

Agenda
Village of Homer Glen
PLAN COMMISSION
Thursday, March 5, 2026 – 7:00 p.m.
Village Board Room, 14240 W. 151st Street, Homer Glen

- 1. Call to Order.**
- 2. Pledge of Allegiance to the Flag.**
- 3. Roll Call.**
- 4. Amendments to the Agenda.**
- 5. Approval of the Agenda.**
- 6. Minutes.**
 - a) February 19, 2026
- 7. Public Comment.**
- 8. New Business and Possible Action.**
 - a) **Case No. HG-2600-P, Above Strength & Fitness:** A request for approval of a Special Use Permit for 24-hour operation in the C-1 Neighborhood Commercial District at the common address 15301 S. Bell Road, Homer Glen, Illinois (PIN: 16-05-13-100-011-0000).
 - b) **Case No. HG-2605-APUD: Dunkin' wall sign:** A request for approval of a Major Change to a PUD with exceptions for certain real property located in C-3 General Business District at 14135 S. Bell Road, Homer Glen, Illinois (PIN: 16-05-01-301-010-0000).
 - c) **Case No. HG-2604-A: Various text amendments:** A request for approval of several minor text amendments to Chapter 220, Zoning, of the Code of the Village of Homer Glen including the following Attachments and Articles:
 - Attachment 1: Use and Bulk Tables for Residential Districts
 - Attachment 2: Use and Bulk Tables for Nonresidential Districts
 - Article III: Rules & Definitions
 - Article VII: Nonresidential Districts
 - Article VIII: General Provisions
 - Article X: Site Development Regulations
- 9. Village Board & Committee Updates.**
- 10. Other Business.**
- 11. Attendance Confirmation.**
 - a) Attendance Confirmation for March 19, 2026 PC Meeting
- 12. Adjournment.**

DISABLED: Any individual requiring special accommodations as specified by the Americans with Disabilities Act is requested to notify the Village Manager of Homer Glen at 708-301-0632 at least 24 hours in advance of the meeting date.

RECORDING MEETINGS: The Public May Record All Meetings Required to Be Open under the Open Meetings Act, Subject to Reasonable Rules Approved by the Village.

Plan Commission

Minutes of the Meeting on
February 19, 2026

DRAFT

Village of Homer Glen
14240 W 151st Street, Homer Glen, IL 60491
Village Board Room

1. Call to Order.

The meeting was called to order at 7:03pm by Chairman Hand.

2. Pledge of Allegiance to the Flag. The Pledge was led by Commissioner McGary.

3. Roll Call.

Members present: Commissioner Foley, Chairman Hand, Commissioner Stanly, Commissioner Mesaf, and Vice Chair McGary.

Also present were Planning Director Gruba and Assistant Planner Kahn.

Members absent: Commissioner Marshall and Commissioner Lyons.

4. Approval of Amendments to the Agenda

None.

5. Approval of the Agenda

Not called because there were no changes to the agenda.

6. Minutes.

- a) **January 15, 2026:** Commissioner Stanly made a motion to approve the minutes as amended, which was seconded by Commissioner McGary. A voice vote was taken, all were in favor, zero (0) opposed and the motion carried.

7. Public Comment.

Commissioner Hand asked if there was anyone that wanted to speak on anything that was not on the agenda. There were no public comments related to items not on the agenda.

8. New Business and Possible Action

- a) **Case No. HG-2603-V, 18032 S. Virginia Lane:** A request for approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Homer Glen, Illinois (PIN: 16-05-35-406-005-0000).

Planner Kahn introduced the case and stated that the residents, Nader Ayyad and Eman Abushamah are requesting a Variance to increase the max permitted gross width of their existing driveway from 28' to 46'. This project was part of a new residential permit. Several contractors switched in the middle of constructing the home. The TCO was issued in December 2024 for final grade approval, vegetative cover, and parkway trees. The TCO expired on June 1, 2025. The TCO date will be set after the public hearing process.

Several members of the public called staff members to ask about the case but the residents did not provide any comments or concerns.

In October 2025, staff members provided the applicants with three options:

- 1. Remove the circle drive to match the 2022 final grade survey that had been approved,

2. Revise the driveways to meet the 14' width at front property line by removing concrete, or;
3. Request a zoning variance to permit an increase in maximum driveway width from the required 14' each to 28' and 16' and keep the driveway as is.

Ultimately, the homeowners opted for the third option. Planner Kahn showed the approved site plan under permit #2022-4106 versus the existing site plan with the additional circular driveway and two walkways.

Commissioner McGary made a motion to open the public hearing, seconded by Commissioner Mesaf. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was opened.

Petitioner Comment:

Nader Ayyad, the homeowner, said that he and his wife are requesting a variance for the existing horseshoe driveway. Mr. Ayyad stated that there were a lot of issues while working with the original builder. Mr. Ayyad said that the house should have closed in 6 months but ended up taking 2.5 years. Mr. Ayyad worked with Casey, the Building Department Manager, throughout the process. The homeowners ended up paying ~\$35,000 for the horseshoe driveway. Mr. Ayyad was under the impression that the builder received all the permits. The applicant had to spend \$25,000 on landscaping because the builder neglected the project. Mr. Ayyad is working with the IL State's Attorney and his own attorney to try to recoup these costs. Mr. Ayyad's attorney said that the builder has done this multiple times at other properties. Mr. Ayyad did the final building and plumbing inspections because the builder stopped answering. Mr. Ayyad said that the driveway does not harm anyone, does not interfere with traffic, and does not impact drainage.

Public Comment:

No public comment.

Plan Commission Discussion:

Commissioner Stanly mentioned that the driveway adds elegance to the property and fits the in with the neighborhood. Chairman Hand said that he is fine with the driveway because the lot is over an acre. Chairman Hand asked about the walkways that were also added but not on the approved survey. Planner Kahn shared that the walkways would just be work without a permit and that the property is under the impervious surface maximum. Staff will follow up about permits for the walkways.

Commissioner Stanly made a motion to close the public hearing, seconded by Commissioner McGary. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was closed.

Motion for Consideration

Commissioner Foley made a motion to recommend approval, seconded by Commissioner McGary, of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Homer Glen, Illinois [HG-2603-V]. The motion carries 5-0.

Commissioner Foley made a motion to recommend approval of findings of facts, seconded by Commissioner McGary, for a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed

plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Homer Glen, Illinois [HG-2603-V]. The motion carries 5-0.

This case will go to the Village Board on Wednesday, March 11, 2026 for a final action.

- a) **Case No. HG-2423-APUD (Non-Public Hearing Item):** A request for approval of Final Plat of Subdivision and Final Plan (Site Improvement Plans) for Phase 1 only, for certain real property located at the southeast and southwest corners of W. 159th Street and S. Hidden Valley Trail (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), Homer Glen, Illinois.

Director Gruba clarified that this is not a public hearing. In the Zoning Ordinance, after preliminary approvals of the PUD's preliminary plan and Plat, the final plan (not Plat) comes before the Plan Commission. Rezoning has already been approved. The Board would potentially approve the final plan and the final Plat. Then, the applicant can submit building permits and start construction of Phase 1.

This case is for Phase 1 only, which has 14 duplex buildings (28 units). Phase 2 will need an extension by the Board because they're still working on engineering. Phase 1 is 12.59 acres with 3 outlots for ponds, 3 outlots for open space, and 28 lots for residential units. The density for Phase 1 is 3.65 dwelling units/net acre where the R6-A District has max density of 6 dwelling units/net acre. Phase 1 requires review by the Board, and then the applicant needs to obtain approval of a Special Services Area (SSA) Agreement by Board. If the developer fails to maintain open space or the ponds, then the Village would do that work and charge the developer. The SSA is the last step before Mr. Marth, the developer, can get permits. Phase 2 will have to return to Plan Commission for the Final Plan once they are ready.

Director Gruba explained the main changes since the Plan Commission last saw this case. The development was divided into 2 phases. Outlot E changed from a public park to private open space with an extra duplex building. Outlot H (south half of the detention pond in Hidden Valley Estates) was added to project and would be included as part of the Final Plat. The detention pond along 159th Street was slightly enlarged with additional landscaping.

Based on the grading plan, there will be a berm along 159th street. The requirement for a berm in front of the pond was waived by IDOT. For the west development, there is a ~3-foot-tall berm behind the duplexes along 159th street.

There are two options for the exterior architecture for the buildings, Option A and Option B. Director Gruba stated that the building elevations are scaled. There is one ground sign for Phase 1. There are retaining walls in the ponds because of the slope. There will be a split rail wooden fence as a safety feature next to the retaining wall.

For the landscape plan, they are planting more than required. There will be conservation easements to protect the trees in perpetuity.

Plan Commission Discussion:

Mr. Marth, the applicant, said that he is looking forward to the project and the construction.

Chairman Hand asked about split rail fence and it is along the retaining wall. Matt Klein, the attorney for the project, stated that this fence is just on the south side of the pond and confirmed that the north side won't have any fencing. Chairman Foley asked about the south side of the pond on both sides where the retaining walls are. Mr. Klein confirmed that there is a split rail fence where the retaining walls are.

Chairman Hand said that he's impressed with the number of trees. Mr. Klein stated that there is a mix in height of trees and that it should be a nice buffer.

Chairman Hand asked how the HOA will work. Mr. Klein stated that there will be an HOA for the east and south side (28 households and 22 households). They will keep Hidden Valley West as one. The Village will not own the open lot, while the HOA will be in charge of the ponds. The applicant explained that the SSA will guarantee that the ponds will be taken care of by the HOA; the SSA is a special tax to protect the ponds.

Commissioner Foley asked if the corner of eastern portion will be a grass area with a bench. Mr. Klein said it will be a grassy area with trees as a tree preserve and conservation area, not an area for people to walk around. The HOA can never cut down the trees in those areas.

Commissioner Foley asked when they plan to start to constructing. Mr. Klein and his client want to start right away. The applicant stated that engineering and photometrics have been approved. Some people have already set deposits.

Chairman Hand asked if it is the same architecture as The Villas of Old Oak. Mr. Klein confirmed that the design is very similar.

Commissioner Stanly mentioned that they are the first project to come into the 159th corridor and that they will be the foundation for 159th Street development.

Chairman Hand asked when Phase 2 will happen. The applicants hope to start next spring. They are working out the ponds with IDOT. They decided to split out each phase. When Phase 1 is 75% done, they plan to move onto Phase 2.

Motions for Consideration:

Commissioner Foley made a motion to recommend approval, seconded by Commissioner Stanly, of the Final Development Plan for the Villas of Hidden Valley West (Phase 1) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (PINs 16-05-23-100-048-0000, 16-05-23-100-049-0000, 16-05-23-200-025-0000 and 16-05-23-101-022-0000). The motion carries 5-0.

This case will go to the Village Board on Wednesday, March 11, 2026 for a final action.

9. Village Board and Committee Updates

Director Gruba mentioned that for the approved Goodings Grove townhomes (quadruplexes), two model buildings are under construction, and we have two more permits for another two buildings.

There was a Village Board workshop for the proposed Arya Development on February 11, 2026 with lots of comments from the public. The developer still wants to proceed. Next, we will need application meetings and a Plan Commission workshop. Commissioner Foley mentioned that he

thinks that this development would be good for the Village. Director Gruba recommended that everyone watch the Board Meeting video for more details. There will be penthouses and condos. Commissioner Foley mentioned that Burr Ridge has similar, beautiful condos. Commissioner Stanly mentioned that affordable housing would not be included because of the cost of these homes. Chairman Hand mentioned that the public is probably not aware that the initial concept plan for Arya included 200 condos and that the developer adjusted this project to fit in with the Village. Director Gruba stated that the applicant isn't discouraged and will move forward. Commissioner Stanly thinks that this is more functional than what they originally proposed and likes that the front of the property will have commercial features. Commissioner Stanly mentioned that Homer Glen is a destination community. Commissioner Foley said that the Village has to develop. Chairman Hand mentioned that Arya wouldn't impact the schools that much.

For the proposed ComEd substation building, the applicants are working on providing final information to Director Gruba. The next step would be a Plan Commission public hearing.

The proposed Dunkin' Donuts on 151st and Bell Road is close to a public hearing, potentially in March 2026.

The Planners will bring small code updates to the March 5, 2026 Plan Commission meeting for EV chargers and adding uses to the Land Use Table. Chairman Hand asked about EV regulations. Director Gruba explained that currently, EV stations are classified as accessory structures which would trigger a PUD change and public hearings. Director Gruba stated that if we add regulations, then it will be easier for staff members to address and issue permits. Planner Kahn clarified that the Building Department does issue Electrical Permits for EV Charging Stations on Residential properties, but the Village does not have regulations to guide staff members for EV stations on commercial properties. The Village does have a pending permit for an EV charging station.

The Environment Committee has a special meeting on February 20, 2026 at 2pm regarding the Tree Ordinance and Village Regulations.

Commissioner Stanly stated that the trailer in the back of Runnings Supply store is gone. Commissioner Foley also asked about the donation boxes, which Director Gruba confirmed was part of the parking adjustment request that went to the Board.

Commissioner Foley asked if Chase Bank on Bell Road started construction. Director Gruba confirmed that they already applied for permits and should be moving forward with construction.

Vice Chair McGary asked about the Menards PUD case which was tabled at the last Board Meeting due to questions about the findings of fact.

10. Other Business

None.

11. Attendance Confirmation

Commissioners Hand, Mesaf, Foley, and Stanly confirmed their attendance at the March 5, 2026 meeting. Commissioner McGary will not attend the March 5, 2026 meeting.

12. Adjournment.

A motion was made to adjourn by Commissioner Stanly, seconded by Commissioner Foley, A voice vote was taken with all in favor, zero (0) opposed and the meeting was adjourned at 7:51 PM.

