

Agenda
Village of Homer Glen
PLAN COMMISSION
Thursday, March 19, 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) March 5, 2026
7. **Public Comment.**
8. **New Business and Possible Action.**
 - a) **Case No. HG-2602-APUD: Marian Village (Public Hearing):** A request for approval of a Major Change to a PUD (Amended and Restated Final Planned Unit Development Plat of Messenger Glen Amended No. 4) to permit the new location of the Maintenance Building for certain real property located in the C-3 General Business District at 15624 S. Marian Dr, Homer Glen, Illinois (PIN: 16-05-15-401-003-0000).
 - b) **Case No. HG-2606-V: Orland Oak Shopping Center (Public Hearing):** A request for approval of a Variance to permit a multitenant sign with twelve (12) tenant panels where no more than six (6) are permitted for certain real property located in the C-1 Neighborhood Commercial Zoning District at the common address 13033 W. 143rd Street, Homer Glen, Illinois (PINs: 16-05-11-200-028-0000, 16-05-11-200-029-0000, & 16-05-11-200-030-0000).
 - c) **Case No. HG-2604-A: Various text amendments (Public Hearing):** A request for approval of several 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 April 2, 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
March 5, 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 7:01pm by Chairman Hand.

2. Pledge of Allegiance to the Flag. The Pledge was led by Commissioner Stanly.**3. Roll Call.**

Present: Commissioner Foley, Chairman Hand, Commissioner Stanly, Commissioner Mesaf, Commissioner Lyons, Commissioner Marshall, Planning Director Gruba, Senior Planner Udarbe, and Assistant Planner Kahn.

Members absent: Vice Chair McGary

4. Approval of Amendments to the Agenda

None.

5. Approval of the Agenda

Commissioner Stanly made a motion to approve the agenda as presented which was seconded by Commissioner Marshall. A voice vote was taken, all were in favor, zero (0) opposed and the motion carried.

6. Minutes.

- a) **February 19, 2026:** Commissioner Foley made a motion to approve the minutes, which was seconded by Commissioner Stanly. 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-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).

Planner Kahn introduced the case and stated that this case is a Special Use Permit for 24 hours of operation for Above Strength and Fitness, a tenant for the Megaplex at 15301 S. Bell Road. The previous gym that occupied this space, Fitness Premier, was open 24 hours but was not granted a Special Use Permit for extended hours. So, the new tenant Above Strength and Fitness needs a Special Use Permit to continue operating 24 hours. Above Strength and Fitness has 12 employees and staffed hours are 8am -8pm Monday through Friday and Saturday and Sunday 8am – 4pm. When staff are not on site, gym patrons need a keycard to access the gym.

Director Gruba added that Above Strength and Fitness is currently operating for 24 hours. Planner Kahn said that gym members from Fitness Premier carried over to Above Strength and Fitness which is why the new gym is operating 24 hours. Director Gruba said that this is another case of a business obtaining a permit after-the-fact. Chairman Hand clarified that the gym is continuing to operate for 24 hours and only the business has changed ownership.

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

Petitioner Comment:

Steven Theoharis, the business/gym owner, said that he is a Homer Glen resident and operates his gym out of the Megaplex. He wanted to create a community and do everything by the book. Prior to closing on the deal, Mr. Theoharis stopped by the Village Hall and worked with staff members to make sure that everything was in order while he was opening his business.

Public Comment: No public comment.

Plan Commission Discussion:

Commissioner Lyons asked if there is a subtenant to Above Strength and Fitness within the 13,000sf. Mr. Theoharis clarified that the subtenant occupies one of the rooms and does not operate 24 hours. The subtenant has their own hours for ju-jitsu with classes for kids. Mr. Theoharis rents from the Megaplex and then the ju-jitsu school rents part of his square footage.

Commissioner Marshall asked about how Above Strength and Fitness is differentiated from the rest of the Megaplex. Mr. Theoharis said they have a front access device on the main and secondary door, one to get into the main entrance and another to access Above Strength and Fitness' door on the second floor. The gym has security key tags. After his staff members leave at 8pm, they lock the doors and gym members use their security tag to access the gym. Prior to giving members the key tag, the members sign forms for liability.

Commissioner Marshall confirmed that the lobby is a common area that is a walkway. Mr. Theoharis stated that the gym members only have access to his gym but no access to other tenant spaces within the Megaplex.

Commissioner Stanly asked how many members they have. Mr. Theoharis said there are around 700 members. Commissioner Stanly asked how many people access the gym overnight. Mr. Theoharis said that about 25 to 30% of members access during extended hours.

Commissioner Marshall asked if the 24-hour Special Use Permit is needed because it is a Commercial Zone District. Director Gruba mentioned that extended hour permit is required for any zoning district.

Chairman Hand asked if there are other gyms that are 24 hours and there are.

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

Motion for Consideration

Commissioner Stanly made a motion to recommend approval, seconded by Commissioner Marshall, 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]. The motion carries 6-0.

Commissioner Stanly made a motion to recommend approval of staff's findings of facts, seconded by Commissioner Foley, 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]. The motion carries 6-0.

This case will go to the Village Board on Wednesday, March 25, 2026 for final action.

- 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).

Planner Udarbe introduced the case for a request for approval of a Major Change to a PUD with an exception for a north elevation wall sign. On behalf of the Dunkin' and Baskin Robbins store, Sandip Patel has applied for a Major Amendment to the Goodings Grove development with the request for an exception to permit an additional wall sign. The sign has been already installed without permit approval. Planner Udarbe explained the timeline with Permit #2024-7232 for a commercial remodel permit where the signs included were not permitted as part of the remodel permit and that a separate permit was required. For Permit #2024-8832, the sign plans still show the additional wall sign on the north elevation even though staff members told the business owner that the sign was not permitted. Planner Udarbe asked the applicant if they wanted to remove the sign to comply or apply for a variance (which was actually a Major Change to a PUD). The applicant said that they would remove the additional sign to comply. During an inspection on November 26, 2025 (a week after the permit was issued), staff members noticed that additional wall sign was installed.

Planner Udarbe explained that businesses can have a maximum number of 1 wall sign per building elevation per business or tenant facing a public street or private circulation road. The north elevation already had 2 wall signs (one for Dunkin and one for Baskin Robbins). Planner Udarbe showed all the zoning regulations, and the business owner is just asking for one exception for an extra sign. The extra sign changed the appearance of the building which falls under a Major PUD Amendment.

Commissioner Stanly 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: None at this time.

Public Comment: None.

Plan Commission Discussion:

Commissioner Marshall said this sign is the same as the recently approved Dunkin' sign on 159th. We have several businesses with multiple signs such as Runnings and John Deere. Commissioner Marshall does not have a problem with this. Chairman Hand agrees with Commissioner Marshall and that this is an identical sign that was approved.

Chairman Hand asked if this Dunkin' and the one on 159th have the same owners. Sandip Patel stated that they do not own the 159th Street Dunkin'. Chairman Hand added that this sign is a trademark that personalizes the building.

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

Motions for Consideration:

Commissioner Foley made a motion to recommend approval, seconded by Commissioner Marshall, 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]. The motion carries 6-0.

Commissioner Foley made a motion to recommend approval of staff's findings of facts, seconded by Commissioner Stanly. The motion carries 6-0.

This case will go to the Village Board on Wednesday, March 25, 2026 for final action.

- 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

Director Gruba said that there are 11 separate text amendments. There are a lot of things to clean up with the code. With any recommended changes, these are the Planners' recommendations. Director Gruba said that if one amendment is too complex, then we can table it to the next meeting.

Director Gruba gave a brief overview of the code updates and said that we have pending building permits for EV charging stations. The Planners like to make changes to the bulk table and add uses to make the table flow better. Director Gruba said that gas stations and EV spaces can count towards parking spaces. Director Gruba mentioned that the Planners would like to clarify hours of operation.

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

1. Address Electric Vehicle (EV) Charging Stations in the Zoning Ordinance.

Director Gruba said that we do not have a code section for EV stations. As the code reads right now, EV stations would fall under the accessory structure category which typically require a Major Change to a PUD with a public hearing, which can be time-consuming and burdensome for this

type of structure. The Village has received permits for EV stations, which are on hold for now while this text amendment is being proposed. The EV charger regulations are largely based on the City of Darien's code.

Director Gruba gave a basic overview with the following recommended regulations:

1. EV Chargers permitted in all zone districts as an accessory use.
2. Must be set back at least 5' from any property line but not located within any required front yard (to put some distance between the road and the chargers).
3. 9' tall max.
4. Not located in clear vision triangles.
5. Landscaping required: 1 evergreen tree for each EV charger to screen the charger from public view, located at least 10' away from the charger.
6. Charging spaces can count toward required parking spaces.
7. At least 1 charging space must be ADA accessible.
8. No signage permitted on the charger except for brand name.
9. Must be muted or earth tones, at discretion of Zoning Officer.
10. Any lighting must comply with code since we are a Dark Sky Community.
11. For residential zoning (detached homes): Must be attached to the house, garage or placed inside of the garage.
12. For residential zoning (duplexes and larger): Permitted only under a PUD or change to a PUD for an extra level of review

Director Gruba explained that we added definitions. Director Gruba showed some illustrations for what would be permitted and not permitted. He explained that the ADA accessible stalls would have 5' wide hatched drive aisle. Director Gruba showed an example of a site plan of the northwest corner of Culver's parking lot. Culver's wants to put chargers in front of a retaining wall. We don't want the chargers to be lit up with bright neon lighting or the parking stalls to be painted as an advertisement. The charging stations would need to be muted or earth tones at the discretion of the Zoning Officer so that the stations are not used for advertising. On Culver's site plan, the green circles show evergreens planted for every charger. Any trees displaced or removed as a result of installing chargers would have to be replaced somewhere on-site.

Planner Udarbe mentioned that we were too prescriptive in the landscaping requirements included in the printed packet. Planner Udarbe said that she would like to rephrase section 5a of the EV code for landscaping with the following:

(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 where possible to screen all electric vehicle supply equipment from view.

Commissioner Lyons asked if the landscaping would be screening from the road. Director Gruba said that the code was written to cover the stations from public view and to be less noticeable. Planner Udarbe added that it would screen the chargers from the road or adjacent non-compatible use. Chairman Hand asked if the code intends to hide the chargers. Director Gruba said that it would obscure the chargers from the road or adjacent properties but not completely hidden within the parking lot. Chairman Hand said that people with EVs have an app to locate chargers. Chairman Hand asked if we are trying to hide the EVs. Director Gruba said that the location of some chargers does show up on Google Maps. Commissioner Stanly said that he doesn't mind the landscaping because in Orland Park along 94th Avenue, the charging station area does not look nice. Chairman Hand said that each property would have challenges and would have their

own landscaping plan. Commissioner Stanly pointed out that Meijer would not have many places for new landscaping since it has a large parking lot.

Director Gruba showed a photograph of existing Tesla charging stations at the Meijer in Mokena next to a main road. These stations light up at night and are located close to Wolf Road. Chairman Hand said that Tesla installed these and asked if the chargers themselves would comply with our code. Director Gruba said that the chargers would have to be outside of the required front yard setback which is 35' in most commercial zone districts. So, the landscaping would then be within the interior area of the parking lot.

Commissioner Marshall asked where the landscaping would go if there wasn't any grass or green space in the interior of the property. Director Gruba said that most properties should have some existing green space within parking lots that could fit chargers. Director Gruba said if a business is changing the site plan dramatically, then they would have to come before the Plan Commission for site plan review for changes to drive aisles or adding landscaping islands. Planner Udarbe said that the EV stations need to be protected by a bollard or a curb which would reduce the chance of anyone running into the stations.

Chairman Hand asked about self-sufficient solar chargers with the canopy like ones in Philips Chevrolet and California. Director Gruba said that these would likely fall under the solar panel regulations that were adopted last year.

Commissioner Lyons said that not all charging stations have loud brand design like the Tesla station example and asked how advertising and branding would work. Director Gruba said that the make and model of chargers would be included. Chairman Hand asked if the business name, such as Culver's, could be included on the EV station. Director Gruba confirmed that no advertisements or images would be allowed on the chargers.

Planner Udarbe asked if commissioners had any comments about the landscaping requirements. Commissioner Stanly said that he has no issue with these requirements. Commissioner Lyons said that landscaping would be required where it makes most sense for each site. All commissioners agreed with updating the following statement:

(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 where possible to screen all electric vehicle supply equipment from view.

Commissioner Marshall asked about muted and earth tone colors and if a different color like purple would be permitted. Director Gruba said that it would be at the discretion of the Zoning Officer, which is slightly objective, but it seemed like this was the best way to avoid a gaudy appearance.

Commissioner Lyons asked if we have code regulations about painting the parking lot a different color. Planner Udarbe mentioned that the Building Code requires yellow or white markings for the parking lot. She thinks that painting the parking lot stalls for the EVs with different colors would be an issue. Commissioner Stanly said he thinks exterior store colors for Culver's could work on the charging stations to match the building.

Chairman Hand asked if the EV chargers would only be reserved spaces for charging. Director Gruba said that there is language in the proposed code that signage must be required for EV charging stations to designate these for EVs only. Planner Udarbe said that the Village wouldn't enforce non-EV cars using those spaces.

Commissioner Lyons asked whether there should be a maximum number of chargers per lot, which could be a fixed amount or a percentage of the total parking spaces available. Planner Udarbe said that the proposed regulations don't limit the number of chargers. Commissioner Stanly thinks it would be a good idea to limit the number of stations so that a business doesn't have 30 chargers on one parcel. Director Gruba suggested a whole number such as "no more than a dozen charging stations per business." Planner Udarbe said that a maximum number of chargers would avoid businesses having a large portion of their lot for EV chargers. Chairman Hand suggested 6 as the limit. He said that you can apply for 6 stations and can apply for another 6. Planner Udarbe said that for Culver's, there are 3 chargers taking up 7 spots including ADA; so, 1 charger can accommodate 2 cars in this case.

Commissioner Lyons asked if the ADA accessible spots will be reserved for handicap. Director Gruba thinks that the ADA space doesn't have to be reserved for handicap but would have to be handicap accessible. Planner Udarbe said that there is an International Building Code requirement that if EV chargers exist, at least 1 must be ADA-accessible. State regulations for EV chargers are in the works and it's unclear whether this one space must be reserved as handicapped or simply ADA-accessible. Planner Udarbe said that the proposed draft regulations simply note that this one space be ADA-accessible. Culver's would lose 1 parking space in this case to make room for the 5' wide "access aisle". Commissioner Marshall thinks that you can't use a maximum percentage of the parking lot to limit EV chargers, since a scenario like Meijer could result in a field of EV chargers.

Chairman Hand thinks we should start with allowing 6 spaces (with 6 cars charging at once) to align with the case of Culver's, which would set a precedent. Commissioner Mesaf asked if we could leave it to discretion of the Zoning Officer. Director Gruba indicated he'd prefer not to allow for discretion and instead a fixed number would be less arbitrary. The Plan Commission is within their authority to choose a maximum number of EV charging spaces.

The Plan Commission agreed that there should be a maximum of 6 charging per lot. If an applicant proposes more than 6 spaces, then it would either be a variance or a Major Change to PUD to accommodate additional chargers. Chairman Hand added that if someone asks for more than 6 chargers, then there is a demand for the EV chargers. So, Chairman Hand said that if they have the space and there is a demand, then we should allow them to add more chargers.

Commissioner Lyons asked if Culver's is installing the chargers or if they will sublet the parking lot for the stations. Planner Udarbe said Culver's wanted to install them, and they have a specific brand, but it might be a cost-share.

The only change is that the Plan Commission wants to include is a limit on the number of EV chargers to 6 spaces (one of which would be ADA).

Chairman Hand said that if another business wanted more than 6 charging spaces, then they may be restricted. Chairman Hand thinks that 6 spaces are sufficient for now and we can always adjust it later.

Chairman Hand asked about the proposed 9' height requirements. Planner Udarbe said that the 9' would apply to the electrical transformer equipment and not the chargers themselves. For the Culver's example, their electrical equipment is 9' tall. Planner Udarbe said that in speaking with Darien, they do not count electrical equipment for the height requirement. Chairman Hand confirmed that the proposed transformer panel for Culver's will be 9' tall.

Commissioner Stanly asked how many EV chargers would be included with the Menards Gas Station/Car Wash project that was recently approved. Planner Kahn explained that no EV chargers were marked on the site plan; rather, this was something that they may offer in the future.

Commissioner Marshall confirmed with staff that the 6 EV spots would count toward the total required parking.

Commissioner Lyons asked if the landscaping requirements are specific to chargers or to any electrical equipment. Director Gruba said that the landscaping is only for the chargers themselves. One tree evergreen tree required per charger, with the tree to be as tall as the charger upon planting. Director Gruba said we might have to look into screening for electrical transformers associated with chargers. Chairman Hand mentioned that the Mokena Meijer has their own breaker with 12 chargers. Director Gruba said that if a proposal includes additional structures that aren't EV chargers, then it would be considered an accessory structure as currently drafted. Commissioner Stanly mentioned that there are many different types of EV stations/layouts/equipment. Planner Kahn mentioned the transformer code in Chapter 138 Easements and utilities: "Further, all transformer boxes shall be located so as not to be unsightly or hazardous to the public." Director Gruba said that we could add "Accessory electrical equipment be permitted along with the EV Charging Stations" to the code.

Planner Udarbe shared that the planner at Darien said that 9' is taller than what is needed for most EV chargers, including the chargers that Culver's is proposing.

In the proposed regulations, the landscaping encompasses everything including the chargers. Planner Udarbe asked if the Plan Commission would prefer 1 per charger plus additional trees for other electrical equipment.

Director Gruba summarized that the commissioner's hesitation seemed to be about the electrical equipment associated with the chargers. Commissioner Mesaf said that if the applicants have the equipment, then they have to have it. Chairman Hand said that the Culver's stations would have to be painted. Commissioner Lyons said that they could put ancillary electrical equipment behind a fence. Director Gruba said that we could also add more landscaping requirements for ancillary electrical equipment.

Commissioner Lyons recommended at least 1 tree per charger that any accessory electrical equipment be screened [by a fence]. Director Gruba confirmed that ancillary electrical equipment is included in the proposed code that staff wrote.

Director Gruba said they can add dimensions on the ancillary electrical equipment that can be no taller than 9' tall and no wider than 9' wide. Chairman Hand thinks that we should use Culver's proposal to set the EV charger standards.

The Plan Commission wanted the Planners to investigate the following and report back at the next meeting:

- Culver's does not show the actual pedestal with cords, like a photo.
- For Culver's, Chairman Hand is concerned about the big disconnect array. The photo has a meter with 2 disconnect boxes, but Culver's shows the meter with 3 disconnect boxes in their rendering.
- Staff members should check the measurements of the Culver's chargers to see if that rendering is to scale.

- Planner Kahn suggested speaking with other municipalities like Darien about their review process and permit application requirements for EV chargers.

Director Gruba said that the code can require 1 tree per charger and 1 or 2 trees per disconnect box/equipment or equipment must be behind a wooden fence (height of electrical equipment or a shadow box). Planner Udarbe would be concerned about the area for electrical equipment since we are uncertain about the necessary electrical equipment that is required for these stations. Planner Udarbe thinks that landscaping or fencing would be better than limiting size of electrical equipment.

Planner Udarbe asked the Commission if they wanted a mix of landscaping and fencing to screen equipment. Chairman Hand said that Culver's would fence in with the retaining wall with three sides.

Directed Gruba stated that the fence could be the height of charging equipment plus 2 evergreen trees somewhere on site to screen the view. Director Gruba pointed out that this may conflict with existing height and location requirements for fencing. Director Gruba said that instead we can follow what Darien has in place: "Screening on all sides of the charging equipment of evergreen landscaping under the discretion of the Zoning Officer."

Final Consensus for EV Charging Stations:

Director Gruba said add "Electrical equipment associated with the chargers shall be screened from view on all sides to the extent possible as determined by the Zoning Administrator." Additionally, there is a maximum of 6 EV Charging spaces.

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.

Planner Kahn explained that Thrift Stores are not listed as a unique use in the Use and Bulk Table. Staff recommends adding Thrift Stores as a permitted use in the C-1, C-2, and C-3 zone districts. The Village does have a thrift/resale shop, Marbella Resale Shop within the Golden Oak Plaza in the C-1 district. Thrift stores currently fall into the existing "Indoor business sales, service, and retail sales of goods" category which is permitted in C-1 through C-4 or Special Use in C-5 and C-6. The Village's Economic Development Director shared that C-1 through C-3 would be appropriate districts for this type of use. Staff also added a definition for Thrift Stores. All commissioners agreed with this amendment.

b) Battery Energy Storage Systems (BESS's) allowed in I-1 with a Special Use Permit.

Planner Udarbe stated that we want to address Battery Energy Storage Systems in our Use Table. Staff recommends a new definition and prohibiting BESS's in all residential districts and requiring a Special Use Permit in the I-1 district only (prohibited in the rest of non-residential). These would be separated and regulated differently than general public utilities, like how the Village used to address solar farms before the solar panel text amendment. Director Gruba said that we didn't want BESS's to fall under the *public utility* category which currently allows them in any zone district with a special use permit.

Commissioner Marshall asked if data centers are included as BESS's. Director Gruba said that data centers differ from BESS's. All Commissioners agreed with this amendment.

- 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.**

Director Gruba stated that substantive changes are not proposed with this amendment. Instead, the different types of motor vehicle uses would be clarified. Director Gruba explained the different classes of vehicles including Class 1 and Class 2 which are under 5 tons or 10,000 lbs. Staff recommends separating out passenger vehicles and all other vehicles.