Minutes transcribed and respectfully submitted by:

Dana Kahn (Assistant Planner):

Approved Date:



PLAN COMMISSION MEMORANDUM

Agenda Item Number: 8.a
Plan Commission Meeting Date: March 5, 2026
Subject: Case No. HG-2600-SP
Address: 15301 S. Bell Road

Item Title: Consider a request for approval of a Special Use Permit for 24-hour operation in the C-1 Neighborhood Commercial District at the common address 15301 S. Bell Road, Homer Glen, Illinois [Case No. HG-2600-SP].

Staff Contact: Assistant Planner Dana Kahn

Property Information

Location: 15301 S. Bell Road
PIN: 16-05-13-100-011-0000
Property Size: 4.36 Acres
Existing Zoning/Use: C-1 Neighborhood Commercial District
Adjacent Zoning: N: R-4 Single-family Residential District
E: R-4 Single-family Residential District
S: R-4 Single-family Residential District
W: A-1 Agricultural District

Background Information

The applicant and gym owner, Efstathios (Steven) Theoharis, is seeking a Special Use Permit for a 24-hour operation gym within the Megaplex at 15301 S. Bell Road. Above Strength & Fitness opened in late November 2025 and is a new tenant occupying the gym space that was previously Fitness Premier of Homer Glen. The gym that previously occupied this space was open 24-hours but was never granted a special use permit for extended hours of operation. Due to the change in ownership and because there is no existing special use for extended hours for a gym use, Above Strength & Fitness needs such special use permit to continue operating 24-hours.

Above Strength & Fitness makes up 13,000 sf on the second floor of the Megaplex, including a subtenant. Note that the subtenant is not included in the 24-hour Special Use Permit request. There are 12 staff members (part-time and full-time) working for Above Strength & Fitness. The staffing hours are 8am – 8pm Monday through Friday and 8 am – 4pm on Saturday and Sunday. Gym members use a key card to access to the building when staff is not on-site. Many existing patrons are carrying over from Fitness Premier, and the gym has around 50 patrons visiting per day. The gym owner wants to provide flexibility for gym members to use the facilities when needed. For more details on Above Strength & Fitness, access their website here: <https://www.abovegyms.com/>.

Public Comment:

Staff has not received public comment as of February 25, 2026.

Conformance with Zoning Regulations

The Village Code allows Indoor sports/recreation by right in C-1 Neighborhood Commercial District and 24-hours of operation is allowed with an approved Special Use Permit in the C-1 District.

Hours of Operation: Per section 200-711.A.11 of the Village Code, nonresidential uses may be open for business between the hours of 6:00 am and 11:00 pm. The applicant's proposed hours of operation will be 24 hours / 7 days a week.

Parking: For indoor recreational uses, section 220-1002.J.5.6 of the Village Code requires one (1) space per four patrons based upon the maximum capacity of the facility; plus, one (1) space per employee for the work shift with the largest number of employees. *The parking spaces required between the proposed use and previous tenant are the same, and there will be no increase in intensity.*

Findings of Fact: Sections 220-1209D of the Code of the Village of Homer Glen states the required standards for making findings of fact for a Special Use Permit. The Code requires that the Plan Commissioners consider these standards in making its finding and determining a recommendation to send to the Village Board. Please refer to *Attachment 1* for the Findings.

Conformance with other Village Regulations

Exterior Construction Standards (Chapter 75, Article II): The Exterior Construction Standards do not apply to this request as the applicant is not proposing any exterior building changes.

Outdoor Lighting (Chapter 75, Article II): The Outdoor Lighting regulations do not apply to this request as the applicant is not proposing any exterior lighting modifications.

Conservation Design (Chapter 107, Article IV): The Conservation Design regulations do not apply to this request as this is not a residential subdivision.

Tree Preservation (Chapter 107, Article III): The Tree Preservation regulations do not apply to this request as the subject property is less than 5 acres, and trees are not being removed.

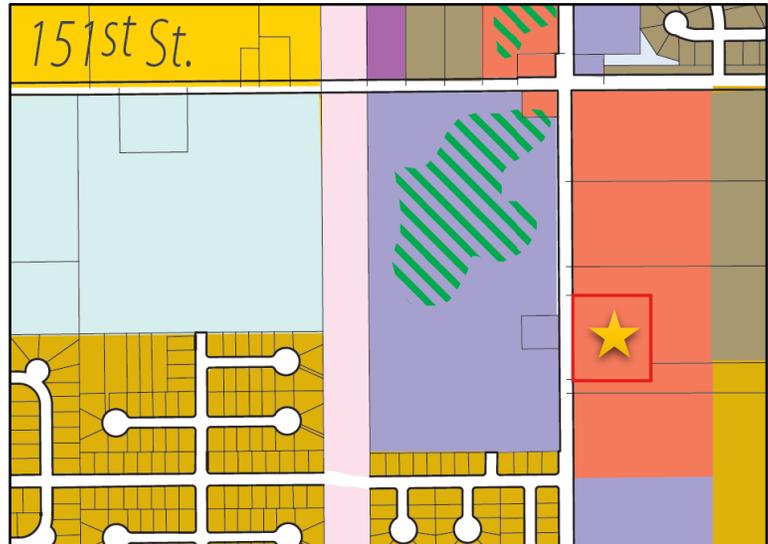
Subdivision & Stormwater (Chapter 138, Article I): The Subdivision and Stormwater regulations do not apply to this request as no site development is proposed.

Park Donation (Chapter 138, Article II): The Park Donation regulations do not apply to this request as the subject property is not a residential subdivision.

Conformance with Adopted Plans

Comprehensive Land Use Plan: The subject property is currently zoned C-1 Neighborhood Commercial District, and the 2005 Comprehensive Plan designates this property as Commercial.

Transportation Plan: The Special Use Permit requested by the applicant conforms to the regulations and recommendations set forth within the Village of Homer Glen Transportation Plan.



Motion for Consideration

Is there a motion to recommend _____ (approval / approval with conditions / denial) for 24-hour operation, in accordance with the reviewed plans, public testimony, and staff report, in the C-1 Neighborhood Commercial District at the common address 15301 S. Bell Road, Homer Glen, Illinois [Case No. HG-2600-SP]?

Findings Motion for Consideration

Is there a motion to adopt staff's findings as the findings of the Plan Commission?

Attachments

- 1. Special Use Findings of Fact
- 2. Land Use Map
- 3. Site Photos

Attachment 1 – Findings of Fact
Standards for a Special Use Permit

Chapter 220-1209D of the Code of the Village of Homer Glen states the required standards for making findings of fact for a special use (and any amendments thereto). The following are the categories with the staff's findings (*in italics*):

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

The 24-hours of operation request is for a Fitness Center within the longstanding Megaplex gym. The purpose of this Special Use is to provide community members access to gym facilities when needed and based on their schedules. The gym is not detrimental to the community and does not endanger public health, safety, or morals since the gym is providing a service for members to pursue their health goals.

2. The proposed use at the proposed location will not have an undue or substantial adverse effect, above and beyond that inherently associated with such use, irrespective of the location in the particular zoning district, upon adjacent property, the character of the neighborhood, or other matters affecting the public health, safety and welfare of the community.

The proposed use fits the character of the existing gym and complements the Megaplex's facilities. The gym aligns with the C-1 Zoning District.

3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Above Strength & Fitness does not have any adverse effects on neighboring properties and does not impair property values within Homer Glen.

4. The proposed use at the particular location is desirable to provide a service or facility in the interest of public convenience and the gain to the public and all or a part of the community exceeds the hardship imposed upon the property owner.

The gym facility provides a public convenience of a 24-hour access boutique gym. The gym allows members to access the equipment during hours that work best for the individual instead of being constrained to certain hours.

5. The proposed use is generally suitable for the particular zoning district and will not adversely affect development of adjacent properties in accord with the applicable district regulations.

The proposed use is highly suitable for the Megaplex and does not impact the development of adjacent properties.

6. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment of a 24-hour gym does not impede the normal and orderly development of the surrounding properties.

7. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already

constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

The exterior of the Megaplex building will not be altered. Above Strength & Fitness will only add a wall sign to the front of the building, replacing the previous tenant's sign.

8. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Above Strength & Fitness is replacing an existing gym and will have adequate utilities and an access road off of Bell Road. The Megaplex already has the necessary facilities to accommodate another gym tenant.

9. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed use will not impact traffic on Bell Road since it is an existing use.

10. The proposed use has been considered in relation to the location, goals and objectives of the Village's Comprehensive Plan and is in general accord with the guidelines of the plan.

Above Strength & Fitness aligns with the Village's 2005 Comprehensive Plan and will complement the neighborhood as a small business.

Attachment 2: Land Use Viewer - 15301 S. Bell Road



Attachment 3 – Site Photos







PLAN COMMISSION MEMORANDUM

Agenda Item Number: 8.b.
Plan Commission Meeting Date: March 5, 2026
Subject: HG-2605-APUD
Dunkin'/Baskin Robbins
Address: 14135 S. Bell Road

Item Title: Consider a request for approval of a Major Change to a PUD with the exception to permit an additional wall sign on the north elevation for certain real property located in the C-3 General Business District at 14135 S. Bell Road, Homer Glen, Illinois. (PIN: 16-05-01-301-010-0000) [HG-2605-APUD].

Staff Contact: Taylor Udarbe, Senior Planner

Property Information

Location: 14135 S. Bell Road
Property Size: 0.72 acres (31,363 SF)
Existing Zoning/Use: C-3 General Business
Adjacent Zoning:
N: C-3 General Business (Goodings Grove PUD)
E: C-3 General Business (Goodings Grove PUD)
S: C-3 General Business (Bell Road Plaza)
W: C-3 General Business (Homer Town Square PUD)

General Note:

The applicant, Sandip Patel on behalf of the Dunkin' and Baskin Robbins store, has applied for a Major Amendment to the Gooding Grove Planned Development (PUD) with the request for an exception to permit an additional wall sign on the north elevation. This sign has already been installed on the building without a permit.

In 2024, staff reviewed the Commercial Remodel permit #2024-7232 for the subject property and made note that the signs included in the rendering were NOT permitted as part of the remodel permit and that a separate permit was required. Staff also noted on the rendering that the two (2) proposed sign for the Dunkin' on the north elevation required a Variance. *[Staff incorrectly called out a Variance instead of the required amendment to the PUD.]* See Attachment 4 for the approved P&Z approved plan set for remodel permit.

Their sign contractor then submitted sign permit #2024-8832, which still included the second Dunkin' sign on the north elevation. Staff asked the sign contractor how they wanted to proceed, either removing the nonconforming sign or applying for a variance *[again, incorrectly noting a variance*

instead of a PUD amendment but nevertheless zoning relief was required], and the contractor indicated they will not move forward with the Homer Glen Dunkin' sign installation. The approved sign plans for the permit clearly indicated denial of this sign and called out approval of the primary "Dunkin'" sign. This approved plan along with the email thread with the contractor have been included as Attachment 5 & 6, respectively.

On November 26, 2025, Building Department staff performed final electric inspection on the site and informed Planning staff that the "Homer Glen Dunkin'" sign was already installed. See photo below from Casey Strugielski, Building Department Manager. This inspection failed with Building staff noting the signs do not match zoning approval. This is a retroactive request for approval of the Major PUD amendment exception to permit an additional wall sign on the north elevation. Denial of this amendment will require removal of 1 of the Dunkin' sign on the north elevation to meet code.



Public Comments

Staff has not received any public comment for this case as of 02.25.26.

Conformance with Zoning Regulations:

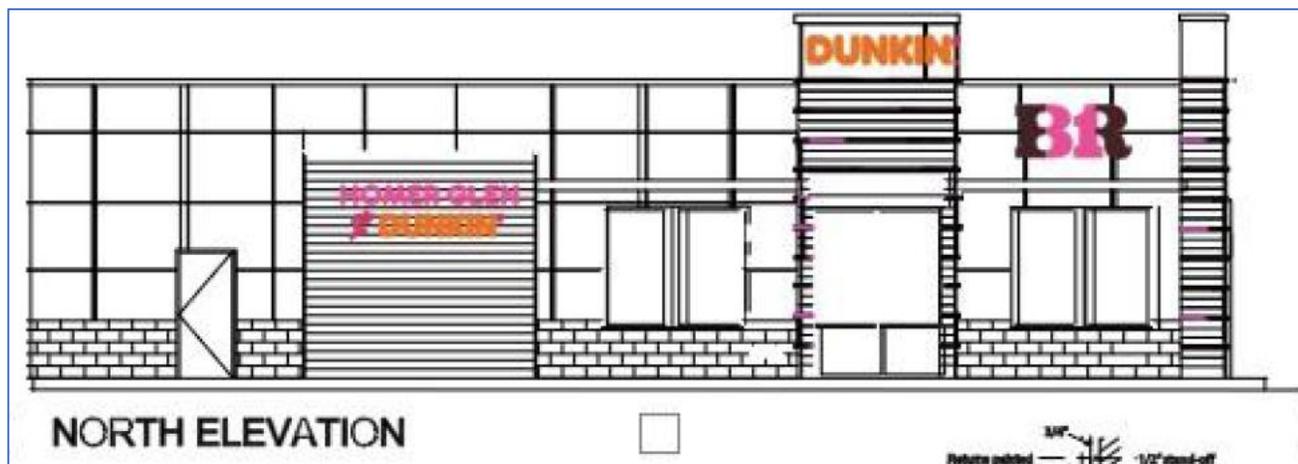
§ 220-1005 Signs.

Per § 220-X-1005B(4) *Permitted signs in business districts (C-1 through C-6)*, the maximum number of wall signs is 1 per building elevation per business or tenant facing a public street or private circulation road.

With both Dunkin' and Baskin Robbins as tenants for the subject property, each tenant would be permitted 1 wall sign for the elevations facing roads. The north Elevation was permitted 1 Dunkin' and 1 Baskin sign. The added Homer Glen Dunkin' sign on the north elevation has triggered the amendment to the PUD with the exception to permit an additional wall sign.

The site had a north building elevation measuring 66 feet, which permits a maximum 49.35' width for wall signs and 82.35sf for copy area. The aggregate total of the proposed sign on the north side is within this allowance.

NORTH ELEVATION SIGNS (see rendering below)				
	<i>Homer Glen Dunkin'</i>	<i>Dunkin'</i>	<i>BR</i>	AGGREGATE
Sign Width (feet)	9.83'	8.5'	6.42'	24.73'
Copy Area (sf)	26.5 sf	13.66 sf	24 sf	64.16 sf



Article IX Planned Development:

Per § 220-903 *Compliance and amendments*, A "major change" [to the planned development] is a change which alters the concept or intent of the planned development, and includes changes that significantly alters the appearance of structures or signs.

As the addition of the extra Dunkin' sign not only changed the appearance of the sign and the building but also does not meet Sign code requirements, staff determined a Major PUD amendment was required for this project. With this amendment, the applicant is requesting an exception to the Village Code to permit an additional wall sign on the north elevation.

Conformance with other Village Regulations

Exterior Construction Standards (Chapter 75, Article II): The exterior construction standards do not apply to this request as it would apply to the commercial structure itself, not the proposed wall sign.

Outdoor Lighting (Chapter 75, Article II): The Lighting regulations do not apply to this request as the sign is non-illuminated. The Village's lighting ordinance also does not apply clear standards for wall signage.

Conservation Subdivision (Chapter 138-5(C)): The Conservation Subdivision regulations do not apply to this request because the applicant has not proposed the development of a residential subdivision greater than ten (10) acres in area, nor have they proposed the development of a residential subdivision made up of lots less than one and one-half (1.5) acres in size.

Tree Preservation (Chapter 138-5(B)): he Tree Preservation regulations do not apply to this request as the applicant has not requested the approval of a Preliminary Plat of Subdivision or proposed the division of the subject property, and the subject property is less than five (5) acres in size.

Subdivision & Stormwater (Chapter 138, Article I): The Subdivision regulations do not apply to this request as the applicant has not proposed the division of the subject property at this time. The Stormwater regulations do not apply to this request.

Conformance with Comprehensive Plan

This property is designated as “commercial” in the Village’s Comprehensive Plan. This aligns with the subject property’s current zoning, C-3 General Business and the continued use of a Drive-through restaurant in this location.

Motions for Consideration

Is there a motion to recommend _____ (approval / approval with conditions / denial) of a Major Change to a PUD with the exception to permit an additional wall sign on the north elevation, in accordance with the reviewed plans, public testimony, and staff report, for certain real property located in the C-3 General Business District at 14135 S. Bell Road, Homer Glen, Illinois [HG-2605-APUD]?

Findings Motion for Consideration

Is there a motion to adopt staff’s findings as the findings of the Plan Commission?

Attachments

1. Staff’s Findings
2. Zoning Map
3. Proposed Sign Rendering 01.30.26
4. Commercial Remodel Permit #2024-7232 Approved Plans 08.27.24
5. Sign Permit #2024-8832 Approved Plans 11.19.24
6. Sign Permit #2024-8832 Correspondence 11.19.24

Attachment 1 – Findings of Fact **Standards for Planned Unit Development**

Planned Unit Developments require processing as a Special Use Permit per §220-901(A)(1). §220-1209(D) of the Code of the Village of Homer Glen states the required standards for making findings of fact for a special use (including amendments thereto). Staff suggested findings are included in *italics*.

- (1) The establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

The requested amendment to the Gooding's Grove PUD with the exception to permit an additional wall sign on the north elevation for an existing drive-through establishment will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

- (2) The proposed use at the proposed location will not have an undue or substantial adverse effect, above and beyond that inherently associated with such use, irrespective of the location in the particular zoning district, upon adjacent property, or the character of the neighborhood.

The request will not have an undue or substantial adverse effect, above and beyond that inherently associated with such use, irrespective of the location in the particular zoning district, upon adjacent property, or the character of the neighborhood.

- (3) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The request will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood as the use has already been established.

- (4) The proposed use at the particular location is deemed necessary for the public convenience and the gain to the public and all or a part of the community exceeds the hardship imposed upon the property owner.

The request could be deemed necessary for the business operations or branding and may be necessary for public convenience. Per Village Code, signage is important in supporting the Village's economy by recognizing the need for adequate site identification and maintaining effective communication between signs and the public. Staff is not able to determine if these necessities exceed any hardship.

- (5) The proposed use is generally suitable for the particular zoning district and will not adversely affect development of adjacent properties in accord with the applicable district regulations.

There are no changes to the use, which have already been deemed suitable for the C-3 General Business District via OR09-017. The requested amendment to the Gooding's Grove PUD with the exception to permit an additional wall sign on the north elevation for an existing drive-through establishment will not adversely affect development of adjacent properties in accord with the applicable district regulations.

- (6) The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- (7) The adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Correct.

- (8) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Correct.

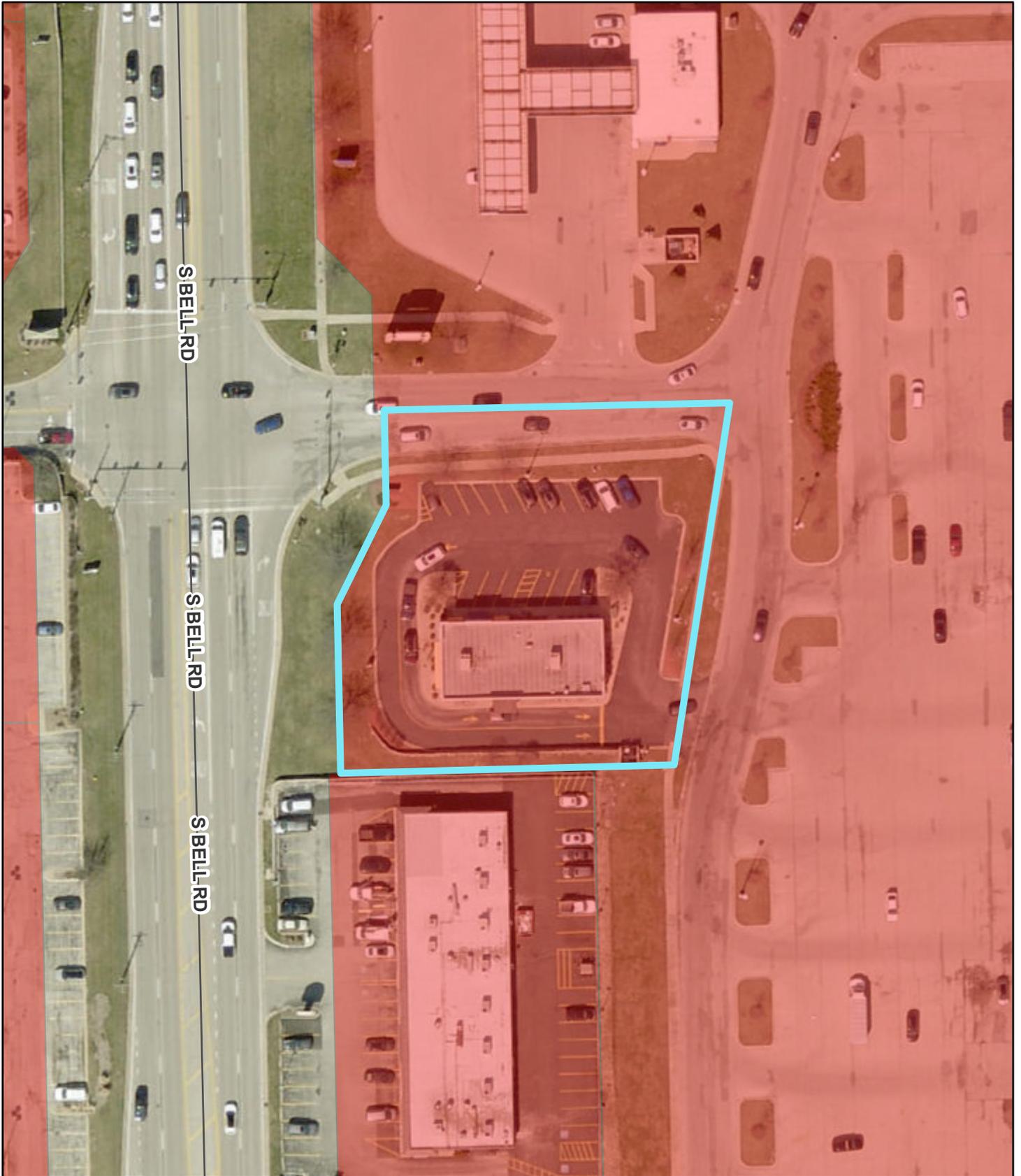
- (9) The proposed use has been considered in relation to the location, goals and objectives of the Village's Comprehensive Plan and is in general accord with the guidelines of the plan.

This property is designated as "commercial" in the Village's Comprehensive Plan. This aligns with the subject property's current zoning, C-3 General Business and the continued use of a Drive-through restaurant in this location.

- (10) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, including planned developments, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Other than the requested amendment to the Gooding's Grove PUD with the exception to permit an additional wall sign on the north elevation for an existing drive-through establishment, this property conforms to the regulations of the district.

ATTACHMENT 2 - ZONING MAP



2/25/2026, 11:06:49 AM

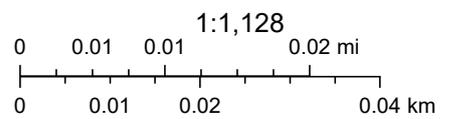
 Homer Glen Boundary

 Street Centerlines

Zoning Districts

 C-3 General Business

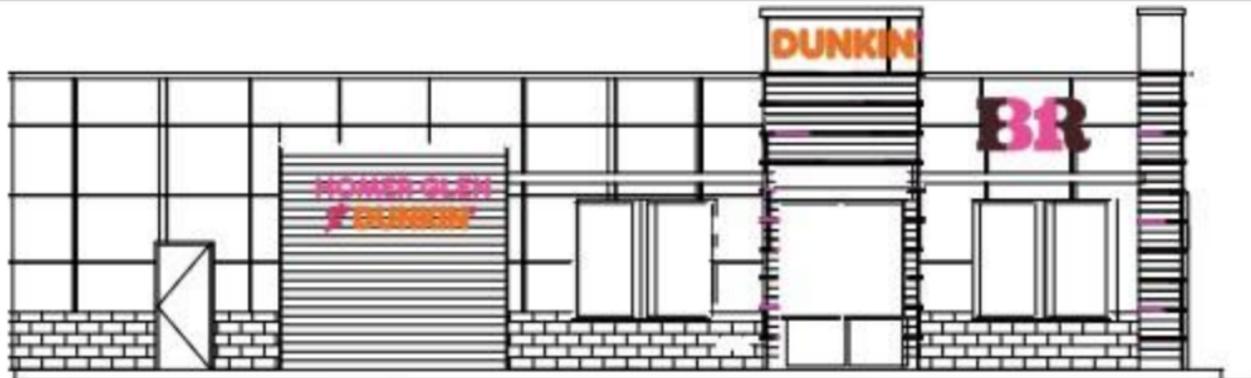
 SUBJECT PROPERTY



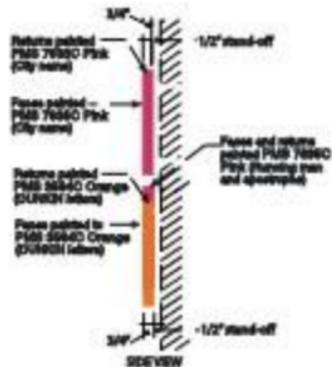
County of Will, Microsoft, Vantor

Village of Homer Glen

Non-Illuminated Signs & Letters



NORTH ELEVATION



STRICTLY NEON, INC.
4608 W. 137TH ST.
CRESTWOOD, IL 60445
(708)597-1616
(708)597-8638 FAX

LOCATION
14135 S BELL RD
HOMER GLEN, IL
CLIENT
DUNKIN DONUTS

GENERAL INFORMATION:
Date: 01/30/2026
Time: 10:00 AM
Project: 14135 S BELL RD
Client: DUNKIN DONUTS
Address: 14135 S BELL RD
City: HOMER GLEN, IL
State: IL
Zip: 60445
Phone: (708)597-1616
Fax: (708)597-8638
Email: info@strictlyneon.com
Website: www.strictlyneon.com

PLANNING & ZONING
RECEIVED
01/30/2026



ATTACHMENT 4 - Commercial Remodel Permit #2024-7232 Approved Plans 08.27.24



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A
Sugar Grove, Illinois 60554
Phone: 630-466-8740
Fax: 630-466-8760

E-mail: diane@gleasonarchitects.com

THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF GLEASON ARCHITECTS, P.C. AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF GLEASON ARCHITECTS, P.C.