Director Gruba proposed separating out certain motor vehicles, boats and manufactured homes because they are currently combined in one category, which seems odd and slightly confusing. There are no changes proposed to the first three motor vehicle-related uses. For "automobile service stations", we are adding the term "gas station" for clarification. Director Gruba said that we are dividing automobile sales for vehicles under 10,000 lbs and indoor versus outdoor sales. Automobile sales for *used* vehicles under 10,000 lbs (outdoor) are separated out and only permitted in I-1 with a Special Use Permit since older vehicles can be unsightly. For any large vehicles over 5 tons, used or new (indoor and outdoor), this would be a Special Use Permit in C-3 and I-1 zone districts.

Commissioner Lyons confirmed that automobiles sales, rental, or service for new & used vehicles over 10,000 lbs (indoor or outdoor) are permitted with a Special Use Permit in C-3 and I-1. Director Gruba confirmed that and added that the Plan Commission could add conditions to this type of special use permit.

Commissioner Marshall asked if we are trying to avoid indoor and outdoor used car lots. Director Gruba said that many new car dealerships also sell used cars; typically, new car dealers sell 2 new cars for every 1 used car. Director Gruba suggested that language could be added to define a new car dealer as a dealer in which at least 75% of sales come from new cars. Commissioner Marshall asked about having a separate category for a standalone lot for used vehicles.

Director Gruba stated that we added "car wash" to the use table and permitted with a Special Use Permit in C-2 through C-4 and permitted in I-1. Currently, car washes are treated as an "automobile repair, service and body shop" use, with emphasis on *service*. This is a clarification and not a substantive change.

The commissioners all agreed that the sales of new or used vehicles over 10,000 should only be permitted in the I-1 zone with a special use permit and not at all in the C-3 zone district as recommended by staff.

Director Gruba said that we separated out manufactured homes and campers from the motor vehicle uses since they don't have engines but this was also more of a clarification. The Planners also added "outdoor sales and storage when accessory to special or permitted uses on site" to

clarify that outdoor storage by itself is not permitted as a primary use. Director Gruba also mentioned that we added language to “vehicle towing service with storage of vehicles on a paved open lot” to clarify that impound lots can’t be gravel and must be paved. Chairman Hand asked if Danrich towing service is paved. Director Gruba said that this business would be considered existing, nonconforming [if it includes an impound lot].

e) Separate permitted Contractor or building trade office from storage yards, which will require a Special Use Permit.

Planner Udarbe stated that currently, contractor or building trade offices are permitted in the I-1 industrial district. Planner Udarbe said that we don’t specify that outdoor storage is accessory. Outdoor storage must be screened. Staff recommends adding a line item for “contractors or building trade storage yard” (associated with the office) as special use in the I-1 district.

Commissioner Lyons asked if this could be permitted but require screening. Planner Udarbe said that is how our code is written now but it does not specifically distinguish a primary office building. Commissioner Lyons asked how we define a storage yard and if Touch of Green would fall under this category. Director Gruba said that Touch of Green is not considered a contractor. Chairman Hand asked if the goal was to prohibit people from renting their property solely for outdoor storage. Director Gruba said that we are creating a separate line item for a contractor yard that must be associated with the contractor office. Director Gruba said this is a non-substantive, clarification. More often than not, contractors have outdoor storage yards.

Commissioner Marshall asked about the storage on 159th [Touch of Green], and Director Gruba said that’s more like a truck yard/terminal. Planner Udarbe read the definition for the yard, showed the regulations and would all be reviewed as Special Use Permit.

Chairman Hand asked about where landscapers are/aren’t allowed to have storage because of zoning. Chairman Hand then asked about Saucedo Landscaping and their outdoor storage. Planner Udarbe said that any outdoor storage requires a Special Use Permit.

Chairman Hand said that he is fine with this text amendment.

Commissioner Lyons asked why we are required to look at someone’s yard if it is fenced in. Planner Kahn explained that any type of outdoor storage, regardless of materials or if it’s screened with a fence, requires a special use permit in all districts.

f) Change Crematoriums from by-right in the C-2 and C-3 zone districts to I-1 (industrial) with a Special Use Permit.

Planner Kahn explained that crematoriums are currently permitted by-right in the C-2 and C-3 commercial zone districts, which is interesting because they are often considered more industrial use in other communities. Planner Kahn mentioned that we did have a serious inquiry about a crematorium in the business district, but in speaking with the Economic Development Director, staff members did not think that commercial areas are appropriate for crematoriums. Staff recommends only permitting crematoriums in the I-1 Zoning District with a Special Use Permit.

Commissioner Stanly asked if this applies for both human and animal crematoriums. Planner Kahn confirmed that this is for any type of crematorium.

g) 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.

Director Gruba stated that bank institutions are permitted by-right in most business districts, and staff members investigated how other communities regulate banks. Lockport is as permissive as Homer Glen while banks in New Lenox require a Special Use Permit in all Zoning Districts. Staff members presented two options: (1) permitted by-right in C-1 and require a Special Use in C-2 and C-3 or (2) only permitted by-right in C-1.

Commissioner Marshall asked about the difference between each commercial district. Director Gruba explained that C-1 is Neighborhood Commercial, C-2 is Local Commercial, and C-3 is General Commercial. C-1 has less intense commercial uses compared to C-2 and C-3. Chairman Hand said that he is fine with option 1: permitted in C-1 and a Special Use in C-2 and C-3. Commissioner Foley also liked option 1. All Commissioners agreed with option 1 for banks.

h) Permit Body piercing establishments as an accessory use (it's currently only permitted as a primary use).

Planner Kahn explained that 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. All Commissioners agreed with the text amendment.

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').

Planner Udarbe stated that the code is silent on whether fueling areas at a gas pump and EV charger spaces count as official parking spaces. Staff recommends allowing gas station pump fueling areas and EV charging spaces to count as parking spaces (as long as the spaces are 9' x 19') for parking analyses. All Commissioners agreed with the text amendment.

4. Clarify requirements for hours of operation in §220-711(A)(11).

Planner Kahn explained that staff have interpreted 24 hours of operation as any business operating outside of normal business hours, being after 11 pm or before 6 am. Staff proposes relabeling this special use as "extended hours". Staff members also noticed that this Zoning code section conflicts with the Article VII Liquor License code. It is the opinion of the Clerk that the issuance of a Liquor License and the permitted operations associated with the sale of liquor should supersede Zoning requirements for a special use permit for hours of operation. In other words, if a business were granted a liquor license that allowed the business to be open until midnight, then the business would be exempt from having to obtain a separate special use permit for extended hours of operation. All Commissioners agreed with the text amendment.

Staff recommended that these minor text amendments be tabled to the next Plan Commission meeting in order to make minor adjustments to address the commissioner’s questions and preferences.

Commissioner Stanly made a motion to table and keep open the public hearing until March 19, 2026 for case HG-2604-A, seconded by Commissioner Marshall. A voice vote was taken, all voting in favor, zero (0) opposed.

This public hearing will be kept open and continued on the March 19, 2026 Plan Commission meeting.

9. Village Board and Committee Updates

Director Gruba mentioned that Menards car wash/gas station was approved by the Board, and the applicant plans to submit Building Permits. At the next Board meeting, we have Hidden Valley, the 2026 Annual Zoning Map, 18032 Virigina Lane driveway variance, and the Public Tree Ordinance.

10. Other Business

None.

11. Attendance Confirmation

Commissioners Stanly, Mesaf, Lyons, Foley, and Hand confirmed attendance on March 19, 2026.

Commissioners Marshall and McGary will not attend the March 19, 2026 meeting.

12. Adjournment.

A motion was made to adjourn by Commissioner Stanly, seconded by Commissioner Marshall, A voice vote was taken with all in favor, zero (0) opposed and the meeting was adjourned at 9:26PM.

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 19, 2026
Subject: HG-2602-APUD
Marian Village
Address: 15624 S. Marian Dr

Item Title: Consider a request for approval of [1] a Major Change to a PUD and [2] Preliminary/Final PUD Plat (Amended and Restated Final Planned Unit Development Plat of Messenger Glen Amended No. 4) to permit the new location of the Maintenance Building for certain real property located in the C-3 General Business District at 15624 S. Marian Dr, Homer Glen, Illinois [HG-2602-APUD].

Staff Contact: Taylor Udarbe, Senior Planner

Property Information

Location: 15624 S. Marian Dr
PIN: 16-05-15-401-003-0000
Property Size: 78.9 ac
Existing Zoning/Use: C-3 General Business
Adjacent Zoning:
N: A-1 Agricultural
E: A-1 Agricultural & C-6 Commercial Recreational
S: C-3 General Business & A-1 Agricultural
W: A-1 Agricultural & R-3 Single-family Residential

Background

The subject property, commonly known as Marian Village or the Messenger Glen Planned Development (PUD), is located at the common address of 15624 S. Marian Drive and is zoned C-3 General Business. The applicant and project manager, Ryan Sullivan on behalf of Franciscan Ministries, is proposing to construct a 48' by 36', or 1,728sf, maintenance building toward the undeveloped northwest section of the subject property off of the private S Mount Carmel Drive. The purpose of this project is to construct a new maintenance building in a new location on site. The maintenance building that was existing on site had been demolished due to the proximity to the recently expanded memory care units. Compared to the previous maintenance building, the building footprint is decreasing while the access drive is increasing in size.



These plans were first submitted for building permit review, but staff determined that this plan requires a Major Change to the Marian Village PUD due to a large “Blanket Easement” that covers the proposed site for the Maintenance Building, as seen in *Attachment 3: PUD plat No 3 NOT RECORDED*.

Public Comments

Staff received a call on March 4, 2026 from a resident who had questions about the project and wanted clarification of the proposal. Staff explained the requests and the resident did not have any concerns.

A separate resident, who has a parent living at Marian Village, called to see what the public hearing sign was for. Staff explained the request is for the new location of the maintenance building. This resident had no issue with the request and indicated they may attend the public hearing.

Conformance with Zoning Regulations:

In staff’s research of the Messenger Glen Planned Development, it appears that the Plat and Site Plan approvals have not been consistently applied to projects throughout the years. Most notably:

- The Marian Village Clubhouse project in 2015 was approved via OR15-021 for an amendment to existing special use for PUD, approval of an amended and restated final Planned Unit Development Plat (amendment No. 3), and variations from exterior material requirements. There were no site plan approvals, so it is assumed that the Zoning Officer has waived this requirement. Neither staff nor the applicant have been able to find the signed or recorded Plat for this amendment, and it is believed to be expired. The site improvements for the clubhouse have already been completed.
- The 2021 approval for the expanded Marian Village senior living via OR21-025 included an amendment to the PUD with exceptions for parking, site plan approvals and a variance for exterior materials. This case did not include Plat approvals but it also appears there was a blanket easement in the area of the expansion. This amendment also came after the 2017 text amendments to the Zoning Ordinance which amended the Nonresidential Use and Bulk table to where “Long-term care facility, assisted-living facility or independent living facility” had been a Special Use in the C-2 & C-3 Districts to only being permitted as a Special Use in the P-1 District. This 2021 PUD amendment did not trigger any required map amendments and appeared to meet all bulk requirements of the C-2 District.

For this proposed project, the blanket easement needed to be removed from the Plat in the area of the proposed maintenance building. A variance to allow steel siding as an exterior material must be approved by the Village Board. Site Plan review has been waived by the Zoning Officer. Once approved at the Village Board, the applicant will be required to obtain the correct signatures and record the Plat with Will County before the issuance of a building permit.

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 to the final governing documents, provisions, or covenants.

It is staff’s opinion that the construction of the new maintenance building is NOT altering the concept or intent of the PUD, as the previous maintenance structure had existed on site for over 20 years and the definition of an “Assisted-living Facility” includes housing and maintenance services. However, the proposed site contains a Blanket Easement and every PUD Plat for this development calls out building footprints as “Exceptions to the Blanket Easement” or “ETBE”. The required Plat amendment is changing their PUD Plat and requires a major PUD amendment.

The proposed amended PUD Plat No. 4 also includes the Clubhouse which was approved by the Village, also through a Major PUD amendment, and constructed in 2015. That 2015 Plat was not recorded so this inclusion is to clean up the governing documents for this PUD.

Site plan details:

As mentioned previously, the requirement for Site Plan Review for this accessory structure has been waived by the zoning officer and requires no action from the Plan Commission, per §220-1001(B)(7). The proposed building still is required to meet all bulk regulations through zoning review of the building permit, which has been detailed below for reference only.

The plan is found to be in full compliance with the Zoning Code once the Plat is amended. Staff’s outstanding comment on the project is that the parking provided is required to be ADA accessible, which had been indicated in the architecture plan set but did not match the engineering site plan. The applicant has indicated their intention is to meet the ADA requirements. Otherwise, there are no minimum off-street parking requirements for a private storage building.

	ORD	PROPSOED	NOTES
MIN LOT SIZE	20,000 sf	3,437,408 sf	78.9 ac
MIN LOT WIDTH	100'	1,335'	
MIN FRONT YARD	80' nondedicated	82' from center (though staff would not consider this a front yard)	Not actually the front yard but still maintains a setback
MIN SIDE YARD	20' ADJACENT TO NONRES	N/A	Adjacent to Agriculture zone/use; 40' platted BSL
	50' ADJACENT TO RES	97' to west	
MIN REAR YARD	20' ADJACENT TO NONRES	N/A	Adjacent to Agriculture zone/use; 40' platted BSL
	50' ADJACENT TO RES	more than 50'	
MAX HEIGHT	35'	22' peak	
MAX LOT COVER	75%	APPROX 24%	SEE BELOW FOR BREAKDOWN

MAX FAR	0.2	Approx. 0.14	Decreased maintenance Bldg size
MIN LANDSCAPE FRONT/CORNER SIDE	30'	N/A not a front yard	That portion of the front yard of zoning lots of nonresidential uses designated to grass, trees and low, living landscape material.
MIN TRANSITION YARD	25'	west side adjacent to agriculture with landscape material existing and to be maintained	An area that separates two incompatible uses dedicated to grass, trees and landscape material.
PROPOSED LOT COVER			
LOYOLA BLDG AND PARKING	74,213	<i>rough estimated square footage for the site</i>	
MAIN MARIAN BLDG AND MEM CARE	207,129		
MESSENGER BLVD ENTRANCE	64,184		
MOUNT CARMEL AND MARIAN DR	135,190		
OUR LADY DR	27,425		
LOURDES DR	106,865		
CLUBHAUS	3,203		
LOURDES DR HOSUES	178,401		
PROPOSED MAINTENANCE BUILDING	1,728		
ACCESS DRIVE TO MAINTENANCE BLDG	3,083		
TOTAL SF	801,421		
MAX COVER (75%)	2,578,056		
PROPOSED COVER	23.31%		

Conformance with other Village Regulations

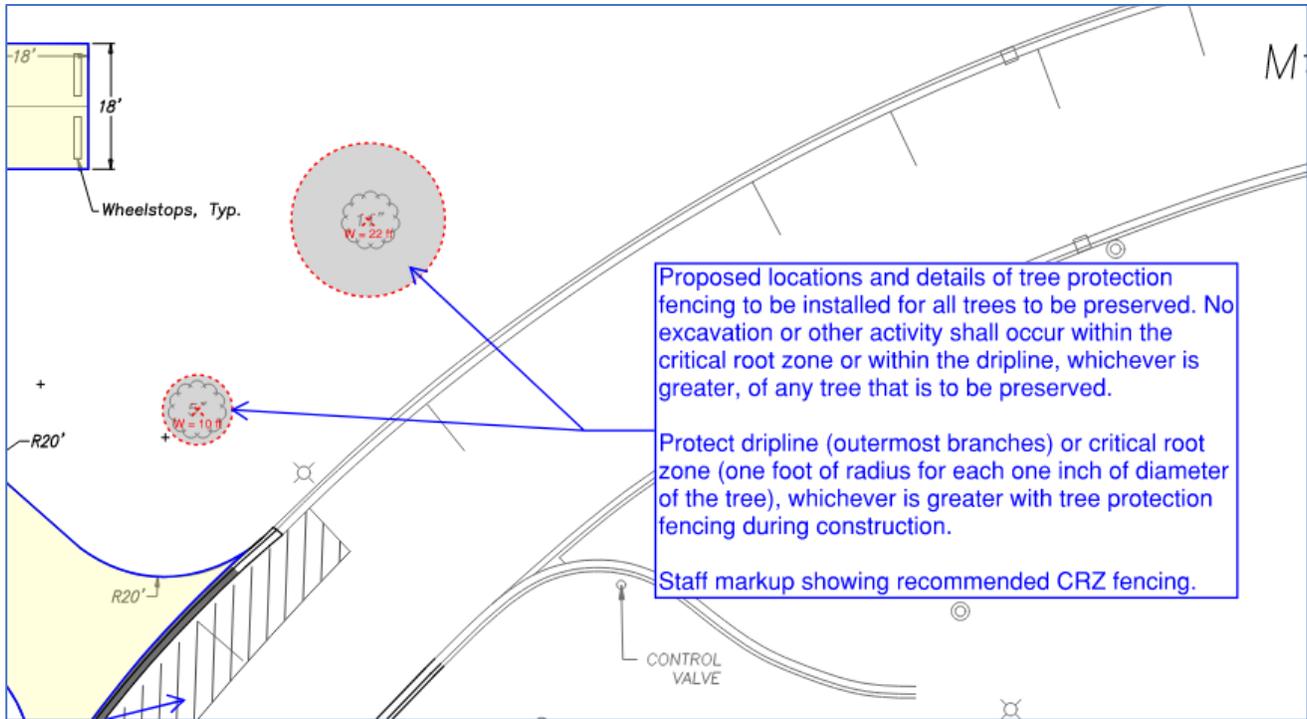
Exterior Construction Standards (Chapter 75, Article II): The exterior construction standards do apply to this request as permitted accessory buildings or structures located in any commercial zoning district shall be constructed with exterior finishes consisting of stone material, brick material, concrete panel construction or glass walls covering 100% of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows, and associated trim. The proposed Hi-Rib steel siding for the exterior of this building is required to obtain a Variance granted by the Village Board of Trustees.



Outdoor Lighting (Chapter 75, Article II): The Lighting regulations do apply to this request as the applicant is proposing to install one (1) building mounted exterior light. This fixture is in full compliance with cutoff/shielding, no light trespass, 3,000K color temperature, and motion controlled light sensors.

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)): The Tree Preservation regulations do not apply to this request as the applicant is not proposing to remove any trees on site. This site *is* subject to the Tree Preservation ordinance, exceeding 5 acres in size, but the 2 existing trees along the private drive and the dense landscape materials along the west property line are to remain on site. Notes on tree protecting fencing have been included on staff's site plan markup for construction.



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 as sufficient storage has been provided on site for this maintenance building per their civil engineer.

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 senior care facility with an incidental maintenance building.

In 2017 through OR17-060 text amendments to the Nonresidential Use and Bulk table changed “Long-term care facility, assisted-living facility or independent living facility” from a Special Use in the C-2 & C-3 Districts to a Special Use in the P-1 District. In 2021, the expanded memory care units (through the PUD amendment) was an expansion of this special use in the current C-3 District. Staff interprets the use as an “Existing Special Use” subject to Article XI: Nonconforming Buildings, Structures, and Uses.

Motions for Consideration

[1] SUP for Major Change to PUD

Is there a motion to recommend _____ (approval / approval with conditions / denial) of a Major Change to a PUD to permit the new location of the Maintenance Building, in accordance with the reviewed plans, public testimony, and staff report, for certain real property located in the C-3 General Business District at 15624 S. Marian Dr, Homer Glen, Illinois [HG-2602-APUD]?

[2] Preliminary/Final PUD Plat

Is there a motion to recommend _____ (approval / approval with conditions / denial) of a Preliminary/Final PUD Plat (Amended and Restated Final Planned Unit Development Plat of Messenger Glen Amended No. 4) to permit the new location of the Maintenance Building, in accordance with the reviewed plans, public testimony, and staff report, for certain real property located in the C-3 General Business District at 15624 S. Marian Dr, Homer Glen, Illinois [HG-2602-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. PUD Plat No 3 NOT RECORDED
4. Messenger Glen Amended PUD Plat No. 4 12.02.25
5. Site Plan 09.05.25
6. Civil Engineering Set 07.28.25
7. Architecture 07.28.25
8. Rendering 03.12.26

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 Messenger Glen PUD to amend the PUD Plat will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare. The purpose of this project is to construct a new maintenance building in a new location on site. The maintenance building that was existing on site had been demoed due to the proximity to the recently expanded memory care units.

- (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. The purpose of this project is to construct a new maintenance building in a new location on site. The maintenance building that was existing on site had been demoed due to the proximity to the recently expanded memory care units.

- (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 of the maintenance associated with and necessary for senior living facilities.

- (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 original PUD on this property was established prior to Village incorporation in the C-3 General Business District. In 2017 through OR17-060 text amendments to the Nonresidential Use and Bulk table changed “Long-term care facility, assisted-living facility or independent living facility” from a Special Use in the C-2 & C-3 Districts to a Special Use in the P-1 District. In 2021, the expanded memory care units (through the PUD amendment) were permitted an expansion of this special use in the current C-3 District. Staff interprets the use as an “Existing Special Use” subject to Article XI: Nonconforming Buildings, Structures, and Uses. The

requested amendment to the Marian Village PUD and the PUD Plat will not adversely affect development of adjacent properties in accordance 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. The proposed building has access from a private internal road only.