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
△	
△	
△	

PROJECT: DUNKIN BR PC#
14135 S Bell Road
Homer Glen, IL 60401

CLIENT: The Diesel Group
Homer Glen, IL

JOB NO. 23-045
DATE 12/22/2023
FILE 01-A2
PLOT SCALE: 1

OWNER APPROVAL

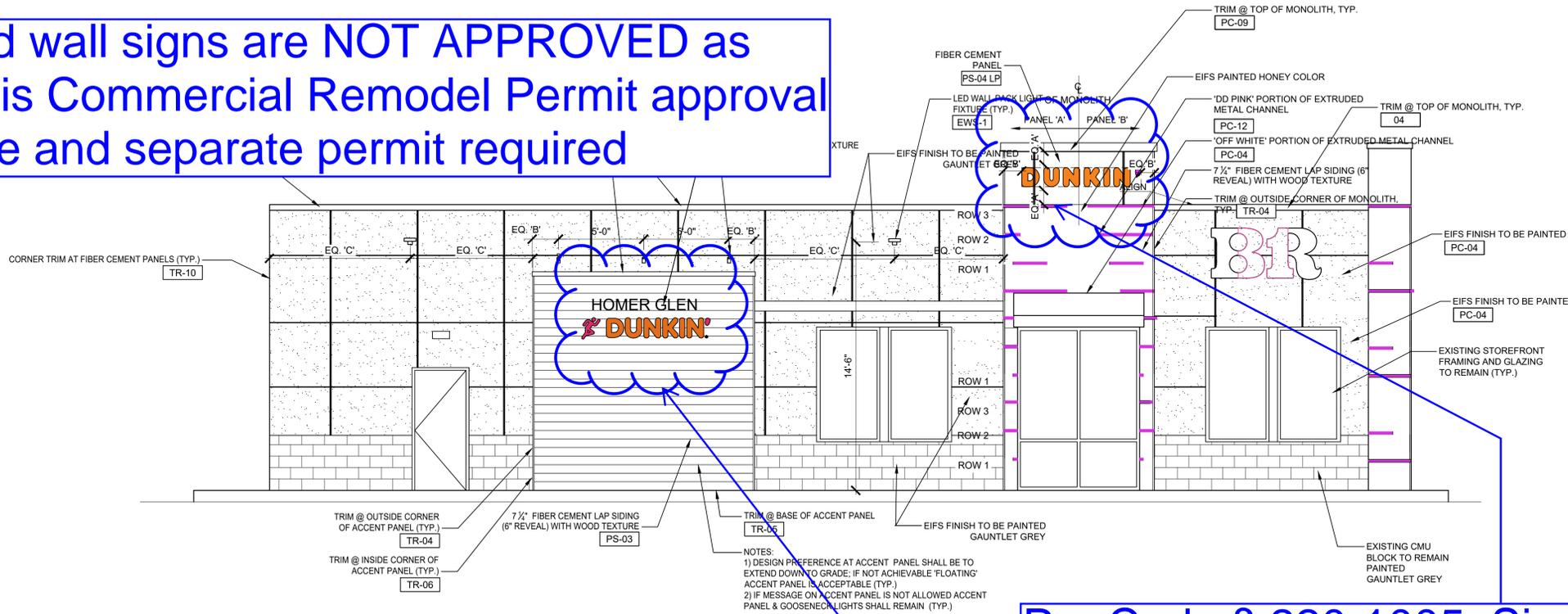
Signature _____
Date _____

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A5

Proposed wall signs are NOT APPROVED as part of this Commercial Remodel Permit approval - variance and separate permit required

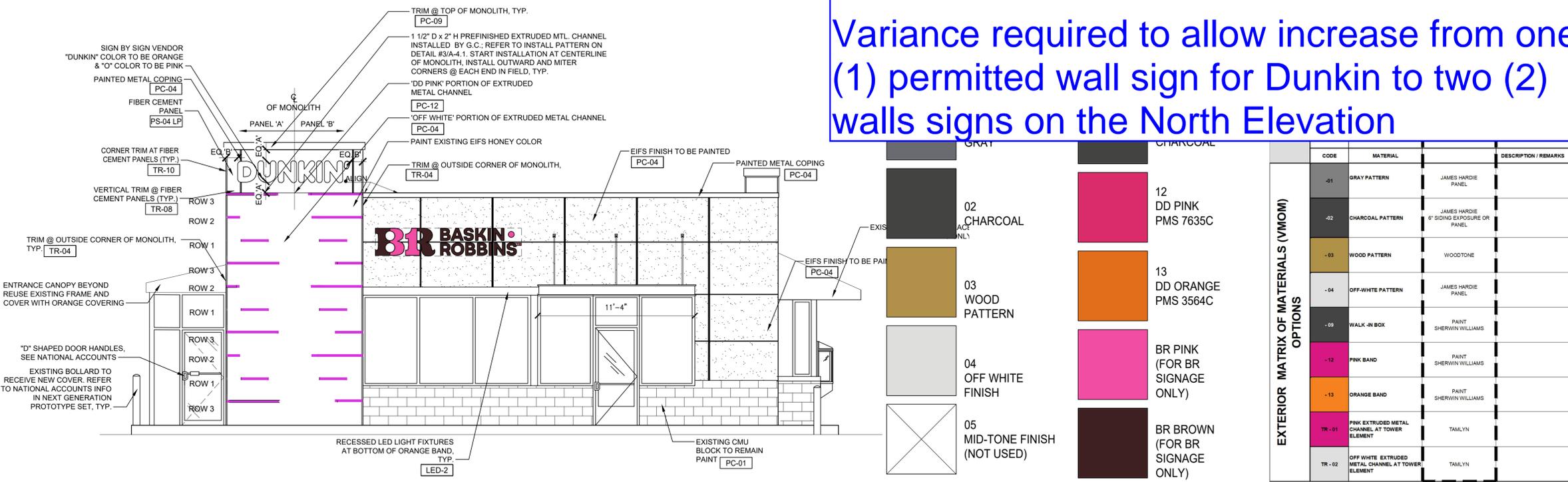


NORTH ELEVATION

SCALE: 1/4"=1'-0"

Per Code § 220-1005: Signs: 1 [wall sign] per building elevation per business or tenant facing a public street or private circulation road

Variance required to allow increase from one (1) permitted wall sign for Dunkin to two (2) walls signs on the North Elevation



WEST ELEVATION

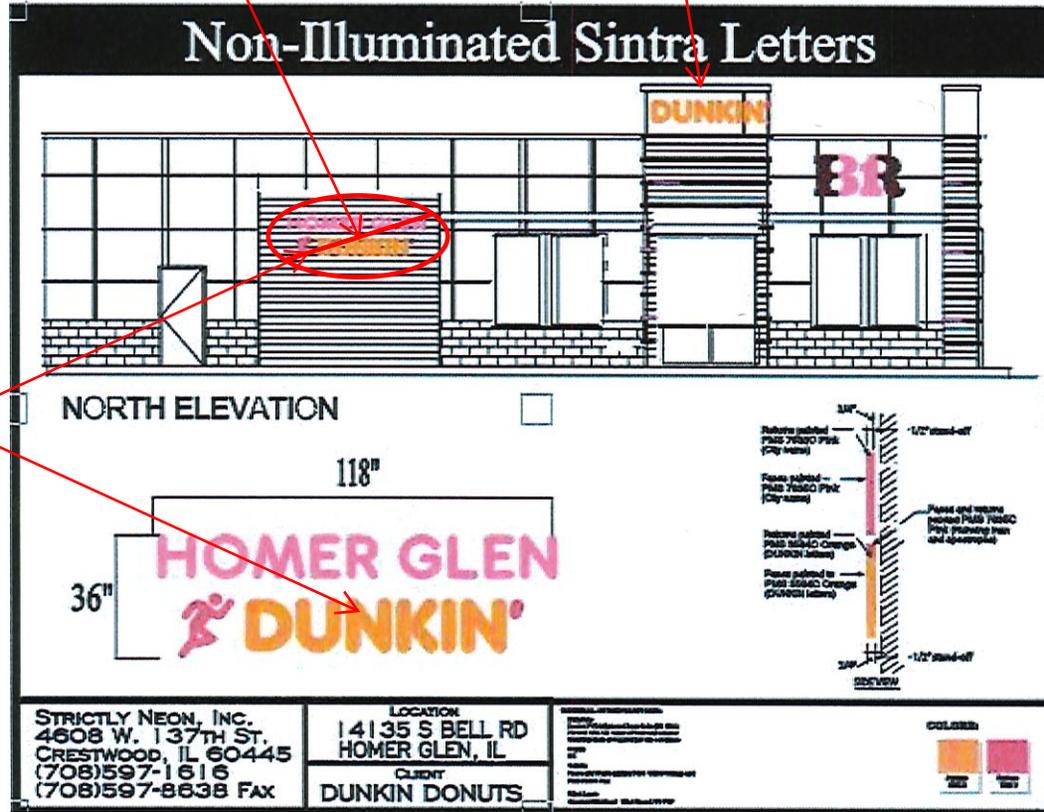
SCALE: 1/4"=1'-0"

CODE	MATERIAL	DESCRIPTION / REMARKS
01	GRAY PATTERN	JAMES HARDIE PANEL
02	CHARCOAL	12 DD PINK PMS 7635C
03	WOOD PATTERN	13 DD ORANGE PMS 3564C
04	OFF WHITE FINISH	BR PINK (FOR BR SIGNAGE ONLY)
05	MID-TONE FINISH (NOT USED)	BR BROWN (FOR BR SIGNAGE ONLY)

CODE	MATERIAL	DESCRIPTION / REMARKS
-01	GRAY PATTERN	JAMES HARDIE PANEL
-02	CHARCOAL PATTERN	6" SIDING EXPOSURE OR PANEL
-03	WOOD PATTERN	WOODTONE
-04	OFF-WHITE PATTERN	JAMES HARDIE PANEL
-09	WALK-IN BOX	PAINT SHERWIN WILLIAMS
-12	PINK BAND	PAINT SHERWIN WILLIAMS
-13	ORANGE BAND	PAINT SHERWIN WILLIAMS
TR-01	PINK EXTRUDED METAL CHANNEL AT TOWER ELEMENT	TAMLYN
TR-02	OFF WHITE EXTRUDED METAL CHANNEL AT TOWER ELEMENT	TAMLYN

only one (1) sign per building elevation per business or tenant facing a public street or private circulation road

11.19.24 applicant will forgo "Homer Glen Dunkin" sign



not approved

DENIED
Planning & Zoning Department

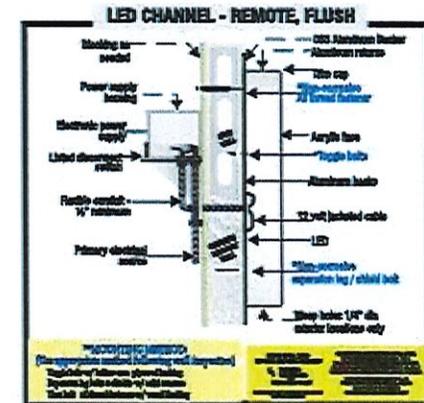
Interally Illuminated Flush Mounted Channel Letters



WEST ELEVATION

APPROVED
Planning & Zoning Department

Laura Van



STRICTLY NEON, INC.
4608 W. 137TH ST.
CRESTWOOD, IL 60445
(708)597-1616
(708)597-8638 FAX

LOCATION
14135 S BELL RD
HOMER GLEN, IL

CLIENT
DUNKIN DONUTS

GENERAL SPECIFICATIONS:

Materials:
600 or 2' x 2' aluminum extrusion; 600 aluminum extrusion;
Mounting hardware as determined by site conditions;
Wrap Inlays as required
Finish:
2" x 2" polished PA66 7540C Dark Gray
Thickness:
1/2" 6063 Aluminum
Paint:
RAL 9005 white acrylic base of 1/2" surface diameter;
RAL 2002 white flat enamel top for lettering
RAL 9005 white flat enamel top for lettering
Thickness: 1/2" 6063 Aluminum
Finish:
Standard 1/2" lead - 1/2" 6063 Aluminum / 1/2" 6063

ELECTRICAL:

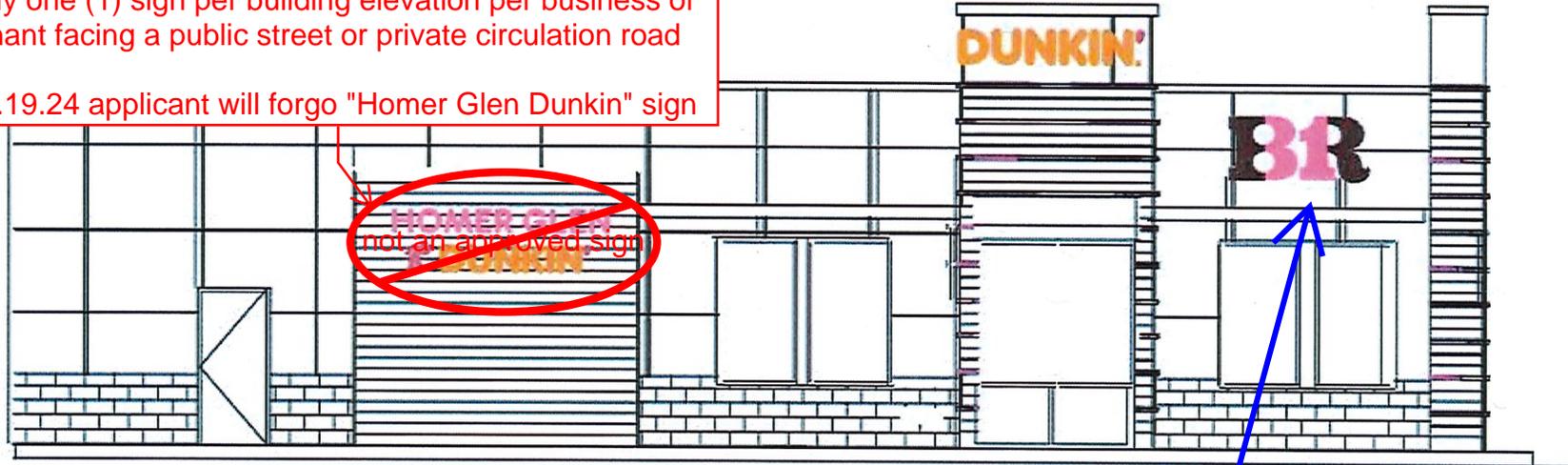
Compliance to be Agilent L6488A-11K/2024-A or equivalent
LED's to be specified for warm and neutral color lighting
without heat sinks or aluminum
(1) 200V/120V driver
Secondary power supply
UL Listed

COLORS:



Internally Illuminated Flush Mounted Channel Letters

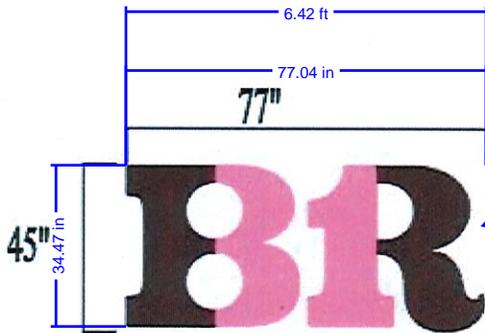
only one (1) sign per building elevation per business or tenant facing a public street or private circulation road
11.19.24 applicant will forgo "Homer Glen Dunkin" sign



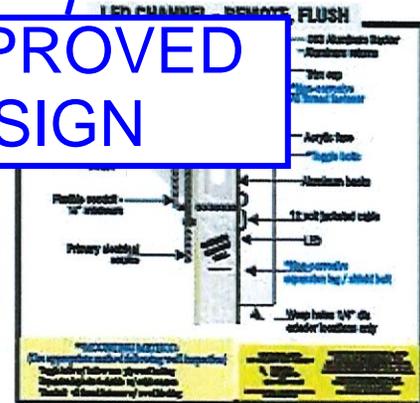
NORTH ELEVATION

APPROVED
Planning & Zoning Department

APPROVED
SIGN



check dimensions



STRICTLY NEON, INC.
4608 W. 137TH ST.
CRESTWOOD, IL 60445
(708)597-1616
(708)597-8638 FAX

LOCATION
14135 S BELL RD
HOMER GLEN, IL
CLIENT
DUNKIN DONUTS

GENERAL SPECIFICATIONS:
Material: 6063 T5 aluminum extrusion, 6063 aluminum backing
Mounting hardware as determined by site conditions
Wiring hidden as required
Dimensions:
3\"/>

ELECTRICAL:
Manufacturer to be Alpha 18-0209-70-0200-A or equivalent
LED's to be produced for even and consistent lighting
without hot spots or shadows
[1] 50V/120V circuit
Provide power supply
UL listed



ATTACHMENT 6 - Sign Permit #2024-8832 Correspondence 11.19.24

From: Walter Wysocki <strictlyneon@core.com>
Sent: Tuesday, November 19, 2024 10:10 AM
To: Taylor Udarbe
Subject: {EXT}RE: {EXT}RE: 14135 S. Bell Road - Dunkin signs

Yes, electric hook up is already existing at this location.

Thanks so much!
Alissa

From: Taylor Udarbe [<mailto:tudarbe@homerglenil.org>]
Sent: Tuesday, November 19, 2024 8:53 AM
To: Walter Wysocki
Subject: RE: {EXT}RE: 14135 S. Bell Road - Dunkin signs

Good morning,

No revision required - I will just mark up the permit "approved as revised". I will finish this up today.

I see a note on here from the building department – can you confirm if electric hookup is existing for this signs?

Thanks,
Taylor



Taylor Udarbe

Village Planner

14240 W. 151st Street | Homer Glen, IL 60491

Office: 708.301.0632 | Fax: 708.301.0417

tudarbe@homerglenil.org

From: Walter Wysocki <strictlyneon@core.com>
Sent: Tuesday, November 19, 2024 8:40 AM
To: Taylor Udarbe <tudarbe@homerglenil.org>
Subject: {EXT}RE: 14135 S. Bell Road - Dunkin signs

Good morning,

We will do away with the non-illuminated sign that reads Homer Glen (running man symbol) Dunkin'. Do we need to resubmit drawings reflecting this change?

Thanks!

ATTACHMENT 6 - Sign Permit #2024-8832 Correspondence 11.19.24

Alissa

From: Taylor Udarbe [<mailto:tudarbe@homerglenil.org>]
Sent: Monday, November 18, 2024 4:36 PM
To: strictlyneon@core.com
Cc: Christopher Gruba
Subject: 14135 S. Bell Road - Dunkin signs

Good afternoon,

I am doing the sign permit review for the Dunkin' & Baskin Robbins at 14135 S. Bell Road. In my review, I see the north elevation is proposing three (3) wall signs: (2) two for Dunkin' & one (1) for Baskin Robbins. Per Village Code: only one (1) sign per building elevation per business or tenant facing a public street or private circulation road. I have attach the marked up rendering for reference. The west elevation can be approved as is and it appears there are no issues with the size and width of the proposed signage.

You have a few options. In order to get an approved permit, you must reduce the north elevation's sign quantity to only one (1) wall sign for Dunkin' and one (1) for Baskin Robbins. Alternatively, Dunkin' can apply for a sign variance. Most recently, the Runnings at 15830 S Bell Rd was granted a variance to allow up to eight (8) signs on one elevation. I have attached this ordinance for reference.

Please let me know how you would like to proceed. My direct line at the Village is 708-737-7703.

Thank you,
Taylor



Taylor Udarbe

Village Planner

14240 W. 151st Street | Homer Glen, IL 60491

Office: 708.301.0632 | Fax: 708.301.0417

tudarbe@homerglenil.org



AGENDA SUPPLEMENT SHEET

Agenda Item Number: 8.c.
Subject: Several Minor Text Amendments Public Hearing
Village Board Meeting Date: January 28, 2026
Plan Commission Meeting Date: March 5, 2026

Item Title: Consider a request for approval of several minor text amendments to Chapter 220, Zoning, of the Code of the Village of Homer Glen including the following Attachments and Articles:

- Attachment 1: Use and Bulk Tables for Residential Districts
- Attachment 2: Use and Bulk Tables for Nonresidential Districts
- Article III: Rules & Definitions
- Article VII: Nonresidential Districts
- Article VIII: General Provisions
- Article X: Site Development Regulations

[Case HG-2604-A].

Staff Contacts: Christopher Gruba, Director of Planning and Zoning, Taylor Udarbe, Senior Planner, and Dana Kahn, Assistant Planner

January 28, 2026 Village Board Meeting

At the January 28, 2026 Village Board meeting, staff brought forward various text amendments to the Zoning Ordinance to seek a motion to initiate the amendment process. This motion passed unanimously.

Background Information:

Village staff constantly seeks to improve and update the Zoning Ordinance (and Village Code in general) via text amendments. Oftentimes, inconsistencies or contradictions are observed, or the wording may lack specificity or clarity. Per §220-1208(B), text amendments desired by staff must first be brought before the Board by the Planning & Zoning Director, Village Manager or any standing committee established under §10-5 of the Code. The Board then, by a motion or resolution, may allow staff to proceed with the proposed text amendments, thereby “initiating” the process. The proposed text amendments then proceed to the Plan Commission for a public hearing and then back to the Board for final action.

Summary:

Staff is proposing the following minor text amendments. Some of these are clerical in nature, while others are more substantial.

1. Address Electric Vehicle (EV) Charging Stations in the Zoning Ordinance.
2. Changes to the Use and Bulk Tables for Residential and Nonresidential Districts:
 - a) **Thrift Stores** permitted in C-1, C-2, and C-3.
 - b) **Battery Energy Storage Systems (BESS's)** allowed in I-1 with a Special Use Permit.
 - c) Consolidating and clarifying uses for **motor vehicles**.
 - d) Separate and reorder the following uses that are currently combined: **Boats, campers, mobile homes, manufactured homes, motorcycle, and recreational van sales, rental and service**
 - i. Boats will get their own line in the use table.
 - ii. Manufactured homes will be removed from this list that is mostly geared toward vehicles and instead grouped with mobile homes.
 - iii. Motorcycle sales will be grouped with automobile sales for vehicles weighing less than 10,000 lbs.
 - e) Separate permitted **Contractor or building trade office** from **storage yards**, which will require a Special Use Permit.
 - a) Change **Crematoriums** from by-right in the C-2 and C-3 zone districts to I-1 (industrial) with a Special Use Permit.
 - b) Change **Banks or financial institutions** from by-right in C-1, C-2, C-3, C-4, and C-5 zone districts to allowed in C-2 and C-3 with a Special Use Permit OR not permitted at all in C-2 & C-3.
 - c) Permit **Body piercing establishments** as an accessory use (it's currently only permitted as a primary use).
3. Allow gas station pump spaces and EV Charging station spaces to count as parking spaces toward parking requirements (as long as they are 9' x 19').
4. Clarify requirements for hours of operation in §220-711(A)(11).

Motion for Consideration

Is there a motion to recommend _____ (approval / approval with conditions / denial) of several minor text amendments to Chapter 220, Zoning, of the Code of the Village of Homer Glen, including Attachment 1, Attachment 2, Article III, Article VII, Article VIII, and Article X [HG-2604-A]?

Findings Motion for Consideration

Is there a motion to adopt staff's Findings as the Findings of the Plan Commission?

Attachments:

1. Findings of Fact
2. Zoning Code Updates

Attachment 1 – Findings of Fact

Findings of fact and recommendation of the Plan Commission.

1. The proposed text amendments are congruent with the Zoning Code of the Village of Homer Glen, specifically §220-202 (C, D and E):
 - C: Implement reasonable standards to which buildings and structures shall conform.
 - E: Protect The aesthetic appearance of the Village as well as the "quality of life" and unique identity of the Village;
 - K: Prohibit the intrusion of incompatible uses into residential, commercial, industrial, agricultural, recreational, and other necessary natural and man-made areas;
 - R: Foster compatible relationships between residential, commercial, industrial, agricultural and historical uses for the mutual benefit of all;
2. The proposed text amendment will clarify existing language and provide better readability of the Zoning Ordinance while addressing missing permitted and special uses.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

NEW AMENDMENT:

Address Electric Vehicle (EV) charging stations in the Zoning Ordinance.

Background:

- Staff has identified that Electric Vehicle Charging Stations are not including with the Zoning Ordinance. As such, they fall into the broad category of accessory structures. Accessory structure placement and location can be tricky for commercial properties, since the regulations are mostly geared toward small storage buildings. Staff has received several inquiries (including a permit application) regarding EV chargers and incorporating regulations specific to them would make their approval much simpler and avoid review by the Plan Commission and/or Board.
- The Building Department currently issues residential permits for EV charging stations within electrical permits, but our code lacks regulations for EV stations.
- Staff recommends adding specific language to the Zoning Ordinance to address EV Charging Stations.

Proposed Code Change:

➤ **§ 220-303. Definitions.**

CHARGING: When the connector from an electric vehicle supply equipment (or standard outlet) is inserted into the electric vehicle inlet, and electrical power is being transferred for the purpose of recharging the batteries on board the electric vehicle.

CHARGING STATION: Equipment that has as its primary purpose, the transfer of electric energy by conductive or inductive means to a battery or other energy storage device located onboard an electric vehicle. Various types of charging stations include:

(A) Accessible Charging Station: A charging station incorporated into or immediately adjacent to a handicapped parking space as "handicapped parking space" is defined by the Illinois Vehicle Code.

(B) Private Charging Station: A charging station that is: (i) privately owned and has restricted access (e.g., single-family home, executive parking, designated employee parking, etc.); or (ii) publicly owned and has restricted access (e.g., fleet parking with no access to the general public).

(C) Public Charging Station: A charging station that is: (i) publicly owned and publicly available (e.g., park and ride, public parking lots, on street parking, etc.); or (ii) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots, etc.).

ELECTRIC VEHICLE: A vehicle that stores electric energy to be used for propulsion. An electric vehicle shall be defined as a "motor vehicle," as defined in the Illinois Vehicle Code; and (i) which displays the State of Illinois EV license tag; or (ii) any vehicle defined by the air resources board as "off-vehicle charge capable" meaning having the capability to charge a battery from an off-vehicle electric energy source that cannot be connected or coupled to the vehicle in any manner while the vehicle is being driven.

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE: "Make ready" electrical equipment including panels with circuit breakers, switchboards, transformers, conduit, wiring, junction boxes, conduit hangers, and other interconnections necessary and integral to delivering electrical power from a facility for charging electric vehicles.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

ELECTRIC VEHICLE CHARGING STATION: Equipment designed to safely supply power from a facility or structure to electric vehicles. Electric vehicle charging stations include hard-wired electric vehicle charging stations and electric vehicle charging stations that plug in to standard wall outlets and may also integrate communication, metering, GPS, and other features that assist electric vehicle drivers and the host facility.

ELECTRIC VEHICLE SUPPLY EQUIPMENT: Equipment designed to safely supply power from a facility or structure to electric vehicles. Electric vehicle supply equipment includes hard-wired electric vehicle charging stations, electric vehicle charging stations that plug in to standard wall outlets and portable electric vehicle chargers. Electric vehicle supply equipment may also integrate communication, metering, GPS, two-way electricity flow management, and other features that assist electric vehicle drivers and the host facility.

NON-ELECTRIC VEHICLE: Vehicle that does not meet the definition of Electric Vehicle (EV).

➤ § 220-810. Accessory buildings, structures and uses.

§ 220-810. Accessory buildings, structures and uses. [Amended 9-9-2008 by Ord. No. 08-048; 3-24-2009 by Ord. No. 09-007; 6-10-2009 by Ord. No. 09-036; 2-8-2023 by Ord. No. 23-003; 4-9-2025 by Ord. No. 25-014]

- A. Time of construction. Accessory buildings and structures shall be compatible with and subordinate to the principal building and use and shall not be established prior to the completion of the construction of a principal building.
- B. Location.
 - (1) Accessory structures located within residential districts shall meet all setback requirements as outlined in Table 1B, except as otherwise provided in Chapter 220.¹ Accessory structures in all other zoning districts shall maintain the same required rear and side yard setback as is required for the principal structure, except as otherwise provided in Chapter 220. No accessory structure or use shall be permitted in any front yard, must be located behind the front wall of the principal building, except as otherwise provided in Chapter 220. Each accessory structure shall comply with the bulk regulations applicable in the zoning district.
 - (2) Accessory structures must conform to all applicable fire and building codes, including, but not limited to, the setback distance between the accessory structure and any principal structure.
 - (3) Notwithstanding the above provisions, no accessory building or structure shall encroach on a utility easement without waivers from the local public or quasi-public entities or utility companies to which such easement was dedicated. No accessory building or structure shall be located in a drainage easement so as to impede or obstruct the flow of surface water.
- C. Height. No accessory building or portion thereof located on any residential zoning lot shall exceed the maximum height for accessory structures identified on the site and structure bulk requirements for residential districts, except for flagpoles and electric vehicle charging stations, which shall comply with the height requirements established in § 220-1005C(9) and § 220-849, respectively.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

➤ Chapter 220, Article VIII General Provisions

§ 220-849. Electric Vehicle (EV) Charging Stations.