- (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 senior living facility. The original PUD on this property was established prior to Village incorporation in the C-3 General Business District. In 2017 through OR17-060 text amendments to the Nonresidential Use and Bulk table changed "Long-term care facility, assisted-living facility or independent living facility" from a Special Use in the C-2 & C-3 Districts to a Special Use in the P-1 District. In 2021, the expanded memory care units (through the PUD amendment) were permitted an expansion of this special use in the current C-3 District. Staff interprets the use as an "Existing Special Use" subject to Article XI: Nonconforming Buildings, Structures, and Uses.

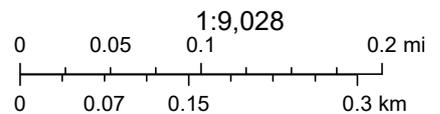
- (10) The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, including planned developments, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Other than the requested amendment to the Messenger Glen PUD and the PUD Plat, this property conforms to the regulations of the district.

Attachment 2 - Zoning Map



3/12/2026, 1:56:11 PM



- | | | | |
|-------------------------|-----------------------|--|--|
| | Homer Glen Boundary | | C-4 Highway Commercial |
| | Addresses | | C-6 Commercial Recreational |
| | Street Centerlines | | I-1 Industrial |
| Zoning Districts | | | R-3 Single-family Residential |
| | A-1 Agricultural | | R-3A Single-family Residential |
| | A-2 Rural Residential | | R-4 Single-family Residential |
| | C-2 Local Business | | R-6A Attached Single-Family Residential District |
| | C-3 General Business | | |

County of Will, Vantor

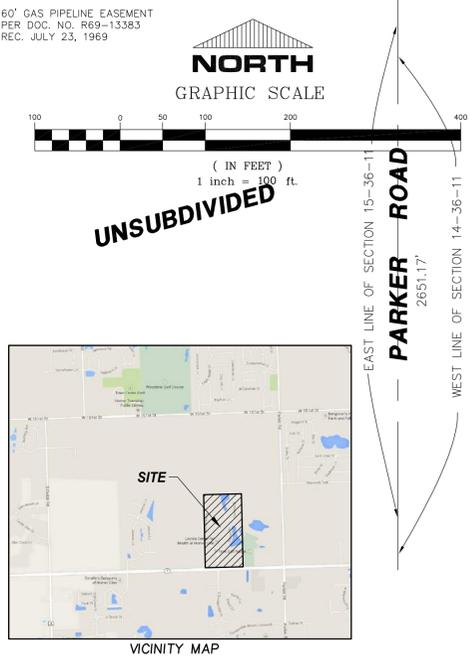
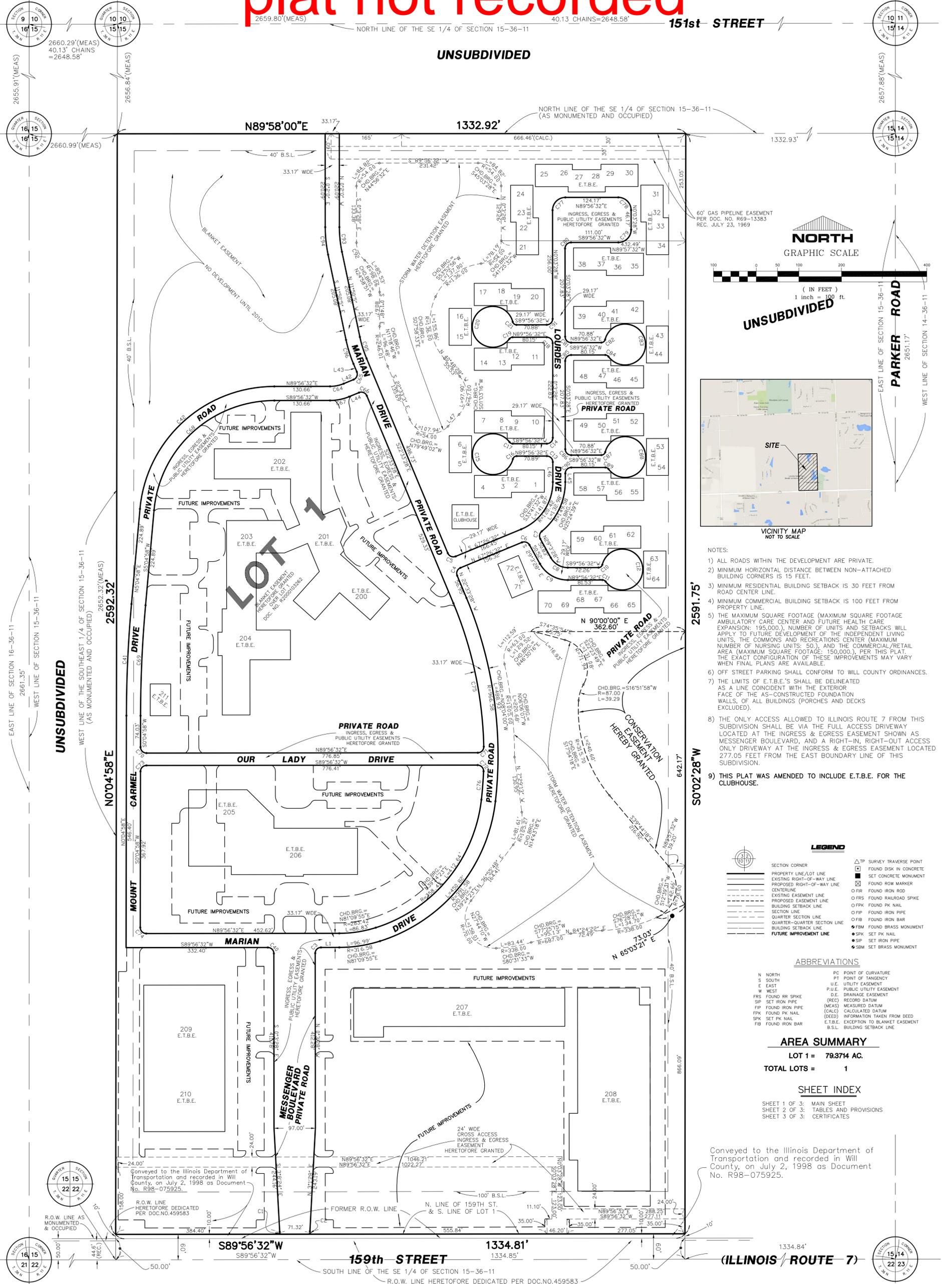
AMENDED AND RESTATED FINAL PLANNED UNIT DEVELOPMENT PLAT
OF
MESSENGER GLEN AMENDED NO. 3

P.I.N. NO. 05-15-401-003-0000

BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

plat not recorded

BASIS OF BEARING:
ASSUMED THE WEST LINE OF THE S.E. 1/4
OF SECTION 15-36-11 TO BE: N 0°04'48" E



- NOTES:
- 1) ALL ROADS WITHIN THE DEVELOPMENT ARE PRIVATE.
 - 2) MINIMUM HORIZONTAL DISTANCE BETWEEN NON-ATTACHED BUILDING CORNERS IS 15 FEET.
 - 3) MINIMUM RESIDENTIAL BUILDING SETBACK IS 30 FEET FROM ROAD CENTER LINE.
 - 4) MINIMUM COMMERCIAL BUILDING SETBACK IS 100 FEET FROM PROPERTY LINE.
 - 5) THE MAXIMUM SQUARE FOOTAGE (MAXIMUM SQUARE FOOTAGE AMBULATORY CARE CENTER AND FUTURE HEALTH CARE EXPANSION: 195,000), NUMBER OF UNITS AND SETBACKS WILL APPLY TO FUTURE DEVELOPMENT OF THE INDEPENDENT LIVING UNITS, THE COMMONS AND RECREATIONS CENTER (MAXIMUM NUMBER OF NURSING UNITS: 50), AND THE COMMERCIAL/RETAIL AREA (MAXIMUM SQUARE FOOTAGE: 150,000), PER THIS PLAT. THE EXACT CONFIGURATION OF THESE IMPROVEMENTS MAY VARY WHEN FINAL PLANS ARE AVAILABLE.
 - 6) OFF STREET PARKING SHALL CONFORM TO WILL COUNTY ORDINANCES.
 - 7) THE LIMITS OF E.T.B.E.'S SHALL BE DELINEATED AS A LINE COINCIDENT WITH THE EXTERIOR FACE OF THE AS-CONSTRUCTED FOUNDATION WALLS, OF ALL BUILDINGS (PORCHES AND DECKS EXCLUDED).
 - 8) THE ONLY ACCESS ALLOWED TO ILLINOIS ROUTE 7 FROM THIS SUBDIVISION SHALL BE VIA THE FULL ACCESS DRIVEWAY LOCATED AT THE INGRESS & EGRESS EASEMENT SHOWN AS MESSENGER BOULEVARD, AND A RIGHT-IN, RIGHT-OUT ACCESS ONLY DRIVEWAY AT THE INGRESS & EGRESS EASEMENT LOCATED 277.05 FEET FROM THE EAST BOUNDARY LINE OF THIS SUBDIVISION.
 - 9) THIS PLAT WAS AMENDED TO INCLUDE E.T.B.E. FOR THE CLUBHOUSE.

LEGEND

SECTION CORNER	△ TP SURVEY TRAVERSE POINT
PROPERTY LINE/LOT LINE	■ FOUND DISK IN CONCRETE
EXISTING RIGHT-OF-WAY LINE	□ SET CONCRETE MONUMENT
PROPOSED RIGHT-OF-WAY LINE	○ FOUND ROW MARKER
CENTERLINE	○ FIR FOUND IRON ROD
EXISTING EASEMENT LINE	○ FRS FOUND RAILROAD SPIKE
PROPOSED EASEMENT LINE	○ OFK FOUND PK NAIL
BUILDING SETBACK LINE	○ FIP FOUND IRON PIPE
SECTION LINE	○ FIB FOUND IRON BAR
QUARTER SECTION LINE	● FBM FOUND BRASS MONUMENT
BUILDING SETBACK LINE	● SPK SET PK NAIL
FUTURE IMPROVEMENT LINE	● SIP SET IRON PIPE
	● SBM SET BRASS MONUMENT

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PT	POINT OF TANGENCY
E	EAST	U.E.	UTILITY EASEMENT
W	WEST	P.U.E.	PUBLIC UTILITY EASEMENT
FRS	FOUND RR SPIKE	D.E.	DRAINAGE EASEMENT
SIP	SET IRON PIPE	(REC)	RECORD DATUM
FIP	FOUND IRON PIPE	(MEAS)	MEASURED DATUM
FPK	FOUND PK NAIL	(CALC)	CALCULATED DATUM
SPK	SET PK NAIL	(DEED)	INFORMATION TAKEN FROM DEED
FIB	FOUND IRON BAR	E.T.B.E.	EXCEPTION TO BLANKET EASEMENT
		B.S.L.	BUILDING SETBACK LINE

AREA SUMMARY

LOT 1 = 79.3714 AC.
TOTAL LOTS = 1

SHEET INDEX

SHEET 1 OF 3: MAIN SHEET
SHEET 2 OF 3: TABLES AND PROVISIONS
SHEET 3 OF 3: CERTIFICATES

Conveyed to the Illinois Department of Transportation and recorded in Will County, on July 2, 1998 as Document No. R98-075925.

V Engineers 7325 Janes Avenue, Suite 100 Woodridge, IL 60517
Scientists 630.724.9200 voice
Surveyors 630.724.0384 fax v3co.com

PREPARED FOR:
FRANCISCAN SISTERS OF CHICAGO
1055 WEST 175TH STREET, SUITE 202
HOMewood, IL 60430
708-301-4583

REVISIONS	
NO.	DESCRIPTION

AMENDED AND RESTATED FINAL P.U.D.			Project No: 97055.CH
MESSENGER GLEN / HOMER TOWNSHIP / WILL COUNTY			Group No: VP04.1
DRAFTING COMPLETED: 02-13-15	DRAWN BY: NJN, MLP	PROJECT MANAGER: CWB	SHEET NO. 1 of 3
FIELD WORK COMPLETED:	CHECKED BY: CWB	SCALE: 1" = 100'	

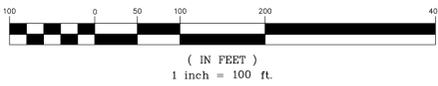
BASIS OF BEARING:
ASSUMED THE WEST LINE OF THE S.E. 1/4
OF SECTION 15-36-11 TO BE: N 00°04'48" E

AMENDED AND RESTATED FINAL PLANNED UNIT DEVELOPMENT PLAT OF MESSENGER GLEN AMENDED NO. 4

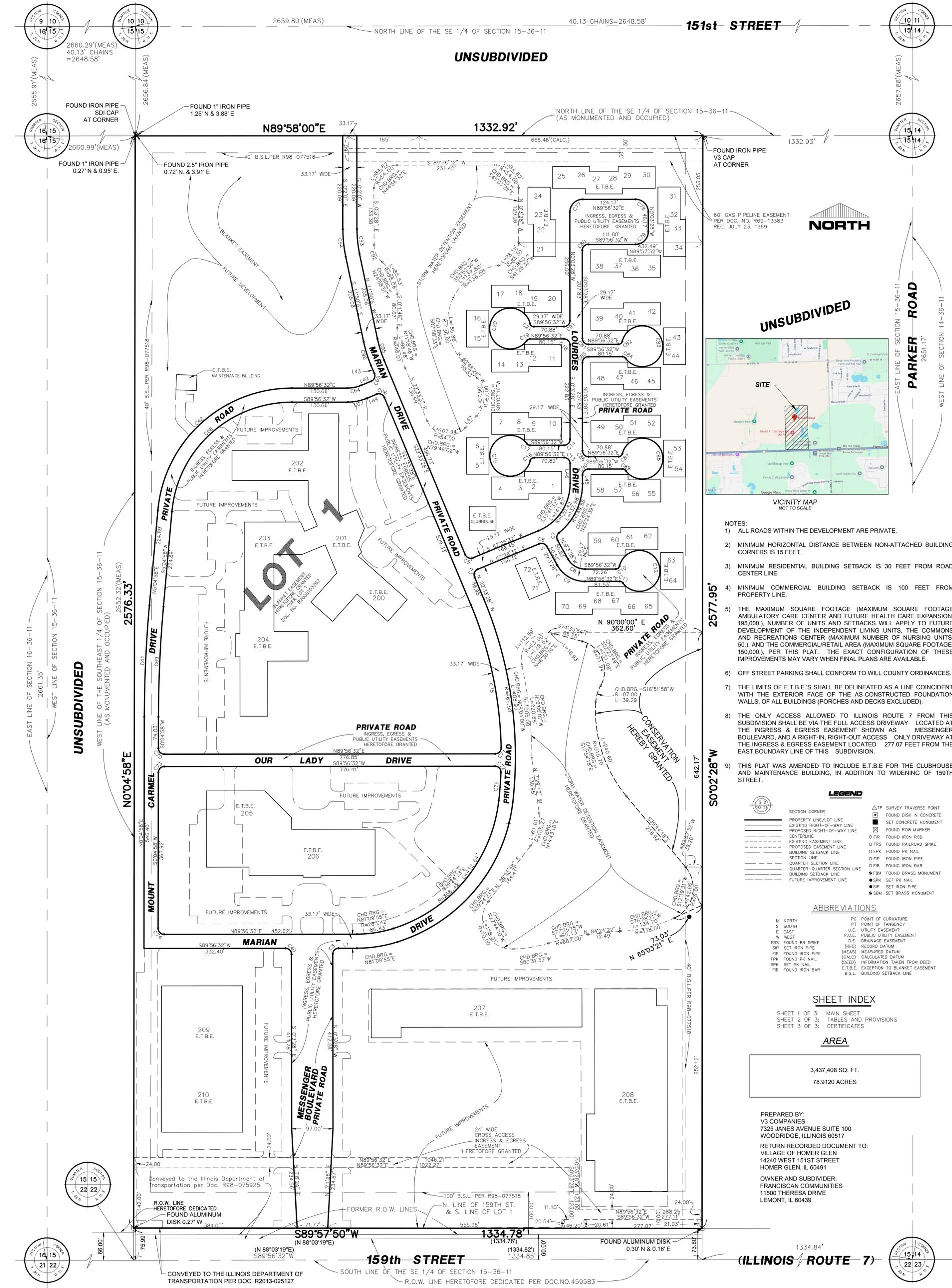
BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.
P.I.N. NO. 16-05-15-401-003-0000

PLANNING & ZONING
RECEIVED
12/02/2025

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



- NOTES:
- 1) ALL ROADS WITHIN THE DEVELOPMENT ARE PRIVATE.
 - 2) MINIMUM HORIZONTAL DISTANCE BETWEEN NON-ATTACHED BUILDING CORNERS IS 15 FEET.
 - 3) MINIMUM RESIDENTIAL BUILDING SETBACK IS 30 FEET FROM ROAD CENTER LINE.
 - 4) MINIMUM COMMERCIAL BUILDING SETBACK IS 100 FEET FROM PROPERTY LINE.
 - 5) THE MAXIMUM SQUARE FOOTAGE (MAXIMUM SQUARE FOOTAGE AMBULATORY CARE CENTER AND FUTURE HEALTH CARE EXPANSION: 195,000), NUMBER OF UNITS AND SETBACKS WILL APPLY TO FUTURE DEVELOPMENT OF THE INDEPENDENT LIVING UNITS, THE COMMONS AND RECREATION CENTER (MAXIMUM NUMBER OF NURSING UNITS: 50), AND THE COMMERCIAL/RETAIL AREA (MAXIMUM SQUARE FOOTAGE: 150,000), PER THIS PLAT. THE EXACT CONFIGURATION OF THESE IMPROVEMENTS MAY VARY WHEN FINAL PLANS ARE AVAILABLE.
 - 6) OFF STREET PARKING SHALL CONFORM TO WILL COUNTY ORDINANCES.
 - 7) THE LIMITS OF E.T.B.E.'S SHALL BE DELINEATED AS A LINE COINCIDENT WITH THE EXTERIOR FACE OF THE AS-CONSTRUCTED FOUNDATION WALLS, OF ALL BUILDINGS (PORCHES AND DECKS EXCLUDED).
 - 8) THE ONLY ACCESS ALLOWED TO ILLINOIS ROUTE 7 FROM THIS SUBDIVISION SHALL BE VIA THE FULL ACCESS DRIVEWAY LOCATED AT THE INGRESS & EGRESS EASEMENT SHOWN AS MESSENGER BOULEVARD, AND A RIGHT-IN, RIGHT-OUT ACCESS ONLY DRIVEWAY AT THE INGRESS & EGRESS EASEMENT LOCATED 277.07 FEET FROM THE EAST BOUNDARY LINE OF THIS SUBDIVISION.
 - 9) THIS PLAT WAS AMENDED TO INCLUDE E.T.B.E FOR THE CLUBHOUSE AND MAINTENANCE BUILDING, IN ADDITION TO WIDENING OF 159TH STREET.

LEGEND

SECTION CORNER	△ TIP SURVEY TRAVERSE POINT
PROPERTY LINE/LOT LINE	□ FOUND DISK IN CONCRETE
EXISTING RIGHT-OF-WAY LINE	■ SET CONCRETE MONUMENT
PROPOSED RIGHT-OF-WAY LINE	○ FOUND IRON ROD
CENTERLINE	○ FR FOUND IRON ROD
EXISTING EASEMENT LINE	○ FR FOUND RAILROAD SPIKE
PROPOSED EASEMENT LINE	○ FPK FOUND PK NAIL
BUILDING SETBACK LINE	○ FIP FOUND IRON PIPE
SECTION LINE	○ FIB FOUND IRON BAR
QUARTER-QUARTER SECTION LINE	● FBM FOUND BRASS MONUMENT
BUILDING SETBACK LINE	● SPK SET PK NAIL
FUTURE IMPROVEMENT LINE	● SIP SET IRON PIPE
	● SBM SET BRASS MONUMENT

ABBREVIATIONS

N NORTH	PC POINT OF CURVATURE
S SOUTH	PT POINT OF TANGENCY
E EAST	U.E. UTILITY EASEMENT
W WEST	P.U.E. PUBLIC UTILITY EASEMENT
FRS FOUND RR SPIKE	D.E. DRAINAGE EASEMENT
FIP FOUND IRON PIPE	(REC) RECORD DATUM
FPK FOUND PK NAIL	(CALC) CALCULATED DATUM
SPK SET PK NAIL	(DEED) INFORMATION TAKEN FROM DEED
FIB FOUND IRON BAR	E.T.B.E. EXCEPTION TO BLANKET EASEMENT
	B.S.L. BUILDING SETBACK LINE

SHEET INDEX

SHEET 1 OF 3:	MAIN SHEET
SHEET 2 OF 3:	TABLES AND PROVISIONS
SHEET 3 OF 3:	CERTIFICATES

AREA

3,437,408 SQ. FT.
78.9120 ACRES

PREPARED BY:
V3 COMPANIES
7325 JANES AVENUE SUITE 100
WOODRIDGE, ILLINOIS 60517

RETURN RECORDED DOCUMENT TO:
VILLAGE OF HOMER GLEN
14240 WEST 151ST STREET
HOMER GLEN, IL 60491

OWNER AND SUBDIVIDER:
FRANCISCAN COMMUNITIES
11500 THERESA DRIVE
LEMONT, IL 60439

V Engineers 7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
FRANCISCAN SISTERS OF CHICAGO
11500 THERESA DRIVE
LEMONT, IL 60439
331-318-5200

REVISIONS

NO.	DATE	DESCRIPTION
1	11/03/25	REVISED PER CLIENT COMMENT

AMENDED AND RESTATED FINAL P.U.D.