A. All Electric Vehicle Charging Stations shall be subject to the following requirements:

(1) General:

- (a) Electric vehicle charging stations and infrastructure shall be permitted as accessory uses to lawfully established or proposed principal uses in all zoning districts.
- (b) Electric vehicle charging stations as a primary use shall be categorized as an Automobile Service Station (Gas Station) for zoning purposes.
- (c) All EV charging stations are required to obtain building permits.

(2) Residential Districts

- (a) Electric Vehicle charging stations serving residential uses shall be enclosed within or mounted on a wall of a primary or accessory structure used for vehicle parking.
- (b) Freestanding Electric vehicle charging stations serving multiple residential units may only be permitted through a Special Use for Planned Developments.

(3) Parking and Quantity Requirements:

- (a) Electric vehicle charging stations may be counted toward satisfying minimum off-street parking space requirements.
- (b) No minimum number of charging station spaces is required.
- (c) Pavement Marking: Pavement markings are required. Any and all pavement markings shall be the color white or yellow and shall match the color used for all other parking stalls. No additional stencil will be permitted.
- (d) Accessible Charging Stations: Any location where electric vehicle charging stations are installed shall be required to have at least one (1) parking space equipped with an accessible charging station. Accessible charging stations should be located in close proximity to the building or facility entrance and shall be connected to a barrier free accessible route of travel to and from the building or facility. Accessible charging stations shall be maintained in compliance with the Americans with Disability Act.

(4) Equipment Location and Design Criteria:

- (a) Electric Vehicle Charging Stations shall be set back at least 5' from any property line and shall not be located within any required front yard.
- (b) Electric charging station equipment shall conform to the requirements of § 220-808 Clear Vision Area.
- (c) The charging station equipment must not impede pedestrian, bicycle, or vehicular traffic, or be located within the required area of the legal parking space, vehicle overhang, or associated circulation aisles as required by this chapter.
- (d) Adequate protection of charging station equipment from vehicles must be provided, such as curbing, bollards, or wheel stops. All equipment shall be maintained by the property owner where it is located.
- (e) Charging station, equipment and infrastructure shall not exceed nine (9) feet in height from the ground or pavement surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors a sufficient and safe distance above the ground or pavement surface.
- (f) Lighting: Where charging station equipment is installed, adequate site lighting shall be provided in accordance with Outdoor Lighting requirements.
- (g) Charging stations shall have muted or earth-tone colors and shall be compatible with the primary structure exterior building materials, as deemed aesthetically appropriate by the Zoning Officer.

(5) Landscaping:

- (a) If located in the required side or rear yard, evergreen trees at a rate of 1 tree per station shall be planted between the electric vehicle supply equipment and the lot line to screen from view. At the time of planting, the landscape materials shall be the same height as the equipment. Trees shall be set back at least 10' from the electric vehicle charging station and shall be chosen from the Village's list of Approved Evergreen Trees.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

(b) In no case can the required or previously approved landscape quantity be reduced on a site with proposed EV chargers. Landscaping shall be restored or replaced on the site to meet all other landscaping requirements.

(6) Signage:

(a) Public electric vehicle charging stations must be posted with signage indicating that the space is reserved for electric vehicle "charging" purposes only. The signage must also have a phone number or other contact information to report when the equipment is not functioning properly, and any time limits on use, tow away, or fine provisions. Information identifying voltage, amperage levels, usage fees, or safety information must be posted.

(b) On-site advertising is not allowed on any electric vehicle charging station, other than the brand, make or model and any other signage legally required by state or federal law. Charging stations shall not play or emit any sound.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Add “Thrift Stores” as a permitted use in C-1, C-2, and C-3 Districts within Attachment 2 Nonresidential Use and Bulk Table and define in the Zoning Ordinance.

Background:

- Staff has identified that Thrift Stores are not specifically included in the Use and Bulk Table. The Village currently has a resale shop, Marbella Resale Shop within the Golden Oak Plaza in the C-1 Neighborhood Commercial District.
- This use by default currently falls into the existing “Indoor business sales, service, and retail sales of goods” which is currently permitted in C-1 through C-4 or Special Use in C-5 and C-6.
- Staff recommends that Thrift Stores be permitted by-right in the C-1, C-2, and C-3 Zoning Districts.

Proposed Code Change:

➤ §220-III-303 DEFINITIONS

THRIFT STORE

A business or organization engaged in the sale of second-hand products such as apparel, household goods, furniture, or appliances. All merchandise shall be displayed and stored in an enclosed building.

INDOOR RETAIL SALES OF GOODS

The indoor retail sales of goods use classification applies to retail uses which display or conduct the sale or rental of merchandise entirely within an enclosed building. Examples may include: ~~antique shops~~; furniture stores, hardware stores, grocery or food stores, department stores, clothing/wearing apparel stores, bookstores, sporting good stores, drugstores, pharmacies, florist shops and similar land uses, but not including thrift stores.

➤ Attachment 2 - Use and Bulk Tables for Non-Residential Districts

220 Attachment 2

Village of Homer Glen

TABLE 2

USE AND BULK TABLES FOR NONRESIDENTIAL DISTRICTS

[Amended 9-9-2008 by Ord. No. 08-048; 4-28-2009 by Ord. No. 09-029; 5-22-2011 by Ord. No. 12-026; 12-13-2011 by Ord. No. 11-041; 9-10-2013 by Ord. No. 13-051; 1-14-2014 by Ord. No. 14-001; 9-24-2014 by Ord. No. 14-056; 7-27-2016 by Ord. No. 16-030; 10-12-2016 by Ord. No. 16-042; 9-27-2017 by Ord. No. 17-060; 7-10-2019 by Ord. No. 19-030; 10-28-2020 by Ord. No. 20-053; 3-10-2021 by Ord. No. 21-009; 2-8-2023 by Ord. No. 23-003; 12-11-2024 by Ord. No. 24-064; 2-26-2025 by Ord. No. 25-005; 4-9-2025 by Ord. No. 25-014]

Table 2A Permitted and Special Uses

KEY:

“S” = Special Use

“P” = Permitted Use

Blank = Not Permitted

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Bakery store where the manufacture of bakery goods is limited to quantity goods sold at retail on the premises only	P	P	P	P	—	—	P	—	
Bakery production	—	—	—	—	—	—	P	—	
Bank or other financial institution (not including drive-through facility)	P	P	P	P	P	—	—	—	
Banquet facility	—	S	P	P	P	P	—	—	
Catering establishment	P	P	P	P	—	—	P	—	
Preschool and day-care center (adults/children)	S	S	S	S	S	—	S	—	§ 220-820
Donation drop-off facility	P	P	P	P	P	P	P	P	§ 220-845
<u>Thrift or resale store</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	
Dry-cleaning and laundry establishments	P	P	P	—	—	—	P	—	
Laundromat, laundrette, or any self-service laundry facility	—	—	S	—	—	—	S	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Add a missing use, Battery Energy Storage Systems (BESS's), to Attachment 2 Nonresidential Use and Bulk Table and add a definition in the Zoning Ordinance for BESS's

Background:

- Staff has identified that Battery Energy Storage Systems are not included in the Use and Bulk Table and are not defined within the Zoning Ordinance.
- Staff recommends that Battery Energy Storage Systems be allowed in the I-1 Industrial Zoning District only with a Special Use Permit.

Proposed Code Change:

➤ **§220-III-303 DEFINITIONS**

BATTERY ENERGY STORAGE SYSTEMS (BESS's)

One or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; enclosures and dedicated-use buildings; thermal, battery, and energy management system components; inverters; access roads; distribution; collection, and feeder lines; wires and cable; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control, communications and radio relay systems, and telecommunication equipment; utility lines and installations; and accessory equipment and structures.

➤ **Attachment 1 - Use and Bulk Tables for Residential Districts**

220 Attachment 1

Village of Homer Glen

**TABLE 1
USE AND BULK TABLES FOR RESIDENTIAL DISTRICTS**

[Amended 9-9-2008 by Ord. No. 08-048; 10-13-2009 by Ord. No. 09-065; 10-28-2020 by Ord. No. 20-053; 2-8-2023 by Ord. No. 23-003; 4-9-2025 by Ord. No. 25-014]

**Table 1A
Permitted and Special Uses**

KEY:
"S" = Special Use
"P" = Permitted Use
Blank = Not Permitted

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4	R-5	R-6	R-6A	Standards (Section)
Group home (large)											S	S	§ 220-819
Bed-and-breakfast establishment	S	S	S										§ 220-823
Public, recreational, institutional uses													
Cemeteries	S	S	S	S	S	S	S	S	S	S	S	S	
Essential services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant), not including solar energy systems	S	S	S	S	S	S	S	S	S	S	S	S	
Battery energy storage systems (BESS's)													

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

➤ Attachment 2 - Use and Bulk Tables for Non-Residential Districts

ZONING
220 Attachment 2
Village of Homer Glen
TABLE 2A

USE AND BULK TABLES FOR NON-RESIDENTIAL DISTRICTS

[Amended 9-9-2008 by Ord. No. 08-048; 4-28-2009 by Ord. No. 09-029; 5-22-2011 by Ord. No. 12-026; 12-13-2011 by Ord. No. 11-041; 9-10-2013 by Ord. No. 13-051; 1-14-2014 by Ord. No. 14-001; 9-24-2014 by Ord. No. 14-056; 7-27-2016 by Ord. No. 16-030; 10-12-2016 by Ord. No. 16-042; 9-27-2017 by Ord. No. 17-060; 7-10-2019 by Ord. No. 19-030; 10-28-2020 by Ord. No. 20-053; 3-10-2021 by Ord. No. 21-009; 2-8-2023 by Ord. No. 23-003; 12-11-2024 by Ord. No. 24-064; 2-26-2025 by Ord. No. 25-005; 4-9-2025 by Ord. No. 25-014]....

Table 2A
Permitted and Special Uses

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Cartage/moving company/trucking terminal	—	—	—	—	—	—	S	—	
Bus passenger station transit, transportation facility	—	—	—	S	S	S	S	—	
Warehousing and storage	—	—	—	S	S	—	P	—	§ 220-844
Container storage	—	—	—	—	—	—	—	—	
Self-service storage facility	—	—	—	S	—	—	S	—	
Information services including data centers	—	—	—	—	S	—	S	—	
Commercial testing laboratory	—	—	—	S	S	—	P	—	
Research facility	—	—	—	P	P	—	P	—	
Mining extraction	—	—	—	—	—	—	S	—	§ 220-838
Printing and publishing establishment	—	P	P	P	P	—	P	—	
Rifle range, pistol range, trap and skeet range	—	—	—	—	—	S	S	—	§ 220-834
Vehicle towing service	—	—	—	—	—	—	S	—	§ 220-841
Other									
Adult uses	—	—	—	—	—	—	S	—	§ 220-827
Medical cannabis dispensing organization	—	—	—	—	—	—	S	—	
Infrastructure and utilities									
Cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant, not including solar energy systems	S	S	S	S	S	S	S	S	
Radio and television studio, station	S	S	S	S	S	S	S	S	§ 220-831
Wireless communications facility	S	S	S	S	S	S	S	S	§ 220-831
Cemeteries	—	—	—	—	—	—	—	—	
Solar energy system, building-integrated	S	S	S	S	S	S	S	S	§ 220-848
Large ground array solar energy system (solar farm)	—	—	—	—	—	—	S	—	§ 220-848
Battery Energy Storage Systems (BESS's)	—	—	—	—	—	—	S	—	§220-303
Temporary uses consistent with other permitted uses in the zoning district	P	P	P	P	P	P	P	P	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Consolidating and clarifying uses for motor vehicles

Background:

- The Zoning Ordinance contains many motor vehicle-related uses in definitions and the Nonresidential Use and Bulk Table.
- Staff is proposing to separate and reconsolidate all these uses. Largely these amendments clarify a use with no changes to if a use is permitted or a special use.

Proposed Code Changes:

➤ § 220-303. Definitions.

AUTOMOBILE — A self-propelled, free-moving vehicle, with four wheels, usually used to transport not more than eight passengers and licensed by the governmental licensing authority as a passenger vehicle of the First Division.

~~AUTOMOBILE, BOAT, CAMPER, EQUIPMENT, MANUFACTURED HOME, OR MOTORCYCLE SALES AND SERVICE — The sale of new and used automobiles, trucks, tractors, construction equipment, agricultural equipment, and similar industrial equipment, and other vehicles in operating condition; the storage of such vehicles in operating condition, but not including storage of trucks of more than five tons in weight or buses; and the repair and servicing of such vehicles, including body work, painting and motor rebuilding, when conducted within a completely enclosed building.~~

AUTOMOBILE RENTAL AGENCY — Rental of automobiles, light trucks and vans, including incidental parking and servicing of vehicles for rent or lease.

AUTOMOBILE REPAIR, SERVICE AND BODY SHOP — An establishment which is primarily engaged in the business of providing repair and maintenance of automobiles and light trucks including but not limited to collision repair, painting, muffler, upholstery work, oil change and lubrication, tire service, installation of stereo equipment, and maintenance.

AUTOMOBILE SALES ~~(INDOOR)~~ — A car dealership displaying new or used cars at the retail level, for sale or lease, ~~completely within an indoor showroom~~. Employee and customer parking may be located outside the showroom.

AUTOMOBILE SALVAGE YARD — Any place where two or more motor vehicles not in running condition, or parts thereof, are stored in the open and are not being restored to operation, or any land, building, or structure used for wrecking or storing of such motor vehicles or farm machinery, or parts thereof, stored in the open and not any other goods, articles, or merchandise.

AUTOMOBILE SERVICE STATION (GAS STATION) — Any building or premises used for dispensing or offering for sale of automotive fluids or oils having pumps and underground storage tanks; also, where battery, tire and other similar services are rendered, but only if rendered wholly within a building. Automobile service stations shall not include the sales or storage of automobiles (new or used), trailers, or other vehicles. Automobile service stations may include mini-marts as a special use.

....

➤ TABLE 2 USE AND BULK TABLES FOR NONRESIDENTIAL DISTRICTS

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

Table 2A Permitted and Special Uses

KEY:

“S” = Special Use

“P” = Permitted Use

Blank = Not Permitted

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Motor-vehicle-related uses									
Automobile accessory store, including sales of packaged auto parts, tires and batteries (excluding repair and service)	—	P	P	P	—	—	P	—	
Automobile rental agency	—	P	P	P	—	—	P	—	
Automobile repair, service and body shop	—	S	S	S	—	—	P	—	§ 220-836
Automobile service station (<u>Gas Station</u>)	—	S	S	S	—	—	S	—	
Automobile sales <u>for vehicles under 10,000 lbs (indoor)</u>	—	P	P	P	—	—	P	—	
Automobile sales <u>for new vehicles under 10,000 lbs (outdoor)</u>	—	S	S	S	—	—	S	—	
<u>Automobile sales for used vehicles under 10,000 lbs (outdoor)</u>	—	—	—	—	—	—	<u>S</u>	—	
<u>Automobile sales, rental or service for new & used vehicles over 10,000 lbs (indoor or outdoor)</u>	—	—	<u>S</u>	—	—	—	<u>S</u>	—	
<u>Motorboats or sailboat sales, rental and service (indoor or outdoor); campers, mobile homes, manufactured homes, motorcycle, and recreational van sales, rental and service</u>	—	—	S	S	—	S	S	—	§ 220-842
<u>Car Wash (automatic or manual)</u>	—	<u>S</u>	<u>S</u>	<u>S</u>	—	—	<u>P</u>	—	
Other motor-vehicle-related consistent with other special uses in the zoning district	—	S	S	S	—	—	S	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
a special use permit)									
Nightclub	—	—	—	—	—	—	—	—	§ 83-45
Other									
Planned unit development	S	S	S	S	S	S	S	S	Article IX
Drive-through establishment associated with a permitted or special use	—	S	S	S	S	S	—	—	
Hours of operation (24-hour operation)	S	S	S	S	S	S	S	S	
Outdoor sales and storage <u>when accessory to special or permitted uses on site</u>	S	S	S	S	—	—	S	—	§§ 220-828 and 220-829
Industrial									
Agricultural implement sales and service	—	—	—	S	—	—	P	—	
Industry and manufacturing									
Heavy industry including chemicals and plastics	—	—	—	—	—	—	S	—	§ 220-837
Light industry including food	—	—	—	—	—	—	P	—	§ 220-837
Manufacture, storage, and sale of <u>manufactured homes</u> , mobile homes and/or trailers, <u>campers</u> , farm implements and other similar equipment on a paved open lot	—	—	—	—	—	—	S	—	
Wholesale trade									
Durable and nondurable	—	—	—	—	—	—	P	—	
Greenhouse and nursery, including retail and wholesale	—	P	P	P	—	—	P	—	
Limited retail sales with less than 20% GFA	—	—	—	—	—	—	P	—	

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Cartage/moving company/trucking terminal	—	—	—	—	—	—	S	—	
Bus passenger station transit, transportation facility	—	—	—	S	S	S	S	—	
Warehousing and storage	—	—	—	S	S	—	P	—	§ 220-844
Container storage	—	—	—	—	—	—	—	—	
Self-service storage facility	—	—	—	S	—	—	S	—	
Information services including data centers	—	—	—	—	S	—	S	—	
Commercial testing laboratory	—	—	—	S	S	—	P	—	
Research facility	—	—	—	P	P	—	P	—	
Mining extraction	—	—	—	—	—	—	S	—	§ 220-838
Printing and publishing establishment	—	P	P	P	P	—	P	—	
Rifle range, pistol range, trap and skeet range	—	—	—	—	—	S	S	—	§ 220-834
Vehicle towing service <u>with storage of vehicles on a paved open lot</u>	—	—	—	—	—	—	S	—	§ 220-841
Other									
Adult uses	—	—	—	—	—	—	S	—	§ 220-827

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Separate permitted “Contractor or building trade office” from storage yards, which will require a special use permit.

Background:

- The Village’s Use and Bulk Tables for Non-Residential Districts designate Contractor or building trade offices as a Permitted Use in the I-1 Industrial District.
- The requirements for this use, as outlined in § 220-843, do not clearly specify that outdoor storage shall be secondary to a primary office use. They also do not have very clear requirements for the Outdoor storage area, like setbacks or yards.
- Staff recommends that our Use table includes a new “Contractor or building trade storage yard” as a Special use in the I-1 District.
- New definitions and standards for § 220-843 have been updated to regulate this trade yard.

Existing Code:

- **§ 220-843. Contractor or building trade offices. [Amended 9-9-2008 by Ord. No. 08-048]**

Except as otherwise provided in these regulations or as may be otherwise regulated pursuant to the terms and conditions of a special use permit, the following regulations shall apply to contractor or building trade offices: Vehicles or equipment, such as tractors, which are stored outdoors must be completely screened from the public right-of-way and adjacent residential districts or uses by a solid landscape screen or fence at least six feet in height but not exceeding eight feet in height.

- **Attachment 2 - Use and Bulk Tables for Non-Residential Districts**

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Industrial									
Agricultural implement sales and service	—	—	—	S	—	—	P	—	
Industry and manufacturing									
Heavy industry including chemicals and plastics	—	—	—	—	—	—	S	—	§ 220-837
Light industry including food	—	—	—	—	—	—	P	—	§ 220-837
Manufacture, storage, and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot	—	—	—	—	—	—	S	—	
Wholesale trade									
Durable and nondurable	—	—	—	—	—	—	P	—	
Greenhouse and nursery, including retail and wholesale	—	P	P	P	—	—	P	—	
Limited retail sales with less than 20% GFA	—	—	—	—	—	—	P	—	
Construction									
Contractors or building trade office	—	—	—	—	—	—	P	—	§ 220-843
Automotive and scrap salvage yard, completely enclosed	—	—	—	—	—	—	S	—	
Construction or demolition landfill	—	—	—	—	—	—	S	—	
Transportation									
Freight terminal and support activities	—	—	—	—	—	—	S	—	
Couriers and messengers	—	—	—	S	—	—	S	—	
Public garage/municipal garage	S	P	P	P	P	S	P	P	
Maintenance facility	—	—	—	—	—	—	P	P	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

Proposed Code Change:

➤ **§ 220-843:**

§ 220-843. Contractor or building trade offices storage yard. [~~Amended 9-9-2008 by Ord. No. 08-048~~]

Except as otherwise provided in these regulations or as may be otherwise regulated pursuant to the terms and conditions of a special use permit, the following regulations shall apply to contractor or building trade offices storage yard: ~~Vehicles or equipment, such as tractors, which are stored outdoors must be completely screened from the public right of way and adjacent residential districts or uses by a solid landscape screen or fence at least six feet in height but not exceeding eight feet in height.~~

A. For the purposes of this section, the outdoor parking of associated employee or company vehicles under 10,000lbs for less than 48 hours on a lot with a principal Contractor or building trade office shall not require a special use permit.

B. A contractor or building trade storage yard shall be accessory to a principal office on the same zoning lot.

C. All storage areas are required to meet all Site and Structure Bulk Requirements of the I-1 zone district per Chapter 220, Attachment 2, Table 2B, including but not limited to setbacks and lot coverage.

D. The storage yard shall not be located within any front or corner side yard or between any public or private road and the primary structure.

E. The area containing vehicles, equipment, or materials shall be screened from view from a public road, private road or residentially-zoned property, using evergreen plantings within a ten-foot-wide landscape buffer located on the subject property between the required fence and the property line. The amount of landscape material shall be determined by the Plan Commission during the special use permit review process.

➤ **§ 220-303. Definitions.**

CONTRACTOR OR BUILDING TRADE STORAGE YARD

An unenclosed portion of the lot or parcel upon which a contractor maintains its principal office or a permanent business office used to store and maintain construction vehicles, equipment, or materials customarily used in the trade.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

➤ Attachment 2 - Use and Bulk Tables for Non-Residential Districts

Table 2A Permitted and Special Uses

KEY:

“S” = Special Use

“P” = Permitted Use

Blank = Not Permitted

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Industrial									
Agricultural implement sales and service	—	—	—	S	—	—	P	—	
Industry and manufacturing									
Heavy industry including chemicals and plastics	—	—	—	—	—	—	S	—	§ 220-837
Light industry including food	—	—	—	—	—	—	P	—	§ 220-837
Manufacture, storage, and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot	—	—	—	—	—	—	S	—	
Wholesale trade									
Durable and nondurable	—	—	—	—	—	—	P	—	
Greenhouse and nursery, including retail and wholesale	—	P	P	P	—	—	P	—	
Limited retail sales with less than 20% GFA	—	—	—	—	—	—	P	—	
Construction									
Contractors or building trade office	—	—	—	—	—	—	P	—	§ 220-843
Contractors or building trade storage yard	—	—	—	—	—	—	S	—	§ 220-843
Automotive and scrap salvage yard, completely enclosed	—	—	—	—	—	—	S	—	
Construction or demolition landfill	—	—	—	—	—	—	S	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Change Crematoriums from by-right in the C-2 and C-3 Zoning Districts to I-1 in Attachment 2 Nonresidential Use and Bulk Table.

Background:

- Crematoriums are currently permitted by-right in the C-2 and C-3 commercial zone districts, which is interesting because they are often considered a more industrial use in other communities. While air scrubbing technology has advanced somewhat, they still do emit some pollution.
- Staff recommends only permitting crematoriums in the I-1 Zoning District with a Special Use Permit.

Proposed Code Change:

- **Attachment 2 - Use and Bulk Tables for Non-Residential Districts**

ZONING
220 Attachment 2
Village of Homer Glen
TABLE 2A

USE AND BULK TABLES FOR NON-RESIDENTIAL DISTRICTS

[Amended 9-9-2008 by Ord. No. 08-048; 4-28-2009 by Ord. No. 09-029; 5-22-2011 by Ord. No. 12-026; 12-13-2011 by Ord. No. 11-041; 9-10-2013 by Ord. No. 13-051; 1-14-2014 by Ord. No. 14-001; 9-24-2014 by Ord. No. 14-056; 7-27-2016 by Ord. No. 16-030; 10-12-2016 by Ord. No. 16-042; 9-27-2017 by Ord. No. 17-060; 7-10-2019 by Ord. No. 19-030; 10-28-2020 by Ord. No. 20-053; 3-10-2021 by Ord. No. 21-009; 2-8-2023 by Ord. No. 23-003; 12-11-2024 by Ord. No. 24-064; 2-26-2025 by Ord. No. 25-005; 4-9-2025 by Ord. No. 25-014]....

Table 2A
Permitted and Special Uses

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Bakery store where the manufacture of bakery goods is limited to quantity goods sold at retail on the premises only	P	P	P	P	—	—	P	—	
Bakery production	—	—	—	—	—	—	P	—	
Bank or other financial institution (not including drive-through facility)	P	P	P	P	P	—	—	—	
Banquet facility	—	S	P	P	P	P	—	—	
Catering establishment	P	P	P	P	—	—	P	—	
Preschool and day-care center (adults/children)	S	S	S	S	S	—	S	—	§ 220-820
Donation drop-off facility	P	P	P	P	P	P	P	P	§ 220-845
Thrift or Resale Store	P	P	P	—	—	—	—	—	
Dry-cleaning and laundry establishments	P	P	P	—	—	—	P	—	
Laundromat, launderette, or any self-service laundry facility	—	—	S	—	—	—	S	—	
Equipment (large) rental/leasing service	—	—	—	—	—	—	S	—	§ 220-842
Equipment (small) rental/leasing service	—	P	P	P	—	—	P	—	
Funeral home	S	P	P	—	—	—	—	—	
Crematorium	—	—	—	—	—	—	S	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Change “Bank or financial institution (not including drive-through facility)” from by-right in C-1, C-2, C-3, C-4, and C-5 Zoning Districts to allowed in C-2 and C-3 with a Special Use Permit in Attachment 2 Nonresidential Use and Bulk Table.

Background:

- Currently, banks are permitted by-right in all commercial zone districts except C-6 (Commercial Recreational). This may be overly permissive and invite banks to the Village’s main commercial corridors, especially on Bell Road. Banks are quieter, less intense uses that also do not generate sales tax revenue, and they may not be the best fit for the C-2 (Local Business) and C-3 (General Business) zone districts.
- Staff recommends that banks be changed to only be permitted in the C-1 zone by-right, and the C-2 and C-3 zones either with a special use permit or not permitted at all in C-2 and C-3.