MESSENGER GLEN / HOMER TOWNSHIP / WILL COUNTY

DRAFTING COMPLETED:	10/21/25	DRAWN BY:	MLP, REV	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 100'

Project No: 97055.CH2
Group No: VP04.1
SHEET NO. 1 of 3

AMENDED AND RESTATED FINAL PLANNED UNIT DEVELOPMENT PLAT OF MESSENGER GLEN AMENDED NO. 4

BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CURVE & LINE TABLE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	9°59'59"	33.50'	5.85'	2.93'	N1°51'36"E	5.84'
C2	11°40'04"	33.50'	6.82'	3.42'	S2°48'34"E	6.81'
C3	90°00'00"	13.50'	21.21'	13.50'	S44°56'32"W	19.09'
C4	90°00'00"	14.00'	21.99'	14.00'	S22°26'32"W	19.80'
C5	90°00'00"	14.00'	21.99'	14.00'	S67°33'28"E	19.80'
C6	83°30'00"	14.00'	20.40'	12.50'	N70°48'28"W	18.64'
C7	79°56'15"	14.00'	19.53'	11.73'	S10°54'39"W	17.99'
C8	61°00'00"	45.42'	48.36'	26.75'	S59°33'28"E	46.10'
C9	61°00'00"	74.58'	79.40'	43.93'	S59°33'28"E	75.70'
C10	76°15'16"	9.00'	11.98'	7.06'	N51°48'54"E	11.11'
C11	54°01'22"	9.00'	8.49'	4.59'	N63°02'47"W	8.18'
C12	310°16'38"	48.17'	260.86'	-22.32'	N11°10'16"W	40.50'
C13	90°00'00"	14.00'	21.99'	14.00'	N45°03'28"W	19.80'
C14	90°00'00"	14.00'	21.99'	14.00'	N44°56'32"E	19.80'
C15	310°16'38"	48.17'	260.86'	-22.32'	S11°10'25"E	40.50'
C16	76°15'16"	9.00'	11.98'	7.06'	S51°48'54"W	11.11'
C17	54°01'22"	9.00'	8.49'	4.59'	S63°02'47"E	8.18'
C18	90°00'00"	14.00'	21.99'	14.00'	N45°03'28"W	19.80'
C19	54°01'22"	9.00'	8.49'	4.59'	S62°55'51"W	8.18'
C20	310°16'38"	48.17'	260.86'	-22.32'	S11°03'29"W	40.50'
C21	76°15'16"	9.00'	11.98'	7.06'	S51°55'50"E	11.11'
C40	90°00'00"	14.00'	21.99'	14.00'	N45°03'28"W	19.80'
C41	5°00'00"	3016.59'	263.25'	131.71'	S2°34'58"W	263.16'
C42	84°51'34"	316.59'	468.89'	289.38'	S 47°30'45" W	427.19'
C64	22°30'00"	83.42'	32.76'	16.59'	N78°41'32"E	32.55'
C65	90°00'00"	14.00'	21.99'	14.00'	N22°26'32"E	19.80'
C66	90°00'00"	14.00'	21.99'	14.00'	N67°33'28"W	19.80'
C67	22°30'00"	116.59'	45.78'	23.19'	N78°41'32"E	45.49'
C68	84°51'34"	283.42'	419.76'	259.06'	S47°30'45" W	382.43'
C69	5°00'00"	2983.42'	260.35'	130.26'	S2°34'58"W	260.27'
C70	90°08'26"	14.00'	22.03'	14.03'	S44°59'15"E	19.82'
C71	91°11'58"	14.00'	22.28'	14.30'	N44°20'33"E	20.01'
C72	92°21'50"	14.00'	22.57'	14.59'	N43°52'33"W	20.20'
C73	89°51'34"	14.00'	21.96'	13.97'	S45°00'45"W	19.77'
C74	90°08'26"	14.00'	22.03'	14.03'	S44°59'15"E	19.82'
C75	21°18'02"	933.42'	347.01'	175.53'	N11°54'27"W	345.02'
C76	40°07'06"	933.42'	67.09'	33.96'	N42°15'55"E	67.08'
C77	90°00'00"	30.00'	47.12'	30.00'	S44°56'32"W	42.43'
C78	90°00'00"	30.00'	47.12'	30.00'	N45°03'28"W	42.43'
C79	90°00'00"	30.00'	47.12'	30.00'	N44°56'32"E	42.43'
C80	90°00'00"	14.00'	21.99'	14.00'	S44°56'32"W	19.80'
C81	90°00'00"	14.00'	21.99'	14.00'	S45°03'28"E	19.80'
C82	76°15'07"	9.00'	11.98'	7.06'	N51°48'59"E	11.11'
C83	310°16'38"	48.17'	260.86'	-22.32'	N11°10'16"W	40.50'
C84	54°01'31"	9.00'	8.49'	4.59'	N63°02'43"W	8.18'
C85	90°00'00"	14.00'	21.99'	14.00'	S44°56'32"W	19.80'
C86	90°00'00"	14.00'	21.99'	14.00'	S45°03'28"E	19.80'
C87	76°15'07"	9.00'	11.98'	7.06'	N51°48'59"E	11.11'
C88	310°16'38"	48.17'	260.86'	-22.32'	N11°10'16"W	40.50'
C89	54°01'31"	9.00'	8.49'	4.59'	N63°02'43"W	8.18'
C90	90°00'00"	14.00'	21.99'	14.00'	S44°56'32"W	19.80'
C91	90°00'00"	14.00'	21.99'	14.00'	N44°56'32"E	19.80'
C92	49°54'44"	54.00'	47.04'	25.13'	S25°00'50"E	45.57'
C93	11°48'06"	283.42'	58.38'	29.29'	S5°56'02"E	58.27'
C94	11°48'06"	316.58'	65.21'	32.72'	S5°56'02"E	65.09'
C95	10°43'23"	283.42'	53.04'	26.60'	S17°11'47"E	52.97'
C96	10°43'23"	316.58'	59.25'	29.71'	S17°11'47"E	59.16'

LINE	ANGLE	DISTANCE
L1	N89°56'32"E	43.00'
L42	S67°26'32"W	25.18'
L43	S22°33'28"E	20.34'
L44	S67°26'32"W	25.18'
L45	N0°03'28"W	20.17'
L46	S0°03'28"E	47.17'
L47	N42°54'59"E	38.20'

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to
Commonwealth Edison Company
and
SBC- AMERITECH ILLINOIS A.K.A Illinois Bell Telephone Company, Grantees

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT, CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "P.U.&E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAMPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "P.U.&E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING, AND COMMON AREA. THE TERMS COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDES REAL PROPERTY SURFACE WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY (NICOR), FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING A GAS MAIN OR GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, INCLUDING SERVICES AND LATERALS, AND ALSO INCLUDING ABOVE GROUND GAS MAIN MARKERS AND TESTING FACILITIES AS REQUIRED BY LAW (HEREINAFTER "GRANTEE'S FACILITIES") IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY MARKED AS "P.U. & D.E." HEREON, TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES.

THE OWNER RESERVES THE RIGHT TO USE THE EASEMENT PREMISES IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, PROVIDED, HOWEVER, NEITHER CURRENT OWNER NOR ANY FUTURE OWNER OF THE EASEMENT PREMISES SHALL BUILD, CONSTRUCT, ERECT OR PLACE, OR PERMIT OTHERS TO BUILD, CONSTRUCT, ERECT OR PLACE, ANY BUILDINGS OR ENCLOSED FACILITIES OVER ANY PORTION OF THE EASEMENT PREMISES.

OWNER REPRESENTS AND WARRANTS TO (NICOR) THAT THEY, (I) ARE THE TRUE AND LAWFUL OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAS FULL RIGHT AND POWER TO GRANT AND CONVEY THE RIGHTS GRANTED AND CONVEYED HEREIN, AND (II) HAS NOT GRANTED ANY OTHER PERMANENT RIGHTS TO, THROUGH, ACROSS OR ALONG THE EASEMENT PREMISES THAT WOULD PREVENT (NICOR) FROM UTILIZING THE EASEMENT PREMISES FOR THE INTENDED PURPOSES.

BLANKET EASEMENT PROVISIONS

A BLANKET EASEMENT IS HEREBY GRANTED FOR INGRESS AND EGRESS, WATER, SANITARY SEWER, AND STORM SEWER SYSTEMS FOR THE BENEFIT OF WILL COUNTY AND THOSE PUBLIC UTILITY COMPANIES OPERATING WITHIN WILL COUNTY, SAID UTILITY COMPANIES BEING THE AMERITECH TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY, CITIZENS UTILITY COMPANY, FRANCHISED CABLE TELEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THOSE AREAS DEPICTED ON THE PLAT HEREON DRAWN AS "BLANKET EASEMENT" AREAS EXCEPTING THEREFROM THOSE AREAS DESIGNATED AS "E.T.B.E.'S" OR "EXCEPTION TO BLANKET EASEMENT AREAS" WITHIN THE SOLID LINES LABELED "E.T.B.E." ON THE PLAT HEREON DRAWN, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN CONDUITS, CABLES AND WIRES, STORM AND SANITARY SEWER AND WATER MAINS AND DRAINAGE SWALES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLANNED UNIT DEVELOPMENT AND OTHER PROPERTY WITH TELEPHONE, ELECTRIC, SEWER AND WATER SERVICE AND DRAINAGE PURPOSES, THE RIGHT TO ENTER AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN WITHIN SAID BLANKET EASEMENT AREAS SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES AND OTHER EQUIPMENT, AND FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL, AND REMOVAL OF GAS MAINS AND APPURTENANCES, AND FINALLY THE RIGHT IS HEREBY GRANTED TO CUT DOWN AND REMOVE AND TRIM AND KEEP TRIMMED, TREES, SHRUBS, OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF THE SAID UTILITY EQUIPMENT. NO PERMANENT BUILDINGS OR CONCRETE PATIOS SHALL BE PLACED ON SAID BLANKET EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

DETENTION EASEMENTS

NON-EXCLUSIVE DETENTION EASEMENTS COVERING THAT AREAS INDICATED AS "STORM WATER DETENTION EASEMENT" ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE COUNTY OF WILL AND TO THEIR SUCCESSORS AND ASSIGNS. NO BUILDING SHALL BE PLACED ON SAID DETENTION EASEMENTS, BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE AND/OR FREE FLOW OF STORM WATER. THE FRANCISCAN SISTERS OF CHICAGO SERVICE CORPORATION (THE "OWNER") OR THE SUBSEQUENT PURCHASER AND/OR SUBSEQUENT MANAGER OF THE PROPERTY (THE "MANAGER") SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTAINING THE DETENTION EASEMENTS AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE COUNTY OF WILL OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE.

IN THE EVENT THE OWNER OR SUBSEQUENT PURCHASER AND/OR MANAGER FAILS TO PROPERLY MAINTAIN THE DETENTION EASEMENTS, THE COUNTY OF WILL, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE SHALL UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE (WHICH NOTICE TO OWNER SHALL SPECIFICALLY DELINEATE THE WORK TO BE PERFORMED) RESERVE THE RIGHT TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE WATER DETENTION AREA REASONABLE NECESSARY TO INSURE ADEQUATE STORM WATER STORAGE AND FREE FLOW OF STORM WATER THROUGH THE DETENTION EASEMENT AREA. HOWEVER, PRIOR TO PERFORMING SUCH WORK, THE COUNTY OF WILL, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE SHALL ALLOW OWNER THE OPPORTUNITY TO COMMENCE AND DILIGENTLY PURSUE THE WORK TO BE PERFORMED.

IN THE EVENT THE COUNTY OF WILL, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE DETENTION EASEMENTS, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN PERCENT (10 %) OF SAID COST OF COMPLETION OF THE WORK CONSTITUTES A LIEN AGAINST THE LOT DESCRIBED BY THIS PLAT. THE LIEN MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE COUNTY OF WILL, ILLINOIS OR ANY OTHER UNIT OF LOCAL GOVERNMENT HAVING JURISDICTION OVER DRAINAGE.

CROSS ACCESS INGRESS/EGRESS EASEMENT

AN EASEMENT FOR THE USE OF THE ROADWAY AS DESCRIBED ON THIS PLAT AS INGRESS/EGRESS EASEMENT IS HEREBY RESERVED AND GRANTED TO THE OWNERS OF THE LOTS IMMEDIATELY ADJACENT TO THE EAST AND TO THE WEST OF THE LOT HEREIN DESCRIBED AND FOR THE BENEFIT OF THE OWNERS, INCLUDING HIS/HERS RESPECTIVE INVITEES, FOR USE BY SAID OWNERS FOR INGRESS TO AND EGRESS FROM THE OWNERS' LOTS AND COMMON AREAS FOR THE PASSAGE OF VEHICLES AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS. FURTHER, THIS EASEMENT SHALL NOT GIVE THE OWNERS OR ANY PERSON CLAIMING THE RIGHT TO USE THE EASEMENT THEREUNDER THE RIGHT OR AUTHORITY TO INTERFERE WITH THE USE OF THE INGRESS/EGRESS EASEMENT.

LAND USE DETENTION AND LOWLAND CONSERVANCY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR THE PROTECTION OF UNIQUE AREAS SUCH AS, BUT NOT LIMITED TO WETLANDS, FENS, MARSHES, RIVERS, STREAMS, CREEKS, PONDS, LAKES, WOODS, AND PRAIRIES OVER AND UPON THOSE AREAS OF LAND DESIGNATED "DETENTION AND LOWLAND CONSERVANCY EASEMENT" ON THE PLAT HEREON DRAWN IS HEREBY GRANTED TO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, THE COUNTY OF WILL, VILLAGE OF HOMER GLEN, FOR THE FOLLOWING PURPOSES:

A. TO ACCEPT AND CONDUCT SURFACE WATER DISCHARGES FROM ADJACENT UPSTREAM PROPERTY; INCLUDING ANY NECESSARY STORM SEWER PIPES AND APPURTENANCES;

B. TO MAINTAIN LAND IN ITS NATURAL, SCENIC AND OPEN CONDITION, AND;

C. THE COUNTY OF WILL SHALL RETAIN THE RIGHT, TO ENTER SAID LAND AT ALL REASONABLE TIME FOR THE PURPOSE OF INSPECTING SAID LAND TO DETERMINE IF THE GRANTOR, OR HIS HEIRS OR ASSIGNS, IS COMPLYING WITH THE COVENANTS AND PURPOSES OF THIS GRANT. THE COUNTY OF WILL SHALL ALSO HAVE THE RIGHT TO PERFORM MAINTENANCE OF SAID FACILITY TO INSURE PROPER FUNCTION THEREOF;

IN FURTHERANCE OF THE FORGOING AFFIRMATIVE RIGHTS THE GRANTOR ASKS THE FOLLOWING COVENANTS/RESTRICTION ON BEHALF OF HIMSELF, HIS HEIRS AND ASSIGNS, WHICH COVENANTS/RESTRICTIONS SHALL RUN WITH SAID LAND IN PERPETUITY:

A. THERE SHALL BE NO EXCAVATING OR FILL MATERIAL, DEBRIS, OR LANDSCAPE WASTE IN THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" EXCEPT AS SHOWN IN THE APPROVED FINAL ENGINEERING AND LANDSCAPE PLANS FOR THE PROJECT;

B. THERE SHALL BE NO FENCES, BUILDINGS OR STRUCTURES, INCLUDING SIGNS, CONSTRUCTED ON SAID LAND; EXCEPT FOR UTILITIES AND APPURTENANCES THEREOF WHICH HAVE UNDERLYING EASEMENT RIGHTS WITHIN THE UTILITY EASEMENT GRANTED HEREON;

C. THERE SHALL BE NO REMOVAL OR DESTRUCTION OR TREES OR PLANTS, NO PLANTING OF NON-NATIVE VEGETATION; PLOWING, MOWING, REMOVAL OF TOPSOIL, SAND, ROCK, GRAVEL, MINERALS OR OTHER MATERIAL EXCEPT AS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AND INSTALLATION AND MAINTENANCE OF UTILITIES AND APPURTENANCES AS SHOWN ON THE APPROVED FINAL ENGINEERING AND LANDSCAPE PLANS FOR THE PROJECT. MOWING SHALL NOT BE PERMITTED WITHIN THE DETENTION AND LOWLAND CONSERVANCY EASEMENTS EXCEPT IN THOSE AREAS WHERE LAWN GRASS/TURF EXIST PRIOR TO CONSTRUCTION OF THIS SUBDIVISION OR IS PROPOSED TO BE INSTALLED ON THE LANDSCAPE PLAN FOR THE PROJECT;

D. THERE SHALL BE NO OPERATION OF SNOWMOBILES, DUNE BUGGIES, MOTORCYCLES, ALL-TERRAIN VEHICLES OR ANY OTHER TYPES OF MOTORIZED VEHICLES ON SAID LAND, EXCEPT FOR MACHINERY NEEDED FOR INSTALLATION OR MAINTENANCE OF UTILITIES CONSTRUCTED HEREIN;

E. PERSONS ARE PROHIBITED TO DISCARD RUBBISH OF ANY KIND, INCLUDING LAWN CLIPPINGS, IN THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT";

F. PERSONS ARE PROHIBITED TO PLANT OR DISPERSE ANY NATIVE OR NON-NATIVE PLANT SPECIES OR THEIR PARTS INTO THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" WITHOUT WRITTEN APPROVAL OF THE OWNER OR AUTHORIZED AGENT AND WILL COUNTY LAND USE DEPARTMENT;

G. PERSONS ARE PROHIBITED TO SPREAD FERTILIZER OR HERBICIDES WITHIN THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" OTHER THAN FOR ALIGNMENT OF SPECIFIC VEGETATION MANAGEMENT GOALS TO MEET AND MAINTAIN PERFORMANCE STANDARDS, IF USED TO CONTROL NOXIOUS WEEDS AND NON-NATIVE PLANT SPECIES. HERBICIDES WILL BE APPLIED ONLY UPON CONSULTATION WITH A QUALIFIED WETLAND SPECIALIST AND A LICENSED HERBICIDE APPLICATOR;

H. MODIFICATIONS ARE PROHIBITED TO THE HYDROLOGY OF THE AREA ENCOMPASSED BY "DETENTION AND LOWLAND CONSERVANCY EASEMENTS" THAT WOULD ALLOW MORE WATER ONTO, OR THAT WOULD DRAIN WATER AWAY FROM THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT," OTHER THAN THE PERMITTED ACTION SUCH MODIFICATIONS INCLUDED, BUT ARE NOT LIMITED TO DITCHING, CHANGES TO WATER CONTROL STRUCTURES, REPAIRING OF DRAINAGE TILES, OR ALTERATION TO ANY NATURALLY OCCURRING STRUCTURES;

I. THERE SHALL BE NO GRAZING OR KEEPING OF CATTLE, SHEEP, HORSES, OR OTHER LIVESTOCK WITHIN THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" AREAS;

J. THERE SHALL BE NO HUNTING OR TRAPPING WITHIN THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" AREAS;

K. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" AREAS;

SAID "DETENTION AND LOWLAND CONSERVANCY EASEMENT" MAY BE CHANGED, MODIFIED OR ABROGATES ONLY UPON WRITTEN APPROVAL OF SAID COUNTY OF WILL, EXCEPT AS EXPRESSLY LIMITED HEREIN, THE GRANTOR RESERVES FOR HIMSELF, HIS HEIRS AND ASSIGNS, ALL RIGHT AS OWNER OF SAID LAND, INCLUDING THE RIGHT OF USE OF SAID LAND FOR ALL PURPOSES NOT INCONSISTENT WITH THIS GRANT. THE "DETENTION AND LOWLAND CONSERVANCY EASEMENT" IS SUBJECT TO THE "PUBLIC UTILITY AND DRAINAGE EASEMENT" PROVISIONS GRANTED AND DEFINED HEREON.

PREPARED BY: V3 COMPANIES
7325 JANES AVENUE SUITE 100
WOODRIDGE, ILLINOIS 60517

PREPARED FOR:
FRANCISCAN SISTERS OF CHICAGO
11500 THERESA DRIVE
LEMONT, IL 60439
331-318-5200

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	11/03/25	REVISED PER CLIENT COMMENT

AMENDED AND RESTATED FINAL P.U.D.
MESSENGER GLEN / HOMER TOWNSHIP / WILL COUNTY

Project No: 97055.CH2

Group No: VP04.1

DRAFTING COMPLETED:	10/21/25	DRAWN BY: MLP, REV	PROJECT MANAGER: EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY: EJM	SCALE: 1" = 100'

SHEET NO.
2 of 3



Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

AMENDED AND RESTATED FINAL PLANNED UNIT DEVELOPMENT PLAT OF MESSENGER GLEN AMENDED NO. 4

BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT SAID OWNERS HAS CAUSED THE SAME HEREBY SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

TO THE BEST OF OUR BELIEF AND KNOWLEDGE, THIS SUBDIVISION IS COMPLETELY WITHIN THE BOUNDARIES OF ELEMENTARY SCHOOL DISTRICT 33-C AND HIGH SCHOOL DISTRICT 205, IN WILL COUNTY

DATED THIS ____ DAY OF _____, A.D., 20 ____.

NAME

ADDRESS

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME HEREBY AS SUCH OWNER(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THIER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HOMER GLEN, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS ____ DAY OF _____, A.D., 20 ____.

CHAIRPERSON

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF HOMER GLEN, ILLINOIS, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20 ____.

BY: _____
 PRESIDENT

ATTEST: _____
 VILLAGE CLERK

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

BY: _____ DATE: _____, 20 ____.
 JOSE RIOS, P.E.
 REGION ONE ENGINEER

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP PAGE # _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX

NUMBER (PIN): _____.

DATED THIS ____ DAY OF _____, A.D. ____.

SIGNATURE

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, THIS ____ DAY OF _____, A.D. 20 ____.

WILL COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE ____ DAY OF

_____, A.D., 20 ___, AT ____ O'CLOCK __M.

WILL COUNTY RECORDER

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, EDWARD J. MURRAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF HOMER GLEN TO RECORD THIS PLAT OF MESSENGER GLEN AMENDED NO. 4 WITH THE WILL COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS ____ DAY OF _____, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, EDWARD J. MURRAY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4037, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN THE AMENDED AND RESTATED FINAL PLANNED UNIT DEVELOPMENT PLAT OF MESSENGER GLEN AMENDED NO. 2, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 2003 AS DOCUMENT NUMBER R 2003292966, CONTAINING 79.3714 ACRES MORE OR LESS, IN WILL COUNTY, ILLINOIS.

EXCEPTING THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 53 MINUTES 37 SECONDS WEST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83, EAST ZONE) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 75.99 FEET TO A POINT ON A LINE 75.00 NORTH OF AND PARALLEL WITH THE CENTERLINE OF 159TH AS DEDICATED PER DOCUMENT 459577; THENCE NORTH 88 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG SAID PARALLEL LINE, 1334.76 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 56 MINUTES 04 SECONDS EAST, ALONG SAID EAST LINE, 73.80 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 57 MINUTES 41 SECONDS WEST, ALONG SAID SOUTH LINE, 1334.82 FEET TO THE POINT OF BEGINNING

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FIRM MAP NUMBER 17197C0180G EFFECTIVE DATE FEBRUARY 15, 2019.

DATED THIS ____ DAY OF _____, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

EASEMENT ABROGATION APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY: _____ DATE _____
TITLE: _____

AMERITECH/AT&T

BY: _____ DATE _____
TITLE: _____

NORTHERN ILLINOIS GAS COMPANY

BY: _____ DATE _____
TITLE: _____

CABLE TV

BY: _____ DATE _____
TITLE: _____



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
FRANCISCAN SISTERS OF CHICAGO
11500 THERESA DRIVE
LEMONT, IL 60439
331-318-5200

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/03/25	REVISED PER CLIENT COMMENT

AMENDED AND RESTATED FINAL P.U.D.

MESSENGER GLEN / HOMER TOWNSHIP / WILL COUNTY

DRAFTING COMPLETED:	10/21/25	DRAWN BY:	MLP, REV	PROJECT MANAGER:	EJM
FIELD WORK COMPLETED:	N/A	CHECKED BY:	EJM	SCALE:	1" = 100'

Project No: 97055.CH2
Group No: VP04.1
SHEET NO.
3 of **3**

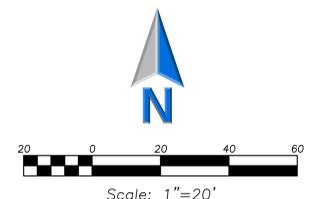


ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60430
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES 04/30/2027

MARIAN VILLAGE
POLE BARN
15624 MARIAN DRIVE
HOMER GLEN, ILLINOIS 60491

PLANNING & ZONING
RECEIVED
09.05.25



LEGEND

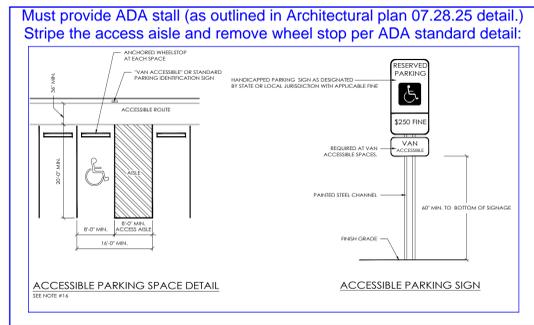
EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flored End Section	Flored End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Board	Board
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Most Arm	Light Pole w/ Most Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Shrubline	Shrubline
Tree Protection Fencing at Drp Line	Tree Protection Fencing at Drp Line

GEOMETRY NOTES

- 1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Foundation Unless Otherwise Noted.
- 2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats For Latex Paints. All Cross Hatch Striping Shall Be 45" At 2'-0" Centers.
- 3. All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- 4. Refer to Architectural Drawings for Exact Locations of All Buildings.
- 5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- 6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2" x 11 Gauge Steel, Embedded 42" Minimum Into Ground.

GENERAL NOTES

- 1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- 2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- 3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
- 4. Notify The Owner, Engineer and the City of Chicago: Utility Alert Network at 312-744-7000** A Minimum of 48 Hours in Advance of Performing Any Work.
- 5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Herein Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- 6. These Drawings Assume That the Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- 7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use of These Drawings For Construction Purposes, The User of These Drawings Shall Verify All Dimensions and Locations of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User of This Information Shall Contact The Engineer Immediately.
- 9. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photographs of Restrictor Plate(s) Including Ruler Across Opening For Verification Of Restrictor Diameter.
- 10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.



existing and maintained landscaping satisfies transition yard requirements (C-3 to A-1)

Proposed locations and details of tree protection fencing to be installed for all trees to be preserved. No excavation or other activity shall occur within the critical root zone or within the dripline, whichever is greater, of any tree that is to be preserved.

Protect dripline (outermost branches) or critical root zone (one foot of radius for each one inch of diameter of the tree), whichever is greater with tree protection fencing during construction.

Staff markup showing recommended CRZ fencing.

EEA - 11/25/2025 Projects (2025) - Franconian Ministries - Marian Village Pole Barn Site Plan - EC.dwg
Plotted: 9/24/25 @ 11:24am by: vgrubbs

MARIAN VILLAGE POLE BARN

15624 MARIAN DRIVE
HOMER GLEN, IL 60491

PLANNING & ZONING
RECEIVED
07.28.25



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ENGINEERING
ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60430
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES 04/30/2027

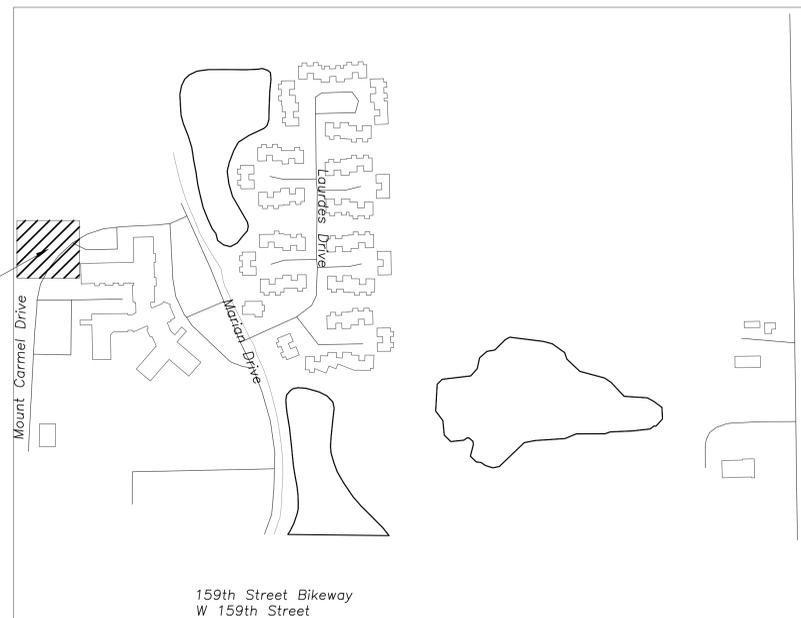
CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
229 E Wisconsin Ave #1102
Milwaukee, WI 53202
414-930-7222
Attn: Tim Brown

Owner:
Franciscan Ministries
11500 Theresa Drive
Lemont, IL 60439

DUTY TO INDEMNIFY

The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [L. Rev. Stat. Ch. 48, Par. 60 et Seq.]. In the event of any such injury (including death) or loss or damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

Proposed Site



SITE LOCATION MAP (N.T.S.)

DIGGERS HOTLINE

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: Diggers Hotline 1-800-242-8511

INDEX OF SHEETS

- C000 Civil Engineering Cover Sheet
- C100 Site Demolition Plan
- C200 Site Geometry Plan
- C300 Site Utility Plan
- C400 Site Grading And Paving Plan
- C500 Soil Erosion And Sediment Control Plan
- C600 Site Work Details
- C601 Site Work Details

MARIAN VILLAGE
POLE BARN
15624 MARIAN DRIVE
HOMER GLEN, ILLINOIS 60491

Reserved for Seal:



EXPIRATION DATE: 11/30/25

No.	Date	Description
	05.05.25	ISSUE FOR PERMIT

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2025

Design By: AJ Approved By: TB Date: 05.05.25

Sheet Title:
**CIVIL
ENGINEERING
COVER SHEET**

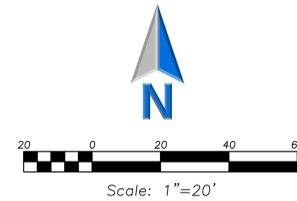
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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES 04/30/2017

MARIAN VILLAGE
POLE BARN
15624 MARIAN DRIVE
HOMER GLEN, ILLINOIS 60491



DEMOLITION LEGEND

- Bituminous Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal

LEGEND

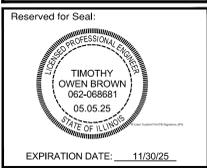
- | EXISTING | PROPOSED |
|-------------------------------------|-------------------------------------|
| Manhole | Manhole |
| Drainage Structure | Drainage Structure |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flored End Section | Flored End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Boiler | Boiler |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| Electric Manhole | Electric Manhole |
| Hand Hole | Hand Hole |
| Light Pole w/ Most Arm | Light Pole w/ Most Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Shrub | Shrub |
| Tree Protection Fencing at Drp Line | Tree Protection Fencing at Drp Line |

DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction and Respective Utility Providers.
- The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
- All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Types, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement And/or Utility Installation Encroach Within the Existing Drip Line of Trees to Remain. All Trenching Within the Drip Line of Existing Trees to Remain Shall Be Done Radially Away From Trunk if Roots in Excess of 1" Diameter are Exposed. Roots Must Be Cut By Reputable Tree Pruning Services Prior to Any Transverse Trenching. Obtain Approval Of The Architect Prior to Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees to Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GENERAL NOTES

- The Location of Existing Underground Utilities, Such as Watermains, Sewers, Gas Lines, Etc., as Shown on the Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in the Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which are Shown May Be Different From the Location As Shown on the Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features are Different Than Shown on the Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and the City of Chicago: Utility Alert Network at 312-744-7000** A Minimum of 48 Hours in Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work as Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed by Construction Operations.
- These Drawings Assume That the Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
- No Person May Utilize the Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use of These Drawings For Construction Purposes, The User Of The Media Shall Verify All Dimensions And Locations of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items, if Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photograph of Restrictor Plate(s) including Ruler Across Opening For Verification Of Restrictor Diameter.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

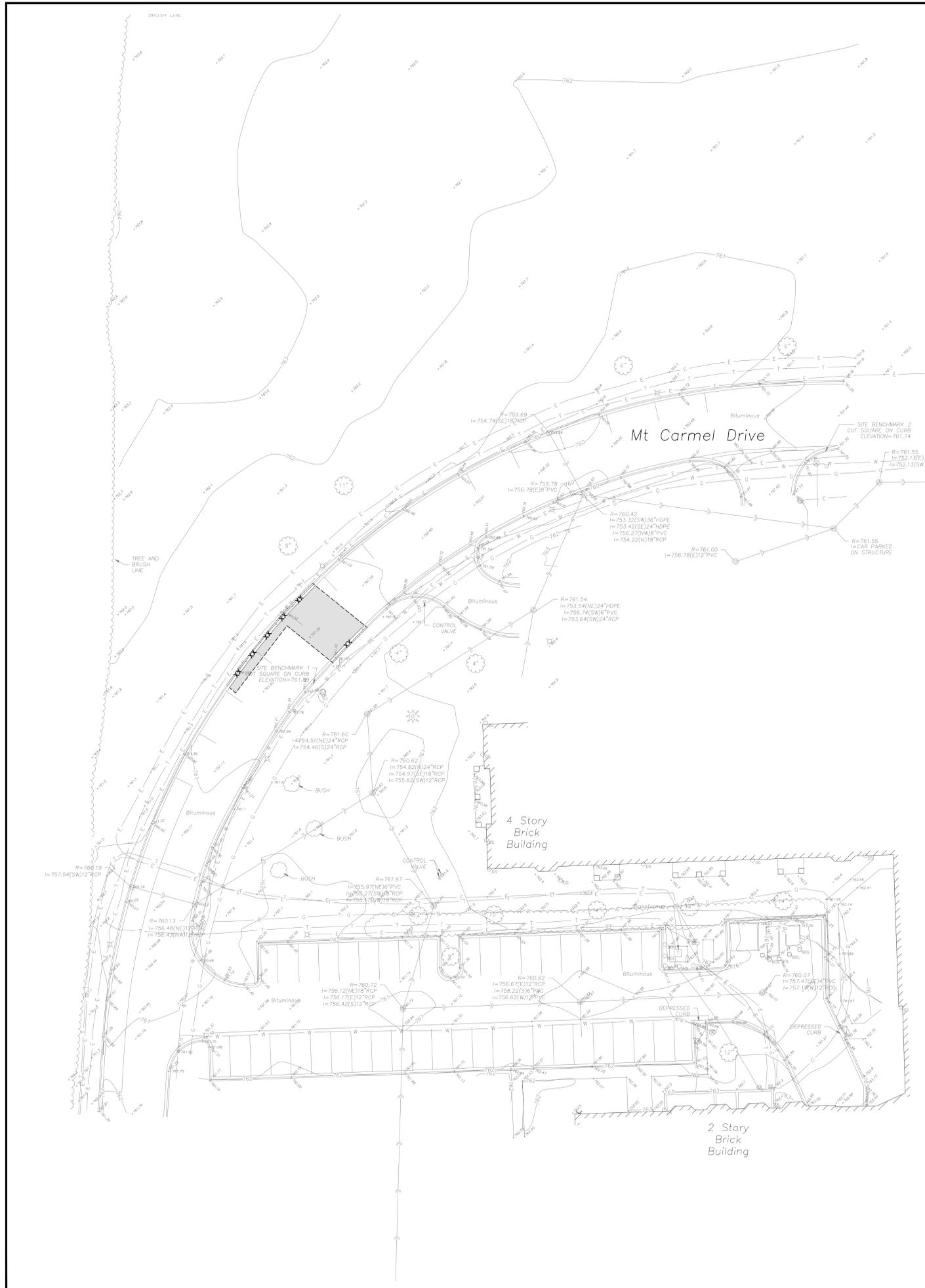


No.	Date	Description
05.05.25	05.05.25	ISSUE FOR PERMIT

Design By: AJ Approved By: TB Date: 05.05.25

Sheet Title:
SITE DEMOLITION PLAN

Sheet No:
C100

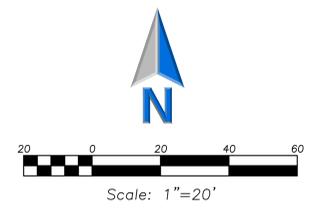


EA - P115081 - Marian Village Pole Barn Site Plan - EC.dwg
Plotted: 07/12/25 @ 11:00am By: vgrace001



145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE (847) 223-4804
 FAX (847) 223-4864
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES 04/30/2027

MARIAN VILLAGE
 POLE BARN
 15624 MARIAN DRIVE
 HOMER GLEN, ILLINOIS 60491



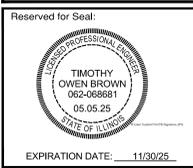
EXISTING	PROPOSED
Manhole	Manhole
Drainage Structure	Drainage Structure
Area Drain	Area Drain
Clean Out	Clean Out
Flored End Section	Flored End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Boiler	Boiler
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Electric Manhole	Electric Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Mast Arm	Light Pole w/ Mast Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Bushes	Bushes
Tree Protection	Tree Protection
Fencing at Drp Line	Fencing at Drp Line

GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats For Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
- All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
- Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2" x 11 Gauge Steel, Embedded 42" Minimum Into Ground.

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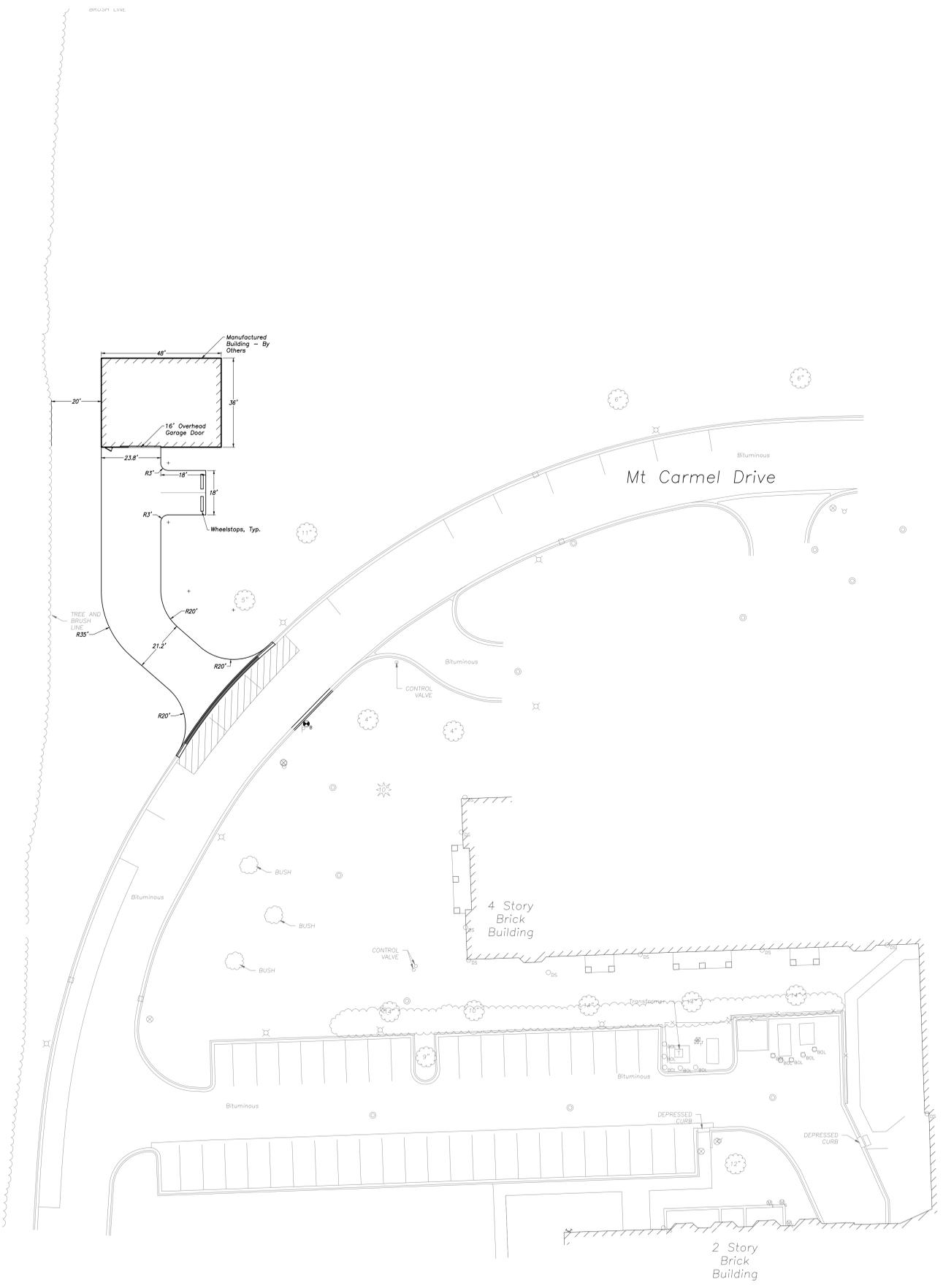


No.	Date	Description
	05.05.25	ISSUE FOR PERMIT

Design By: AJ Approved By: TB Date: 05.05.25

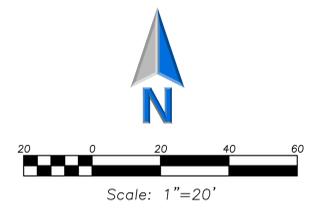
Sheet Title:
SITE GEOMETRY PLAN

Sheet No:
C200



EEA - P115891 - Marian Village Pole Barn Site Plan - EC.dwg
 Project: 07/17/25 @ 10:55am By: vgrace@eea.com

E24 - P112001 - Marian Village Homer Glen Drawings Marian Village Pole Barn Site Plan - EC.dwg
 Plotted: 6/12/25 @ 11:04am By: vgrace25



145 COMMERCE DRIVE, SUITE A
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 PHONE (847) 223-4804
 FAX (847) 223-4864
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 184-003220
 EXPIRES 04/30/2027