Proposed Code Change:

- **Attachment 2 - Use and Bulk Tables for Non-Residential Districts**

ZONING
220 Attachment 2
Village of Homer Glen
TABLE 2A

USE AND BULK TABLES FOR NON-RESIDENTIAL DISTRICTS

[Amended 9-9-2008 by Ord. No. 08-048; 4-28-2009 by Ord. No. 09-029; 5-22-2011 by Ord. No. 12-026; 12-13-2011 by Ord. No. 11-041; 9-10-2013 by Ord. No. 13-051; 1-14-2014 by Ord. No. 14-001; 9-24-2014 by Ord. No. 14-056; 7-27-2016 by Ord. No. 16-030; 10-12-2016 by Ord. No. 16-042; 9-27-2017 by Ord. No. 17-060; 7-10-2019 by Ord. No. 19-030; 10-28-2020 by Ord. No. 20-053; 3-10-2021 by Ord. No. 21-009; 2-8-2023 by Ord. No. 23-003; 12-11-2024 by Ord. No. 24-064; 2-26-2025 by Ord. No. 25-005; 4-9-2025 by Ord. No. 25-014]....

Table 2A
Permitted and Special Uses

OPTION 1 (SUP IN C-2 & C-3):

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Bakery store where the manufacture of bakery goods is limited to quantity goods sold at retail on the premises only	P	P	P	P	—	—	P	—	
Bakery production	—	—	—	—	—	—	P	—	
Bank or other financial institution (not including drive-through facility)	P	S	S	—	—	—	—	—	

OPTION 2 (NOT PERMITTED IN C-2 & C-3):

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
Bakery store where the manufacture of bakery goods is limited to quantity goods sold at retail on the premises only	P	P	P	P	—	—	P	—	
Bakery production	—	—	—	—	—	—	P	—	
Bank or other financial institution (not including drive-through facility)	P	—	—	—	—	—	—	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Permit “Body piercing establishments” as an accessory use (it’s currently only permitted as a primary use).

Background:

- For body piercing, staff amended the code in late 2024 to permit them in the C-2 and C-3 zone district with a Special Use Permit when it was formerly only permitted in the C-5 (Office and Research Park) zone with a Special Use Permit. However, at that time, body piercing was only listed as a primary use.
- Staff recommends allowing body piercing as an accessory use in the C-2 and C-3 zones with a Special Use Permit.

Current Code:

- § 220-303. Definitions.

BODY PIERCING ESTABLISHMENT

An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of piercing patrons' bodies with sharp instruments in order to allow the insertion of rings, pieces of jewelry, or other ornamental devices through the orifices thus created.

Proposed Code Change:

- § 220-303. Definitions.

BODY PIERCING ESTABLISHMENT

An establishment whose principal or accessory business activity, either in terms of operation or as held out to the public, is the practice of piercing patrons' bodies with sharp instruments in order to allow the insertion of rings, pieces of jewelry, or other ornamental devices through the orifices thus created.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Allow gas pump stations and EV charging stations to count as parking spaces (as long as the spaces are 9' x 19') under §220-X-1002 Off-street parking.

Background:

- Currently, the Zoning Ordinance is silent regarding whether spaces at a gas pump may be counted toward available parking on the site. The Ordinance notes that all parking spaces shall measure 9'x19', are typically striped with paint and have drive aisle width requirements. As such, parking spaces at gas pumps have not counted toward the total number of spaces provided. Staff's opinion is that spaces at gas pumps do function as a parking space, since most people fill their gas tank and then walk into the gas station convenience store.
- The Zoning Ordinance also does not include EV charging stations within off-street parking requirements.
- Staff recommends allowing gas station pump stations and EV charging stations to count as parking spaces (as long as the spaces are 9' x 19') for parking analyses and adjustments.

Proposed Code Change:

➤ **§ 220-X-1002B Off-street parking**

B. General requirements.

- (1) No structure shall hereafter be built or moved, and no structure or land shall hereafter be used, occupied or designed for use or occupancy, unless the minimum off-street parking and off-street loading spaces required by this chapter are provided. No structure or use already established on the effective date of this chapter shall be enlarged unless the minimum off-street parking and loading spaces which would be required for such enlargement are provided.
- (2) The duty to provide and maintain off-street parking space shall be the joint and shared responsibility of the operator and/or owner of the use and/or land for which off-street parking space is required to be provided and maintained.
- (3) For land, structures, or uses actually used, occupied, or operated on the effective date of this chapter, there shall be provided such off-street parking space as was required for such land, structures, or uses by any previous ordinance. If such land, structures, or uses are enlarged, expanded, or changed, there shall be provided, for that increment of expansion only, at least the amount of off-street parking space that would be required hereunder if the increment were a separate land, structure, or use established or placed into operation after the effective date of this chapter.
- (4) For all uses established or placed into operation after the effective date of this chapter, there shall be constructed, provided, preserved, and maintained not less than the amount of off-street parking space hereinafter set forth.
- (5) Parking and loading spaces for all types of uses may be provided either in garages or parking areas conforming with the provisions of this chapter.
- (6) All vehicles shall be parked on an approved hard surface.
- (7) Change in occupancy or use. When the use of a building, structure or land is changed to another use or occupancy that requires more parking spaces than required for the use existing prior to such change additional parking spaces shall be constructed for the new use or occupancy in the amount

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing
necessary to conform to this chapter.

(8) Changes in intensity of use. When the intensity of use of a building, structure, or land is increased by an addition of employees, gross floor area, seating capacity, or other unit of measurement, additional parking spaces shall be constructed for the new use or occupant in the amount necessary to conform to this chapter.

~~(8)~~(9) Spaces meeting all provisions of this chapter that are designated solely for gas pumps or electric vehicle (EV) charging stations shall be counted toward the minimum parking requirements.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

CLARIFICATION AMENDMENT:

Clarify requirements for hours of operations.

Background:

- § 220-711 establishes that nonresidential uses may be open between 6:00 a.m. and 11:00 p.m. This same section then states that 24-hour operations require a special use permit but is silent on operations that are less than 24 hours but operating outside of the permitted hours.
- Staff believes that the intent of this code section is that any business that desires to be open earlier than 6 am or later than 11 pm needs to obtain a special use permit for extended hours of operation.
- Staff recommends classifying this special use permit as an “Extended hours of operation.”
- The Zoning ordinance conflicts with [Article VII Liquor](#). It is the opinion of the clerk that the issuance of a Liquor License and the permitted operations associated with the sale of liquor would supersede Zoning requirements for a special use permit for hours of operation.
- Staff is recommending clarification amendments to Article I Business License Administrative Regulations and Article VII Liquor of Chapter 83 Business Operations. These are not located in the Zoning Ordinance and only require approval from the Village Board.

Current Code:

➤ **§ 220-711 Other nonresidential standards.**

(11) Hours of operation. Nonresidential uses may be open for business between the hours of 6:00 a.m. and 11:00 p.m. Establishments seeking twenty-four-hour operation must be approved as a special use in accordance with § 220-1209.

➤ **§ 83-71 Conditions of license.**

A. Hours of operation.

- (1) It shall be unlawful to remain open for business or to admit the public to any licensed premises, or to sell or offer for sale at retail or offer to give away on any licensed premises any alcoholic liquor in the Village, except during the following hours:
 - (a) Sundays, 7:00 a.m. until 1:00 a.m. the following day.
 - (b) Mondays through Thursdays, 6:00 a.m. until 1:00 a.m. the following day.
 - (c) Fridays and Saturdays, 6:00 a.m. until 2:00 a.m. the following day.
 - (d) On New Year's Eve, closing time shall be 2:00 a.m. on January 1.
 - (e) All establishments may remain open until 2:00 a.m. the day before a national holiday.
 - (f) The Commissioner may extend the hours of operation of any licensee for one additional hour.
 - (g) The current liquor license holders do not need to apply for a special use permit for operating outside the hours of 6:00 a.m. and 11:00 p.m.
- (2) Service of alcoholic liquor must conclude 30 minutes prior to the establishment's closing hour. An announcement regarding the conclusion of the sale of alcoholic beverages of the establishment must be made 30 minutes prior to the establishment's closing hour.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

- (3) In the case of restaurants, hotels, sports/recreational facilities, and licensees selling packaged liquors, where the sale of alcoholic liquor is conducted on the premises which are utilized primarily for other retail sales activities, such establishments may be kept open for business after the closing hours set forth herein, but no alcoholic liquor may be sold, offered for sale, or given away after the specified closing hours, and no person other than the licensee and employees of the licensee in the pursuit of their employment shall be permitted to remain in or upon that portion of the premises used for the dispensation of alcoholic liquors.
- (4) In the case of other nonresidential uses open for business outside the hours of 6:00 a.m. and 11:00 p.m., such uses may apply for an extended hours of operation license with the Village Clerk. Establishments seeking twenty-four-hour operation must be approved as a special use as set forth in § 220-711A(11), Hours of operation.

Proposed Code Change:

➤ **§ 220-VII-711A(11):**

REDLINE:

(11) Hours of operation. Nonresidential uses may be open for business between the hours of 6:00 a.m. and 11:00 p.m.; Establishments seeking ~~twenty-four-hour operation~~extended hours of operation (anytime between 11:00 p.m. and 6:00 a.m.) must be approved as a special use in accordance with § 220-1209. Valid liquor license holders do not need to apply for a special use permit for operating within the permitted hours outlined in § 83-71 Conditions of license. [Amended 9-9-2008 by Ord. No. 08-048; 10-28-2020 by Ord. No. 20-053]

CLEAN:

(11) Hours of operation. Nonresidential uses may be open for business between the hours of 6:00 a.m. and 11:00 p.m. Establishments seeking extended hours of operation (anytime between 11:00 p.m. and 6:00 a.m.) must be approved as a special use in accordance with § 220-1209. Valid liquor license holders do not need to apply for a special use permit for operating within the permitted hours outlined in § 83-71 Conditions of license. [Amended 9-9-2008 by Ord. No. 08-048; 10-28-2020 by Ord. No. 20-053]

➤ **TABLE 2 USE AND BULK TABLES FOR NONRESIDENTIAL DISTRICTS**

Table 2A Permitted and Special Uses

KEY:
 "S" = Special Use
 "P" = Permitted Use
 Blank = Not Permitted

	C-1	C-2	C-3	C-4	C-5	C-6	I-1	P-1	Standards (Section)
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Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

Drive-through establishment associated with a permitted or special use	—	S	S	S	S	S	—	—	
Extended H hours of operation (24-hour operation)	S	S	S	S	S	S	S	S	<u>§ 220-711</u>
Outdoor sales and storage	S	S	S	S	—	—	S	—	§§ 220-828 and 220-829
Industrial									

The following sections have been included as a reference but are not located in the Zoning Ordinance.

➤ **§ 83-71. Conditions of license.**

▲ **§ 83-71. Conditions of license. [Amended 10-28-2020 by Ord. No. 20-053; 7-24-2024 by Ord. No. 24-039]**

A. Hours of operation.

- (1) It shall be unlawful to remain open for business or to admit the public to any licensed premises, or to sell or offer for sale at retail or offer to give away on any licensed premises any alcoholic liquor in the Village, except during the following hours:
 - (a) Sundays, 7:00 a.m. until 1:00 a.m. the following day.
 - (b) Mondays through Thursdays, 6:00 a.m. until 1:00 a.m. the following day.
 - (c) Fridays and Saturdays, 6:00 a.m. until 2:00 a.m. the following day.
 - (d) On New Year's Eve, closing time shall be 2:00 a.m. on January 1.
 - (e) All establishments may remain open until 2:00 a.m. the day before a national holiday.
 - (f) The Commissioner may extend the hours of operation of any licensee for one additional hour.
 - (g) ~~The current~~Valid liquor license holders do not need to apply for a special use permit for operating outside the hours of 6:00 a.m. and 11:00 p.m. per § 220-711A(11) unless other business operations are proposed outside of the hours established in this chapter.
- (2) Service of alcoholic liquor must conclude 30 minutes prior to the establishment's closing hour. An announcement regarding the conclusion of the sale of alcoholic beverages of the establishment must be made 30 minutes prior to the establishment's closing hour.
- (3) In the case of restaurants, hotels, sports/recreational facilities, and licensees selling packaged liquors, where the sale of alcoholic liquor is conducted on the premises which are utilized primarily for other retail sales activities, such establishments may be kept open for business after the closing hours set forth herein, but no alcoholic liquor may be sold, offered for sale, or given away after the specified closing hours, and no person other than the licensee and employees of the licensee in the pursuit of their employment shall be permitted to remain in or upon that portion of the premises used for the dispensation of alcoholic liquors.
- ~~(4) In the case of other nonresidential uses open for business outside the hours of 6:00 a.m. and 11:00 p.m., such uses may apply for an extended hours of operation license with the Village Clerk. Establishments seeking twenty-four hour operation must be approved as a special use as set forth in § 220-711A(11), Hours of operation.~~

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 5, 2026 Plan Commission Public Hearing

➤ ARTICLE I Business License Administrative Regulations

§ 83-6.7. Sanitation.

All such places of employment shall be kept in a clean condition, free from the effluvia of a sewer, drain, privy, stable, or other nuisances, also, so far as practicable, such premises shall be free from all gases, vapors, dust or otherwise which are injurious to health. Sufficient washroom facilities for all employees shall be provided and such facilities shall be properly ventilated.

§ 83-6.8. Heat required.

It shall be the duty of every person owning or controlling the heating mechanism which furnishes heat to any factory, workshop, retail business, or other commercial establishments, to maintain a temperature when workers are present within such establishment of not less than 65° F. without such undue restriction of ventilation so as to interfere with proper sanitary conditions therein; provided, however, that this requirement shall not apply to any factory, garage, or workshop where the business conducted therein is of such nature that a lower temperature than 65° F. is necessary or expedient for work or manufacturing process of such business.

§ 83-6.9. Hours of Operation.

Nonresidential uses may be open for business between the hours of 6:00 a.m. and 11:00 p.m. per § 220-711A(11), Hours of operation.

§ 83-6.910. Inspection authority.