UTILITY NOTES

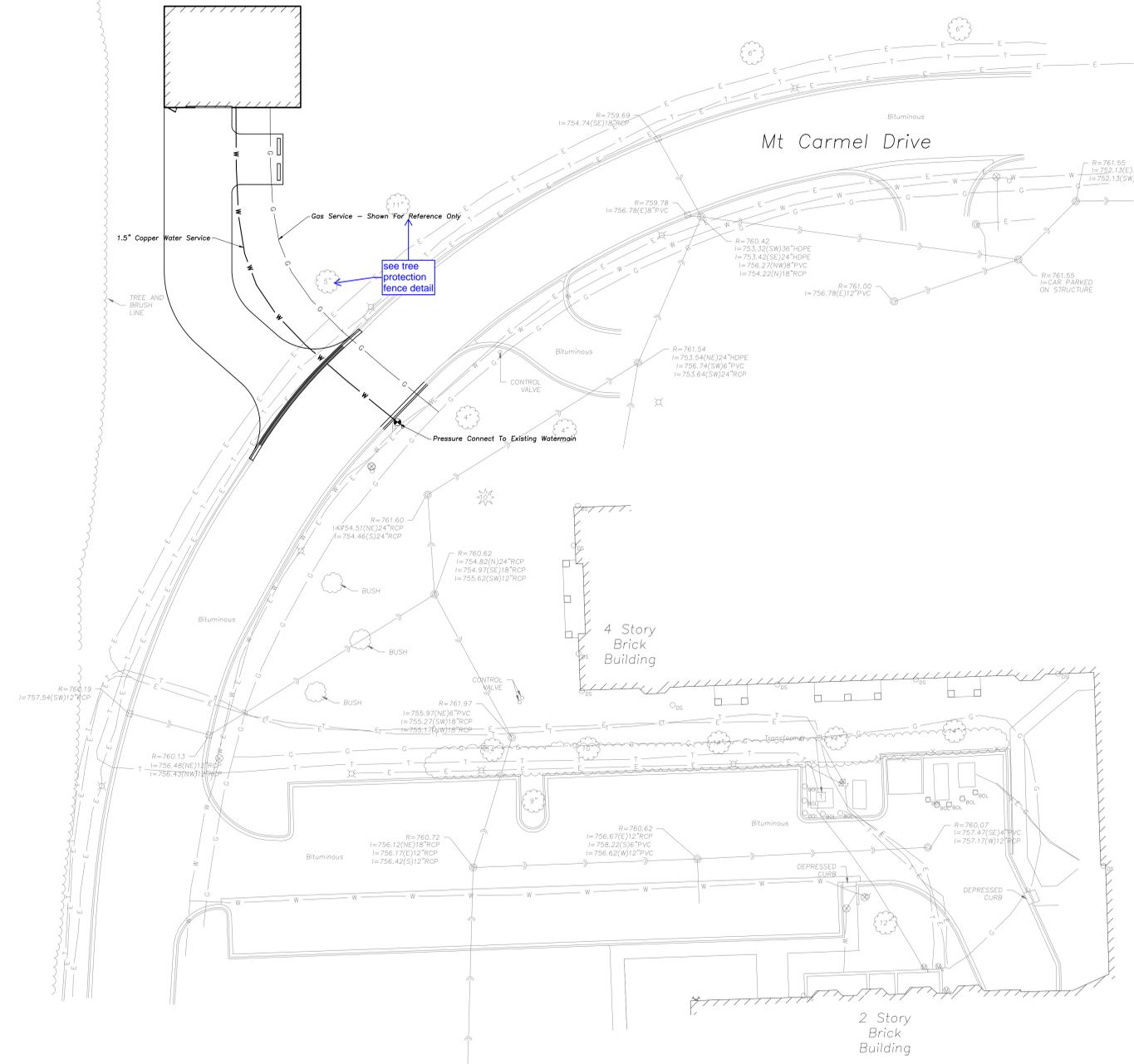
- This Project is Located in A Separate Sewer Area.
- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary, Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered and Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if the Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of Water Supplies Shall Be As Described in Section 370.350 of The Illinois Recommended Standards For Sewage Works or Section 41-2.01 of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
- Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Where Applicable.
- Adjust Frame Elevations of All Structures Located Within The Limits of The Project to Match Proposed Elevations. Add or Remove Adjusting Rings as Necessary and Install New Mortar All Rings and Frames. Install New Chimney Seals on Any Sanitary Structures Being Adjusted.

LEGEND

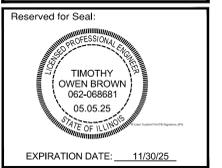
EXISTING	PROPOSED

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- Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor in Accordance With The Authorities Having Jurisdiction Which Shall Include as a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations. Provide Photographs of Restrictor Plate(s) Including Ruler Across Opening For Verification of Restrictor Diameter.
- The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, and All Addenda Thereto, Shall Govern The Earthwork and Paving Work Under This Contract Unless Noted Otherwise.



MARIAN VILLAGE
POLE BARN
 15624 MARIAN DRIVE
 HOMER GLEN, ILLINOIS 60491



No.	Date	Description
05.05.25	05.05.25	ISSUE FOR PERMIT

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 Design By: AJ Approved By: TB Date: 05.05.25

Sheet Title:
SITE UTILITY PLAN

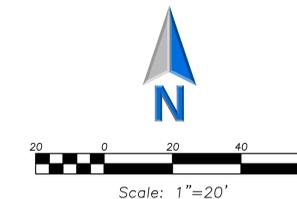
Sheet No:
C300



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
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EXPIRES 04/30/2027

MARIAN VILLAGE
POLE BARN
15624 MARIAN DRIVE
HOMER GLEN, ILLINOIS 60491



SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Catch-All, Park Chop Sediguard (or equal) Paved or Existing Stabilized Areas

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
- Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
- Soil Disturbance Shall Be Conducted in Such a Manner as to Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
- Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
- Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For a Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On a Continuing Basis Until the Site is Permanently Stabilized and All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
- All Temporary and Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved or After the Temporary Measures Are No Longer Needed. Trapped Sediment and Other Disturbed Soil Areas Shall Be Permanently Stabilized.
- Final Site Stabilization is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At the Site Have Been Completed, and That a Uniform Perennial Vegetative Cover With a Density of 70 Percent of the Cover For Impaired Areas Not Covered By Permanent Stabilization Measures (Such as the Use of Strip, Gabions, or Geotextiles) Have Been Employed.
- All Storm Sewer Structures That Are, or Will Be, Functioning During Construction Shall Be Protected, Filtered, or Otherwise Treated to Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Mattes Around the Grate in Landscaped Areas and "Catch-All" Inlet Protectors (or equal) in Paved Areas to Prevent Siltation.
- All Storm Sewer Structures That Are, or Will Be, Functioning During Construction Shall Be Protected, Filtered, or Otherwise Treated to Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Mattes Around the Grate in Landscaped Areas and "Catch-All" Inlet Protectors (or equal, such as Park Chop Sediguard) in Paved Areas to Prevent Siltation and Discharge into Waterways.
- All Temporary and Permanent Sediment and Erosion Control Measures Must Be Maintained, Repaired, and Inspected in Conformance With All Applicable IEPA-NPDES Phase II and Lake County DECI Requirements.
- Following the Termination of Construction Activities and Issuance of the Required "Notice of Termination," the Permittees Must Keep a Copy of the Storm Water Pollution Prevention Plan, Inspection Reports, and Records of All the Data Used to Complete the Notice of Intent For a Period of At Least Three Years Following Final Stabilization.
- Install and Maintain Silt Fence At the Perimeter of the Construction Zone and Wetland Area and As Shown on the Plans. Maintain Silt Fence Throughout Construction and Until Vegetation Has Been Fully Established.
- Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
- The Erosion Control Measures Indicated on the Drawings Are the Minimum Requirements. Additional Measures May Be Required as Directed by the Qualified Soil and Erosion Sediment and Control Inspector or Governing Agency.
- Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
- Report Releases of Reportable Quantities of Oil or Hazardous Materials if They Occur in Accordance with IEPA NPDES Requirements.
- All Concrete Washout Shall Conform to the "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
- If Necessary, the SWPPP Shall Be Modified to Reflect Changes Required During the Effective Period of the IEPA NPDES General Permit No. ILR10 and Local and County Permits.
- Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Ripper. Treated Dewatering Swales, or as Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

PAVING & SURFACE LEGEND

- Heavy-Duty Asphalt Pavement Section
- 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
- 3 1/2" Hot Mix Asphalt, IL-19.0, N50
- Prime Coat (0.25 gal/sq yd)
- 10" Aggregate Base Course, Type B, Crushed, CA-6
- Non-Woven Geotextile Fabric, 8 oz

GRADING NOTES

- Install and Maintain Silt Fence at the Perimeter of the Construction Zone.
- The Grading and Construction of Proposed Improvements Shall Be Done in a Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Reseeded With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On the Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Stopped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall be 4.3%. Contact Engineer if Conflicts Exist.
- Adjust Frame Elevations of All Structures Located Within the Limits of the Project to Match Proposed Elevations. Add or Remove Adjusting Rings as Necessary and Install New Mortar at Rings and Frames. Install New Chimney Seals on Any Sanitary Structures Being Adjusted.

LEGEND

- | EXISTING | PROPOSED |
|-------------------------------------|-------------------------------------|
| Manhole | Manhole |
| Drainage Structure | Drainage Structure |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flored End Section | Flored End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Boleard | Boleard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| Electric Manhole | Electric Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
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EXPIRATION DATE: 11/30/25

No.	Date	Description
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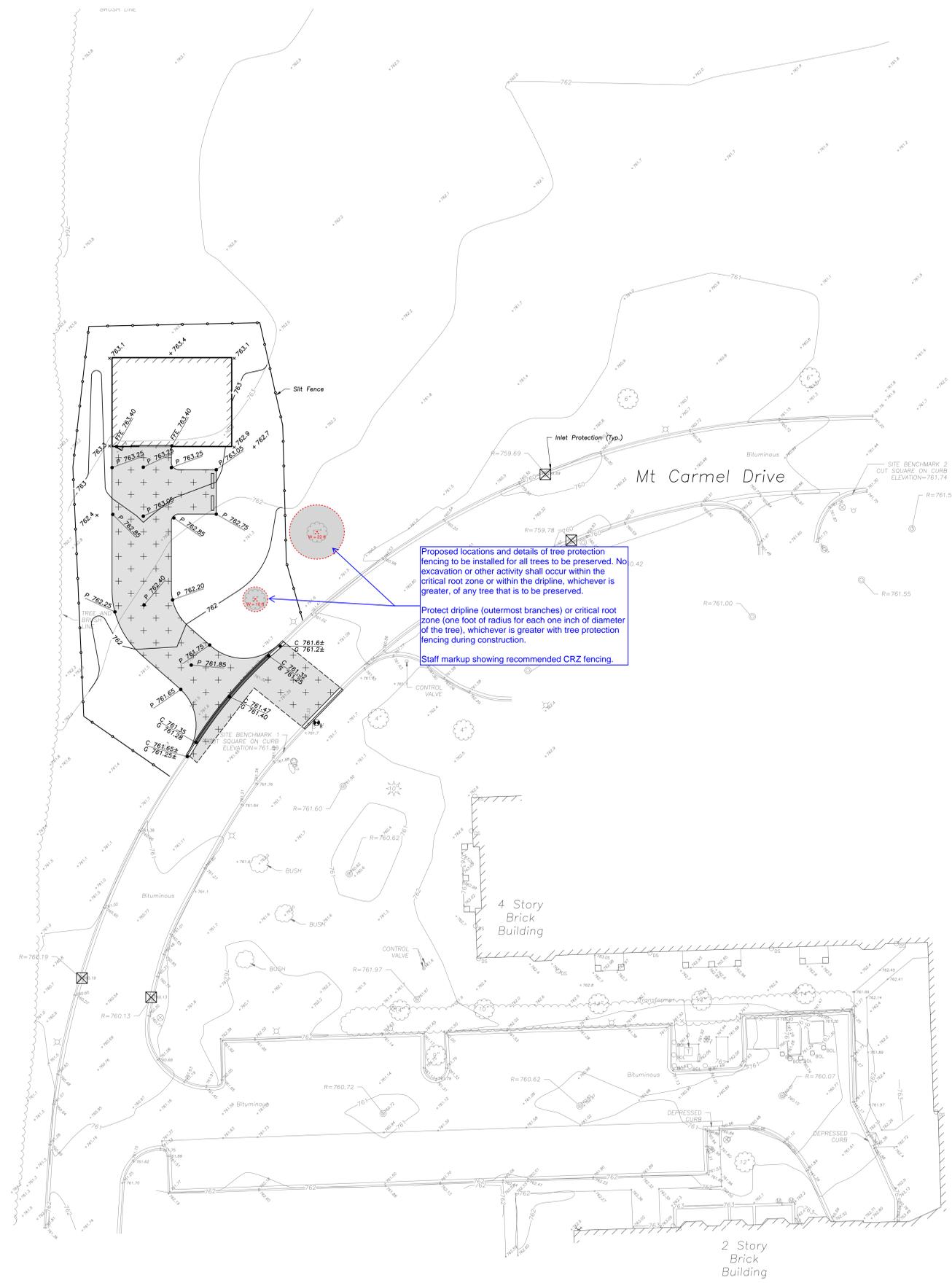
Design By: AJ Approved By: TB Date: 05.05.25

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C400



Proposed locations and details of tree protection fencing to be installed for all trees to be preserved. No excavation or other activity shall occur within the critical root zone or within the dripline, whichever is greater, of any tree that is to be preserved.

Protect dripline (outermost branches) or critical root zone (one foot of radius for each one inch of diameter of the tree), whichever is greater with tree protection fencing during construction.

Staff markup showing recommended CRZ fencing.

DESIGN AND EXPLANATORY NOTES

- 1.) ALL PLOT PLANS AND RELATED DETAILS SHALL BE PROVIDED BY OWNER UNLESS INCORPORATED AS PART OF THESE DRAWINGS.
- 2.) NO ONE MAY ALTER ANY ARCHITECTURAL ITEM UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED / REGISTERED ARCHITECT.
- 3.) ♦ THE PRECEDING SYMBOL IDENTIFIES ITEMS THROUGHOUT THE PLANS THAT ARE NOT PROVIDED BY MORTON BUILDINGS, INC. OR MORTON BUILDINGS' SUBCONTRACTORS AND ARE THE OWNER'S RESPONSIBILITY.

OFFICE:
STREATOR, IL
JOB NO.
094-141919



MARIAN VILLAGE
HOMER GLEN, IL

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550
PHONE NUMBER: 309-263-4105

SHEET INDEX	
SHEET#	DESCRIPTION
GA1 OF GA1	SPECIFICATIONS & SHEET INDEX
A1 OF A4	BUILDING LOCATION PLAN & SPECIFICATIONS
A2 OF A4	INTERIOR PLAN
A3 OF A4	ACCESSIBILITY REQUIREMENTS
A4 OF A4	ELEVATIONS

BUILDING DESIGN CRITERIA	
USE GROUP	S-1
CONSTRUCTION TYPE	VB
RISK CATEGORY	II
BUILDING AREA	1728 SQ. FT.
OCCUPANT LOAD	6
MAX. TRAVEL DISTANCE	77 FT
NUMBER OF EXITS REQUIRED	1
NUMBER OF EXITS SHOWN	1

I HEREBY CERTIFY THAT THE ARCHITECTURAL DESIGN FOR THIS BUILDING CONSISTING OF (5) PAGES WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT.

Kevin Conley
KEVIN EGAN CONLEY
kevin.conley@alieddesignaes.com
LICENSED ARCHITECT #001-024743
EXP. DATE 11-30-26

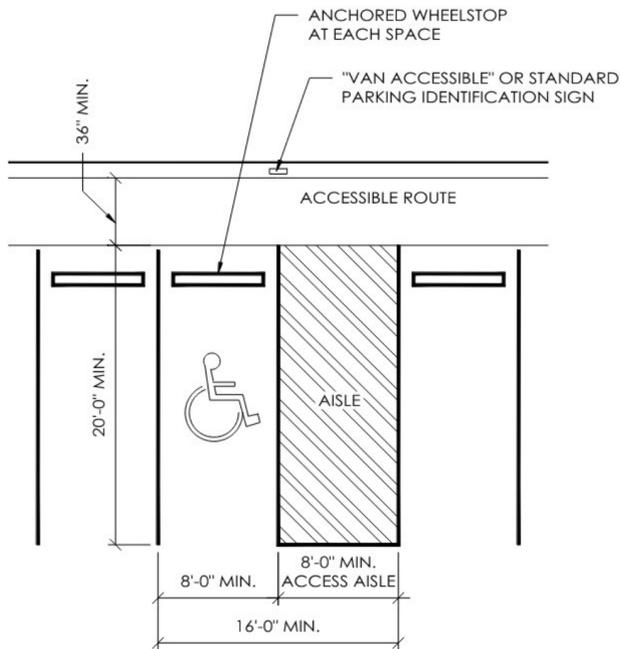
Digitally signed by Kevin Conley
Date: 2025.07.18 13:00:23 -05'00'



ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C. PROFESSIONAL DESIGN FIRM-ARCHITECTURAL AND PROFESSIONAL ENGINEERING CORPORATION LICENSE #184-003480

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DATE:	5/15/2025
CHECKED BY:	DJS
DATE:	5/28/2025
REVISED DATE:	----

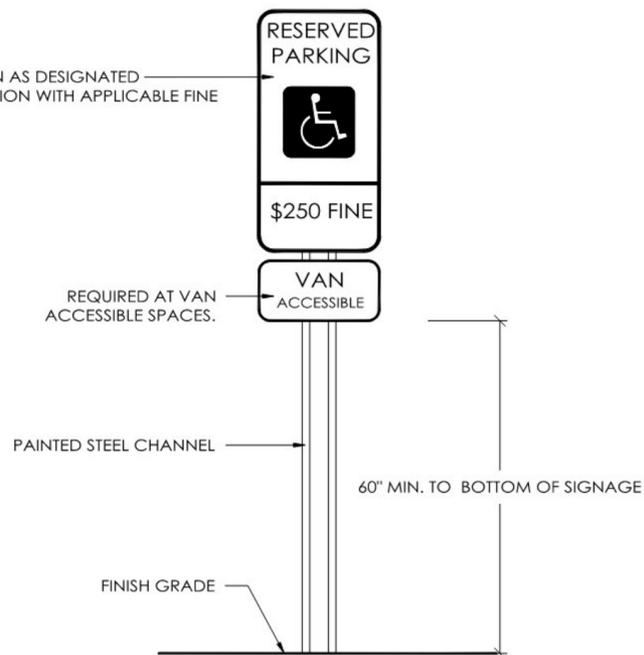
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SHEET NO:	OF:
GA1	GA1



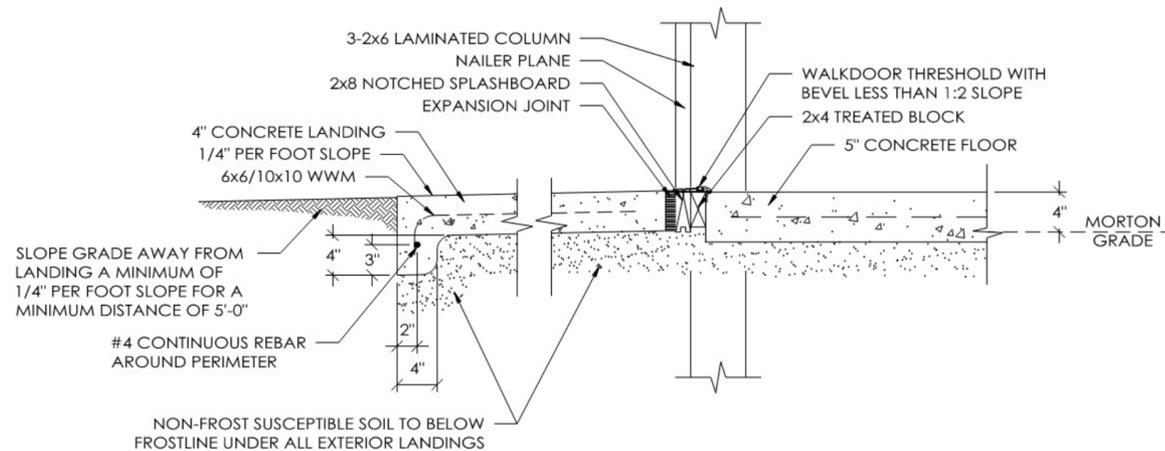
ACCESSIBLE PARKING SPACE DETAIL

SEE NOTE #16

HANDICAPPED PARKING SIGN AS DESIGNATED BY STATE OR LOCAL JURISDICTION WITH APPLICABLE FINE



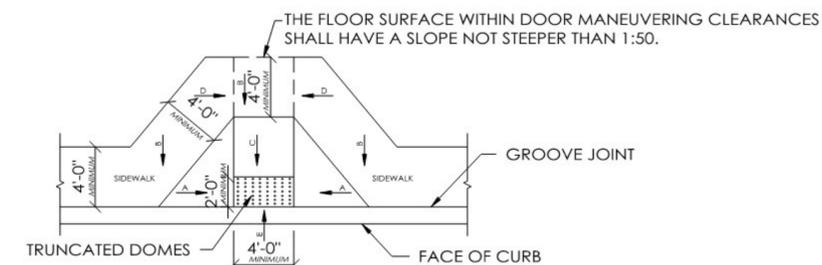
ACCESSIBLE PARKING SIGN



LANDING & THRESHOLD DETAIL

SCALE: 1" = 1'-0"

SEE NOTE #16



CURB RAMP DETAIL

SLOPE "A"	1:10
SLOPE "B"	1/4"/FT
SLOPE "C"	1:12
SLOPE "D"	1/2"/FT
SLOPE "E"	1:20

SITE PLAN PROVIDED BY:
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 223-4804
FAX: (847) 223-4864
EMAIL: INFO@EEA-LTD.COM

DESIGN AND EXPLANATORY NOTES

SITE PLAN ACCESSIBILITY

- THE MINIMUM CLEAR WIDTH OF AN INTERIOR ACCESSIBLE ROUTE SHALL BE 36 INCHES EXCEPT AT DOORS. THE MINIMUM CLEAR WIDTH OF AN EXTERIOR ACCESSIBLE ROUTE SHALL BE 48 INCHES.
- AN ACCESSIBLE ROUTES WALKING SURFACES, OTHER THAN RAMPS AND CURB RAMPS, SHALL BE NO GREATER THAN 1:20. WALKING SURFACE CROSS SLOPES OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1:48.
- THE MAXIMUM SLOPE OF A RAMP OR CURB RAMP SHALL BE 1:12 OR LESS. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES.
- THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36 INCHES BETWEEN HANDRAILS.
- RAMPS SHALL HAVE LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN WITH SLOPES NOT STEEPER THAN 1:48.
- LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP RUN LEADING TO IT AND SHALL BE A MINIMUM OF 60 INCHES IN LENGTH. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES x 60 INCHES. CURB RAMPS SHALL HAVE A MINIMUM OF 48 INCHES CLEAR LENGTH.
- IF A RAMP RUN HAS A RISE GREATER THAN 6 INCHES, THEN IT SHALL HAVE HAND RAILS ON BOTH SIDES.
- IF RAMP RUN HAS HANDRAILS THEN EDGE PROTECTION REQUIRED. RAMP SURFACE EDGES SHALL PREVENT PASSAGE OF A 4" DIAMETER SPHERE OR EXTEND SURFACE AT LEAST 12" BEYOND INSIDE FACE OF HANDRAIL.
- CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 48 INCHES, EXCLUSIVE OF FLARED SIDES.
- FOR PURPOSE OF WARNING, THE FULL WIDTH OF CURB RAMPS SHALL HAVE TRUNCATED DOMES WHICH SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. TRUNCATED DOMES SHALL BE LOCATED FOR A DISTANCE OF 24 INCHES IN DIRECTIONS OF TRAVEL.
- IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. THE MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
- BUILT-UP CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES OR INTO SPACES THAT WOULD INTERFERE WITH PERSONS ENTERING OR EXITING PARKED OR STANDING VEHICLES.
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
- MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A 24 INCH DEEP AREA OF TRUNCATED DOMES EXTENDING THE FULL WIDTH OF THE MARKED CROSSING.
- ACCESSIBLE PARKING SPACE:
 - ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY, WHERE BUILDING HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING. ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
- THRESHOLD:
 - LANDINGS SHALL BE HARD, FIRM AND SLIP RESISTANT SURFACES AND SHALL HAVE SLOPES OF LESS THAN 1:48 IN ALL DIRECTIONS.
 - CHANGES IN LEVEL OF 1/4 INCH HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
 - CHANGES IN LEVEL GREATER THAN 1/4 INCH HEIGHT AND NOT MORE THAN 1/2 INCH MAXIMUM HIGH SHALL BE BEVELED TO A SLOPE NO STEEPER THAN 1:2.
- SURFACE:
 - ALL ACCESSIBLE ROUTES / ACCESS ELEMENTS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
 - ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
 - FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.

OFFICE: STREATOR, IL

JOB NO. 094-141919

MARIAN VILLAGE

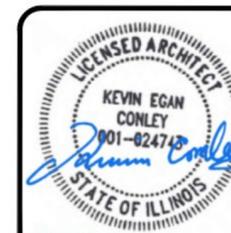
HOMER GLEN, IL

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.

PHONE NUMBER: 309-263-4105

100 S. PERSHING P.O. BOX 110 MORTON, IL 61550

DRAWN BY:	MILICH
DATE:	5/15/2025
CHECKED BY:	DJS
DATE:	5/28/2025
REVISED DATE:	---



7/18/25

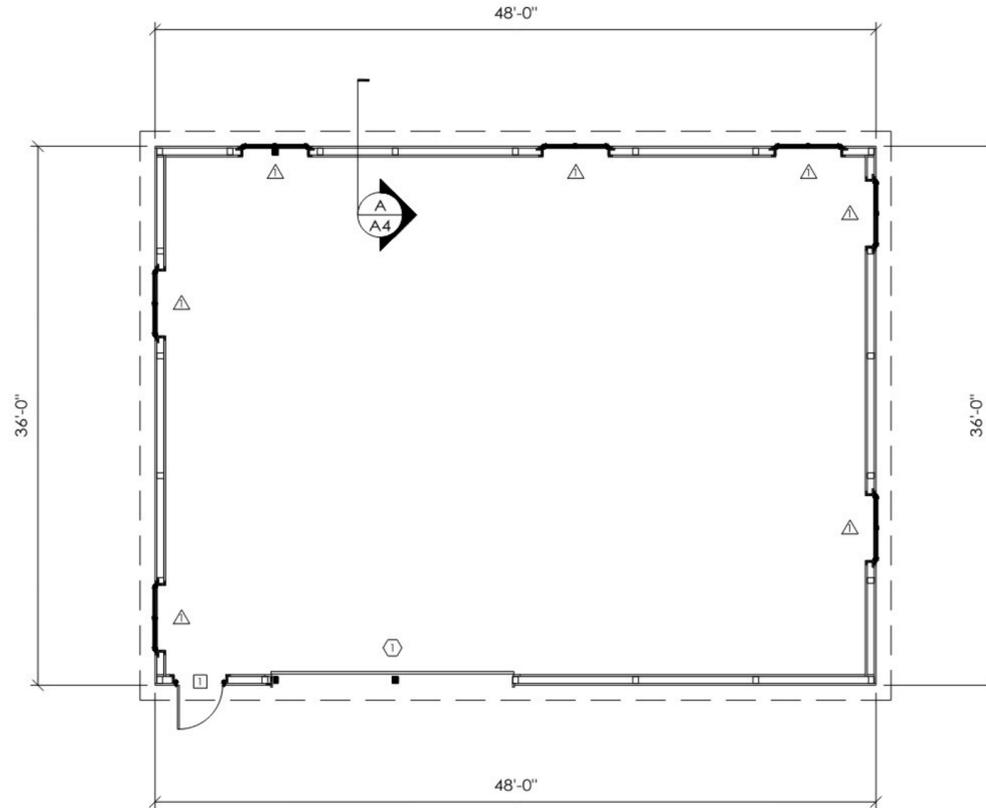
SCALE: AS NOTED

SHEET NO: A1 OF: A4

DESIGN AND EXPLANATORY NOTES

FLOOR PLAN ACCESSIBILITY

1. ACCESSIBILITY SHALL COMPLY WITH ICC/ANSI 117.1
2. SINKS.
 - A. SINKS SHALL BE MOUNTED WITH RIM NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.
 - B. KNEE CLEARANCE AT LEAST 27 INCHES HIGH, 30 INCHES WIDE AND 17 INCHES DEEP SHALL BE PROVIDED UNDERNEATH SINKS.
 - C. SINKS SHALL BE A MAXIMUM OF 6-1/2 INCHES DEEP.
 - D. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
 - E. FAUCETS SHALL BE LEVER-OPERATED OR AUTOMATED.
 - F. A CLEAR FLOOR SPACE AT LEAST 30 INCHES WIDE BY 48 INCHES DEEP SHALL BE PROVIDED IN FRONT OF SINKS TO ALLOW FOR FORWARD APPROACH, WHEN FORWARD APPROACH IS REQUIRED. THE CLEAR FLOOR SPACE SHALL EXTEND A MAXIMUM OF 19 INCHES UNDERNEATH THE SURFACE.
3. DOORS.
 - A. DOOR HARDWARE THROUGHOUT BUILDING SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LB/FT.
 - B. ALL DOORS REQUIRED TO BE ACCESSIBLE, SHALL BE PROVIDED WITH LEVER HANDLES OR PUSH/PULL HARDWARE.
 - C. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
 - D. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN ACCESSIBLE INTERIOR HINGED DOORS SHALL BE 5 LB/FT.
 - E. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED 34 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.
 - F. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
 - G. DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
 - H. GLAZING IN DOORS AND SIDELITES SHALL BE SAFETY GLAZING. WINDOW GLAZING WITHIN TWO FEET OF ANY VERTICAL EDGE OF A DOOR IN A CLOSED POSITION SHALL ALSO BE SAFETY GLAZED.
4. DINING / WORK SURFACES.
 - A. THE TOP OF THE COUNTER, TABLE, OR WORK STATION RESERVED FOR HANDICAPPED PERSONS SHALL BE 28 TO 34 INCHES ABOVE THE FINISHED FLOOR HEIGHT WITH A MINIMUM WORK SURFACE OF 36 INCHES LONG FOR SIDE APPROACH OR 30 INCHES LONG FOR FRONT APPROACH. KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE WORKING SURFACES.
 - B. FLOOR SURFACES WITHIN MANEUVERING CLEARANCES SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
5. SALES AND SERVICE COUNTERS.
 - A. PARALLEL APPROACH:
 - 1) A PORTION OF THE COUNTER SURFACE 36 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED.
 - 2) WHERE THE COUNTER SURFACE IS LESS THAN 36 INCHES IN LENGTH, THE ENTIRE COUNTER SURFACE SHALL BE 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR.
 - 3) A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH ADJACENT TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.
 - B. FORWARD APPROACH:
 - 1) A PORTION OF THE COUNTER SURFACE 30 INCHES MINIMUM IN LENGTH AND 36 INCHES MAXIMUM IN HEIGHT ABOVE THE FLOOR SHALL BE PROVIDED.
 - 2) A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE ACCESSIBLE COUNTER SHALL BE PROVIDED.
 - 3) KNEE AND TOE CLEARANCE SHALL BE PROVIDED UNDER THE ACCESSIBLE COUNTER.
6. SIGNAGE.
 - A. SIGNAGE IS REQUIRED AT THE FOLLOWING LOCATIONS:
 - 1) AT ALL NON-ACCESSIBLE ENTRANCES INDICATING THE LOCATION OF THE ACCESSIBLE ENTRANCES.
 - 2) SIGNS STATING "EXIT" SHALL BE PROVIDED ADJACENT TO EACH DOOR THAT LEADS TO A CORRIDOR, STAIRWELL, OR TO THE EXTERIOR OF THE BUILDING.
 - 3) SIGNAGE SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE LOCATED AT ALL RESTROOMS.
 - B. ALL SIGNS SHALL INCLUDE TACTILE SIGNAGE INCLUDING ANY OPTIONAL INTERIOR AND EXTERIOR SIGNAGE IDENTIFYING PERMANENT ROOMS AND SPACES.
 - C. TACTILE AND BRAILLE SIGNAGE SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASELINE OF THE LOWEST TACTILE LETTER TO 60 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED TO THE BASE LINE OF THE HIGHEST TACTILE LETTER.
 - D. TACTILE SIGNAGE SHALL BE LOCATED AT THE LATCH SIDE OF A DOORWAY. AT DOUBLE DOORS SIGNAGE SHALL BE PROVIDED ON THE SIDE OF ANY INACTIVE LEAF. IF BOTH DOORS ARE ACTIVE THE SIGNAGE SHALL BE PLACED TO THE RIGHT SIDE OF THE DOORWAY. IF SPACE IS NOT AVAILABLE FOR SIGNAGE IN THESE LOCATIONS, SIGNAGE SHALL BE LOCATED ON THE NEAREST ADJACENT WALL TO THE AREA SPECIFIED.
 - E. A MINIMUM 18 INCHES X 18 INCHES CLEAR FLOOR AREA CENTERED ON THE TACTILE SIGNAGE SHALL BE PROVIDED BEYOND THE ARC OF THE DOORWAY. SIGNAGE SHALL BE ALLOWED ON THE PUSH SIDE OF DOORS WITH CLOSERS WITHOUT HOLD OPEN DEVICES.
 - F. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 - G. STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCH HIGH LETTERS/NUMBERS (6 INCH RECOMMENDED) WITH A MINIMUM STROKE DEPTH OF 0.5 INCH ON THE BUILDING.
7. SURFACES.
 - A. FLOOR SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
 - B. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
 - B. ROOMS AND ENCLOSED SPACES SHALL HAVE WALL AND CEILING FINISHES WITH A MINIMUM CLASS C RATING (FLAME SPREAD INDEX 76-200 AND SMOKE DEVELOPED INDEX 0-450). CORRIDORS AND STAIRWAYS SHALL HAVE A MINIMUM CLASS A RATING (FLAME SPREAD INDEX 0-25 AND SMOKE DEVELOPED INDEX 0-450).

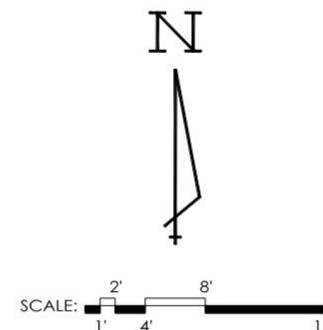


INTERIOR LAYOUT

INTERIOR LAYOUT LEGEND

- - 3068 PLAIN FLAT LEAF FIBERSTEEL WALKDOOR, OUT SWING, LEFT HINGE WITH CLOSER, LOCKSET
- △ - (7) 4429 MB SLIDING WINDOWS WITH FOAM INSULATION IN FRAME
- ① - 16'-2"x12'-1" OVERHEAD DOOR

ROUGH OPENING SCHEDULE		
UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
①	38 1/4"	81"
△	52 1/4"	33 5/8"



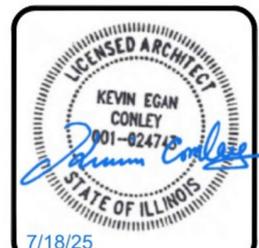
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JOB NO. 094-141919

MARIAN VILLAGE
HOMER GLEN, IL

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
PHONE NUMBER: 309-263-4105

100 S. PERSHING P.O. BOX 110 MORTON, IL 61550

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DATE:	5/15/2025
CHECKED BY:	DJS
DATE:	5/28/2025
REVISED DATE:	----

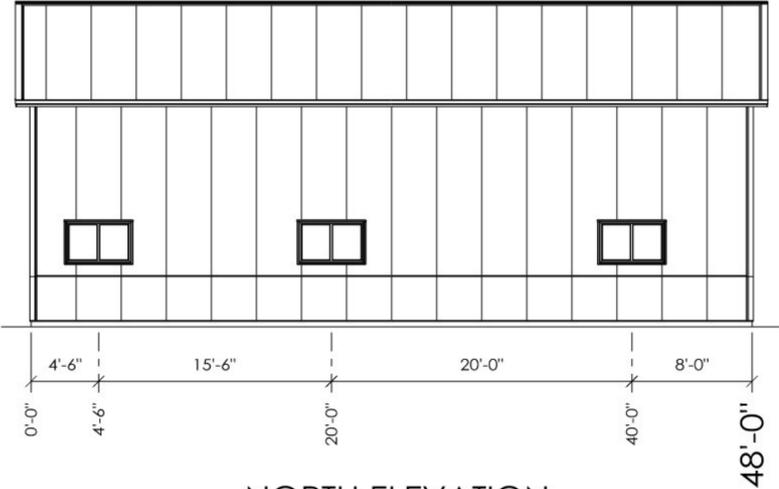


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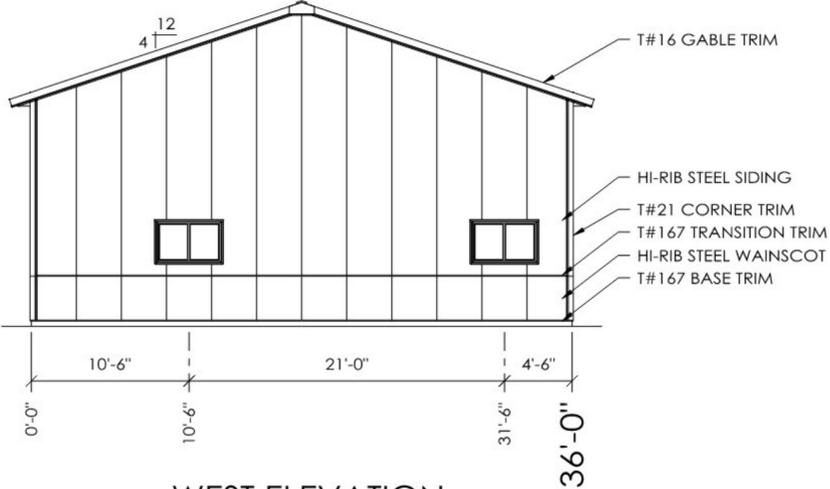
DESIGN AND EXPLANATORY NOTES

1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.

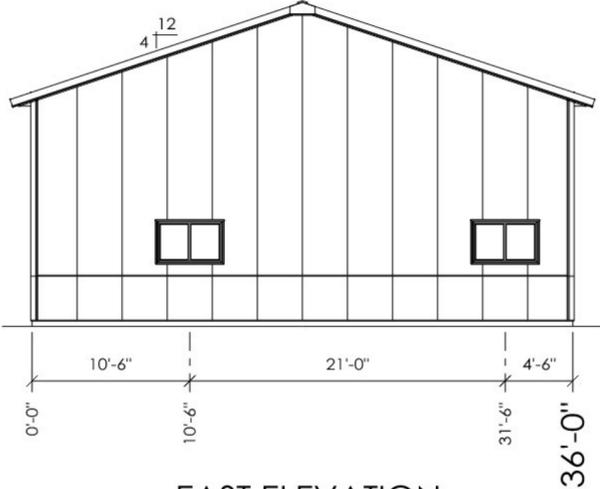
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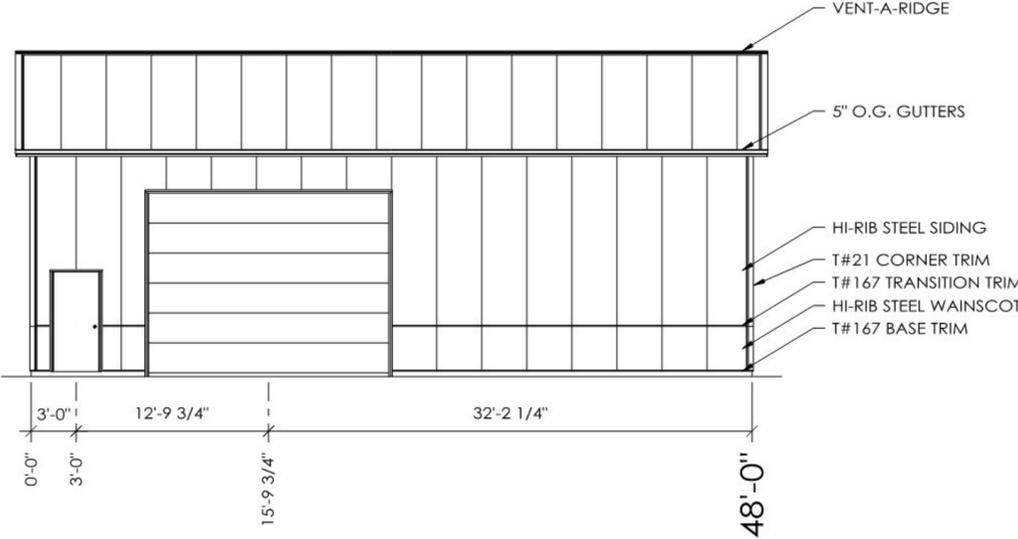
NORTH ELEVATION



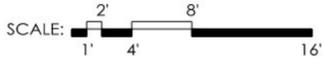
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



MARIAN VILLAGE

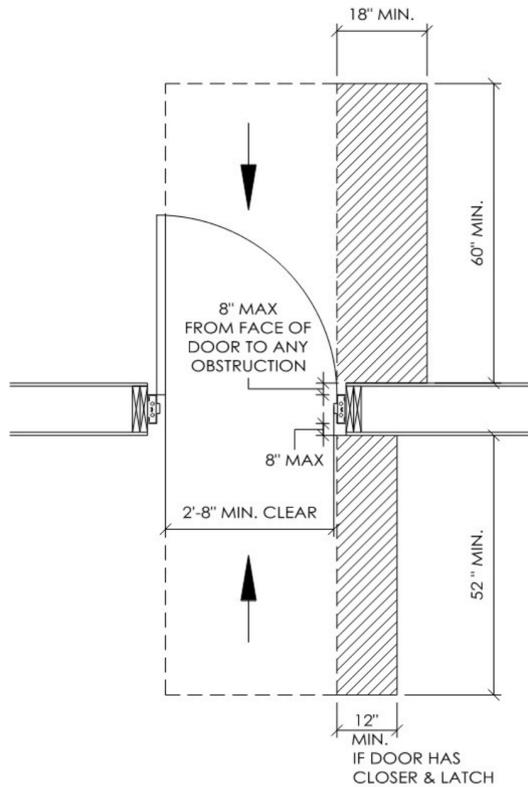
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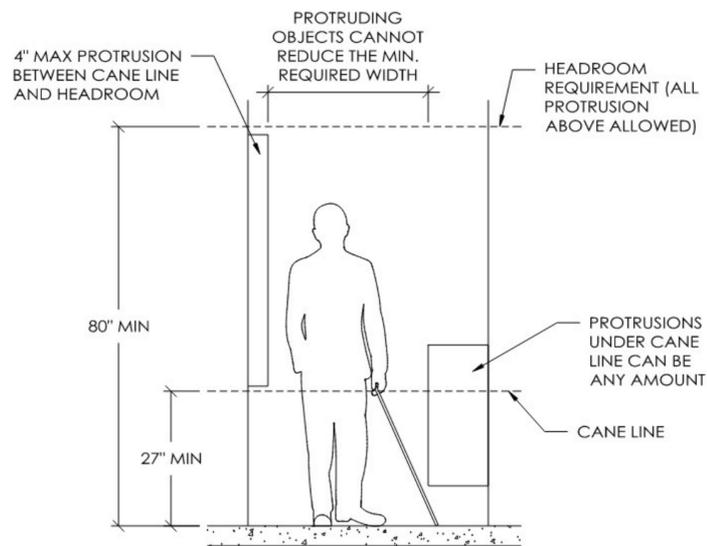
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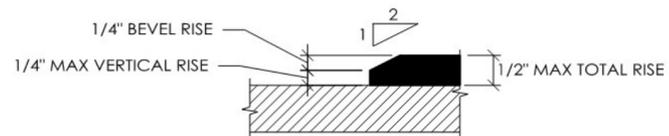
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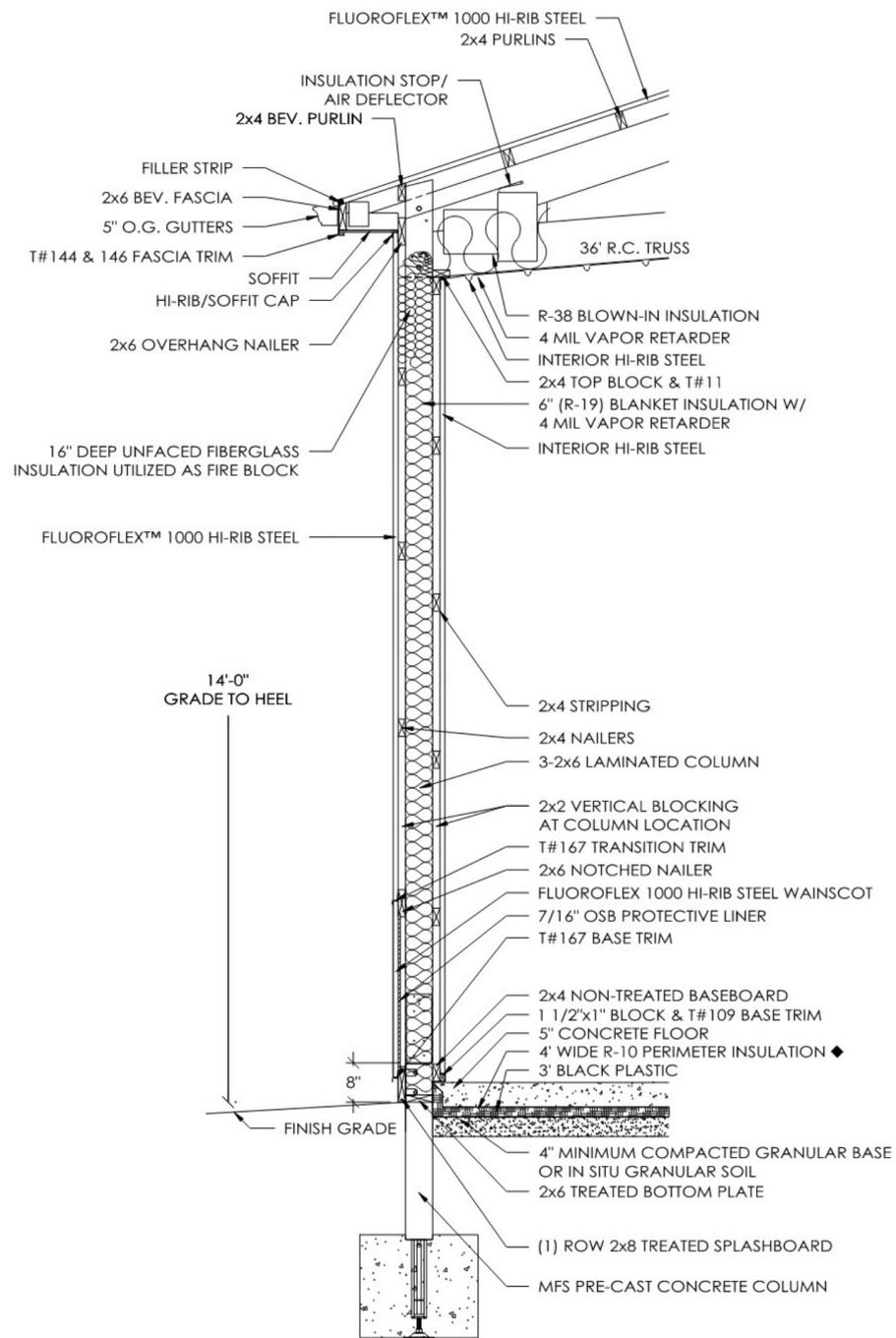
TYPICAL ACCESSIBILITY CLEARANCE DETAIL FOR FORWARD APPROACH



ACCESSIBLE ROUTE DETAIL
SCALE: 1/2" = 1'-0"



CHANGE IN LEVEL DETAIL
SCALE: 6" = 1'-0"



SIDEWALL SECTION A
SCALE: 1/2" = 1'-0"

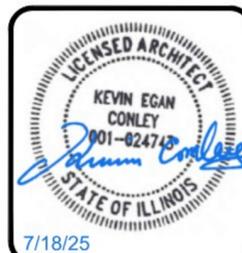
MARIAN VILLAGE

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PHONE NUMBER: 309-263-4105

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DATE:	5/15/2025
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SHEET NO:	A4
OF:	A4

PLANNING & ZONING
RECEIVED
03/12/2026





PLAN COMMISSION MEMORANDUM

Agenda Item Number: 8.b.
Plan Commission Meeting Date: March 19, 2026
Subject: HG-2606-V Orland Oak Monument Sign
Address: 13033 W. 143rd Street

Item Title: Consider a request for approval of a Variance to permit a multitenant sign with twelve (12) tenant panels where no more than six (6) are permitted for certain real property located in the C-1 Neighborhood Commercial Zoning District at the common address 13033 W. 143rd Street, Homer Glen, Illinois. [HG-2606-V].

Staff Contact: Taylor Udarbe, Senior Planner

Property Information

Location: 13033 W. 143rd Street

PINs: 16-05-11-200-028-0000
16-05-11-200-029-0000
16-05-11-200-030-0000
16-05-11-200-032-0000

Property Size: approximately 4.6 ac

Existing Zoning/Use: C-1 Neighborhood Commercial

Adjacent Zoning: N: C-2 Local Business
E: C-1 Neighborhood Commercial (frontage road)
S: R-4 Single-family Residential
W: C-1 Neighborhood Commercial

Background:

The applicant and project manager, Kenny Ateih on behalf of Orland Oak LLC, has applied for a Variance to retroactively permit an increase in the number of tenant panels on the existing Orland Oak Shopping Center's monument sign. This sign is located on the site near the common address of 13033 W. 143rd Street, but this multi-tenant shopping center had many associated addresses. This development is located in the C-1 Neighborhood Commercial zone district and includes four (4) lots.

This is a retroactive request for approval of a Variance, as this sign has already been installed on the property without a permit.

Staff was first made aware of the work without a permit on the subject property's monument sign on April 9, 2024. One of the installed panels had a typo and staff permitted the applicant to immediately remedy this tenant sign with the condition that they shall restore the sign within 30 days or apply for a permit for an additional monument sign on the property at least 300 feet away.

The applicant applied for a sign permit on September 3, 2024 proposing restoration of the monument sign to the previous (and maximum permitted) six (6) tenant panels. This work was approved by zoning, and the permit was issued on October 10, 2024.

Building permits expire after 1 year and the permit record was officially closed 11.25.25 citing the applicant wants to work on a Variance to keep the tenant panels.

Public Comments

Staff received a call from a tenant in the Orland Oak Shopping Center who requested information on what the zoning case was for. Staff explained this is a retroactive request for approval of a Variance for the 12 tenant panels, as this sign has already been installed on the property without a permit. This resident did not have any concerns on this zoning case.

Conformance with Zoning Regulations:

History

In 2013, the subject property was granted the following monument sign variances through OR13-059:

- Increase the total height of the sign from the commercial district maximum of 10' to 34';
- Increase the total size of the sign from the commercial district maximum of 33sf to 150sf;
- Increase number of tenant panels from the commercial district maximum of 4 tenant panels to 6 tenant panels, and;
- The building materials of a freestanding sign from the permitted brick or stone materials to aluminum

According to the October 21, 2013 Plan Commission meeting minutes for case HG-1314-V, the original sign, shown below, was first approved with Will County between 1979 and 1981 and was considered to be non-conforming to the Village Code for sign height, size, and materials. In November of 2012, this original sign was damaged due to high winds and was shortly after "secured" to the state shown in the 2015 image. The sign required the above variances under our old sign code, which had substantial amendments approved (essentially repealed and replaced) via OR20-001. As the size of the sign has not changed, only a new variance for the number or tenant panels is required.



§ 220-1005 Signs.

Per the Sign Code regulations, ground signs for multitenant properties are subject to the following (summarized):

- 1 sign per lot frontage and one (1) additional sign if they are 300' apart
- Height = 15' for multi-tenant *[Approved at 34' via OR13-059]*
- Setback = 5' from property line (not in sight vision triangle)
- Sign face shall not exceed 120 sf for multi-tenant *[Approved at 150 sf via OR13-059]*
- Permitted copy area = 1sf per 3 feet of lineal frontage (not to exceed 65sf for a single tenant; not to exceed 80sf for multi-tenant) *[Approved at 150 sf via OR13-059]*
- Monument width of base = minimum of 80% of the sign width
- For dual post signs, each post shall be at least 15% of the total width of the sign
- Height of base = minimum of 1', not taller than 4'
- The base of monument signs and columns of dual post signs shall be masonry *[Aluminum approved via OR13-059]*
- Landscaping = 1.5 x the sign area
- Multi-tenant signs shall not include more than six tenant panels. *[Requested variance to permit up to 12 panels]*

As noted above, the sign size has already been approved via OR13-059. The applicant has reconfigured the number of tenant panels within the same sign structure and is requesting a retroactive variance to be able to keep the installed 12 tenant panels on this existing sign.

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 building.

Outdoor Lighting (Chapter 75, Article II): The Lighting regulations do not apply to this request as the sign is internally illuminated and does not include any digital outdoor displays.

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)): The 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-1 Neighborhood Commercial district and the request for a variance to an existing multi-tenant commercial ground sign.

Motions for Consideration

Is there a motion to recommend _____ (approval / approval with conditions / denial) of a Variance to permit a multitenant sign with twelve (12) tenant panels where no more than six (6) are permitted, in accordance with the reviewed plans, public testimony, and staff report, for certain real property located in the C-1 Neighborhood Commercial Zoning District at the common address 13033 W. 143rd Street, Homer Glen, Illinois [HG-2606-V]?

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 for Sign Permit #2024-8209 09.20.25

Attachment 1 – Findings of Fact

Standards for Variances

Chapter 220-1207C(1-3) of the Code of the Village of Homer Glen lists the standards by which the Plan Commission shall make the findings of fact. The following are the categories with staff's findings in *italics*:

1. The Plan Commission shall not vary the provisions of this Ordinance as authorized unless it has made findings based upon the evidence presented to it in the following cases:

- (a) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Staff cannot determine if the subject property could or could not yield a reasonable return. If permitted only under the conditions allowed by the regulations of § 220-1005: Signs, an additional monument sign must be installed on the subject property 300' from the existing sign. This would allow 12 tenant's names to be displayed with 6 panels permitted on each sign.

- (b) That the plight of the owner is due to unique circumstances.

The hardship is due to the unique circumstance of the subject property's 12 tenant building being served by an existing multi-tenant sign, which is permitted a maximum of 6 tenant panels by right.

- (c) That the variance, if granted, will not alter the essential character of the locality.

The Variance, if granted, likely will not alter the essential character of the locality as the sign structure is not changing and the additional tenant panels have already been installed.

2. A variance shall be recommended to the Village Board only if the evidence, in the judgment of the Plan Commission, sustains each of the three conditions enumerated in Subsection C(1).

3. For the purpose of supplementing the above standards, the Plan Commission, in making its determination, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- (a) That the particular surroundings, shape, or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.

The current condition of the subject property's 12 tenant building being served by an existing multi-tenant sign, which is permitted a maximum of 6 tenant panels by right, is creating a particular hardship upon the owner. Strict enforcement of the ordinance would require a new ground sign be constructed on site at least 300' from the existing sign. As the Orland Oak site sits around 6' below the grade of 143rd Street, it is likely that this topographic hardship had warranted the approval of the sign variances to increase height and size of the existing sign. Based on this, it is possible that a new ground sign having to meet the maximum 15' height could face similar hardship with visibility due to topography.

- (b) That the conditions upon which the petition for variance is based would not be applicable, generally, to other property within the same zoning classification.

While the subject property is unique, the physical topography may limit viable sites for an additional ground sign to support the additional 6 tenants not permitted on the existing sign. It may not be uncommon that commercial properties have more than 6 tenants on a single site.

- (c) That the purpose of the variance is not exclusively based upon a desire to make more money out of the property.

The purpose of the variance is not exclusively based upon a desire to make more money out of the property but to increase visibility of tenants on site.

- (d) That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The topographical hardship that may hinder an additional ground sign on site was not created by any person having interest in the property. The extra sign panels were installed without permits and this retroactive variance is to allow them to remain.

- (e) That the granting of the variance will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located.

The variance would not harm public welfare or neighboring properties.

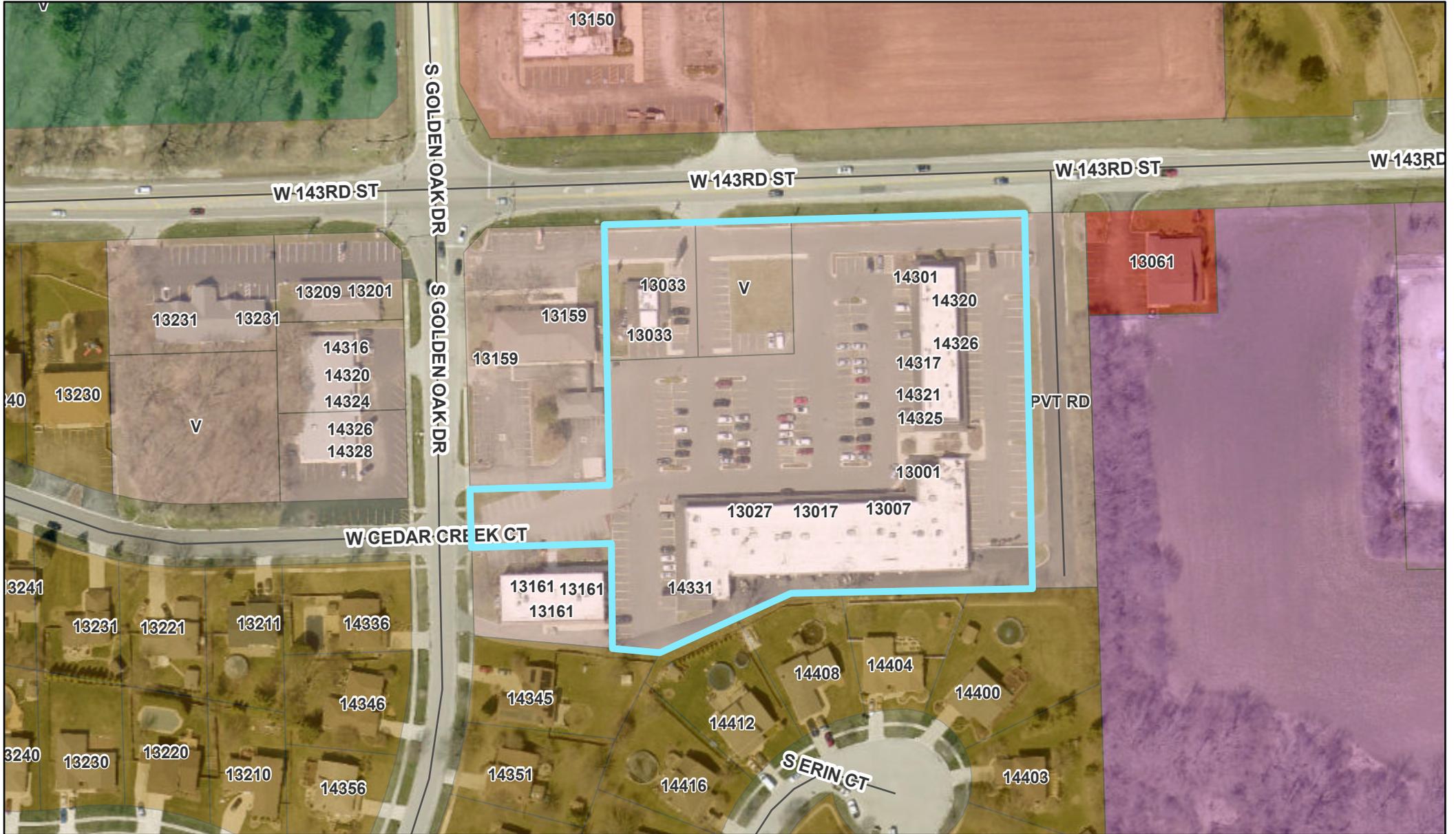
- (f) That the exterior architectural appeal and functional plan of any proposed structure will not be so at Variance with the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

The existing sign structure was granted a variance (OR13-059) to allow the aluminum materials and the sign structure has not changed.

- (g) That the proposed variance will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The proposed variance will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, or otherwise endanger the public safety. Staff has no opinion on property values.

Attachment 2 - Zoning Map

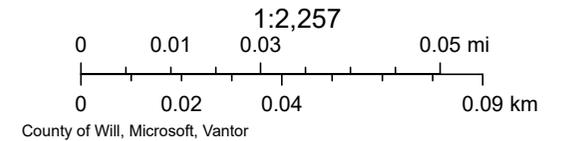


3/12/2026, 1:54:29 PM

-  Homer Glen Boundary
-  Addresses
-  Street Centerlines

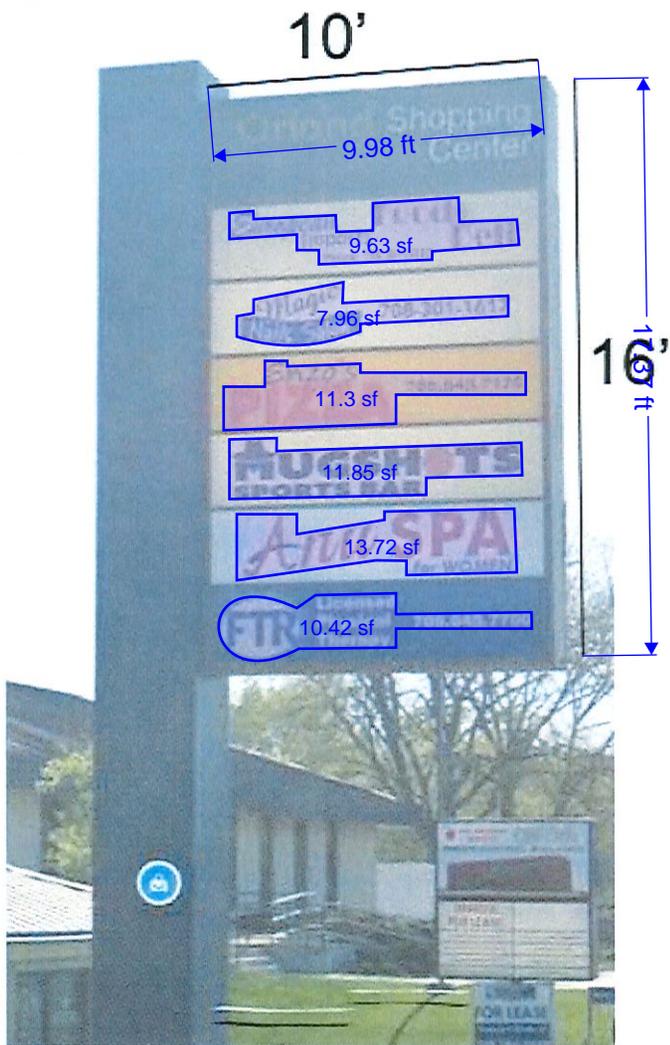
- Zoning Districts**
-  C-1 Neighborhood Commercial
 -  C-2 Local Business
 -  C-3 General Business

-  I-1 Industrial
-  R-4 Single-family Residential
-  R-6A Attached Single-Family Residential District



ALUMINUM LIGHT BOX SIGN

Type: FRONT - LIGHT LED BOARD



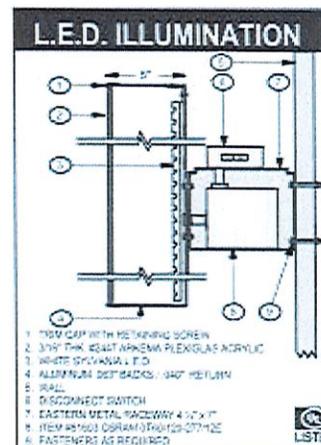
APPROVED
Planning & Zoning Department

Laura Voh

restoring original non-conforming sign which is subject to non-conforming code section



BEFORE



Re-Install original faces on monument sign.

Recomended

Sales Rep: sm	
Designer: rvs	
Client Approval	
Job#: 7003304	Drawing#: 13962
Page: 1 of 1	
Start Date: 09.30.13	Last Revision: 00.00.00
Location:	
UL LISTED	



AGENDA SUPPLEMENT SHEET

<u>Agenda Item Number:</u>	8.c.
Subject:	Several Minor Text Amendments Public Hearing
Village Board Meeting Date:	January 28, 2026
Plan Commission Meeting Date:	March 19, 2026 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

March 5, 2026 Plan Commission Meeting

At the March 5, 2026 Plan Commission meeting, the Plan Commissioners tabled the case HG-2604-A to revise the proposed text. These changes have been incorporated in Attachment 2 and these sections are **highlighted** for ease.

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

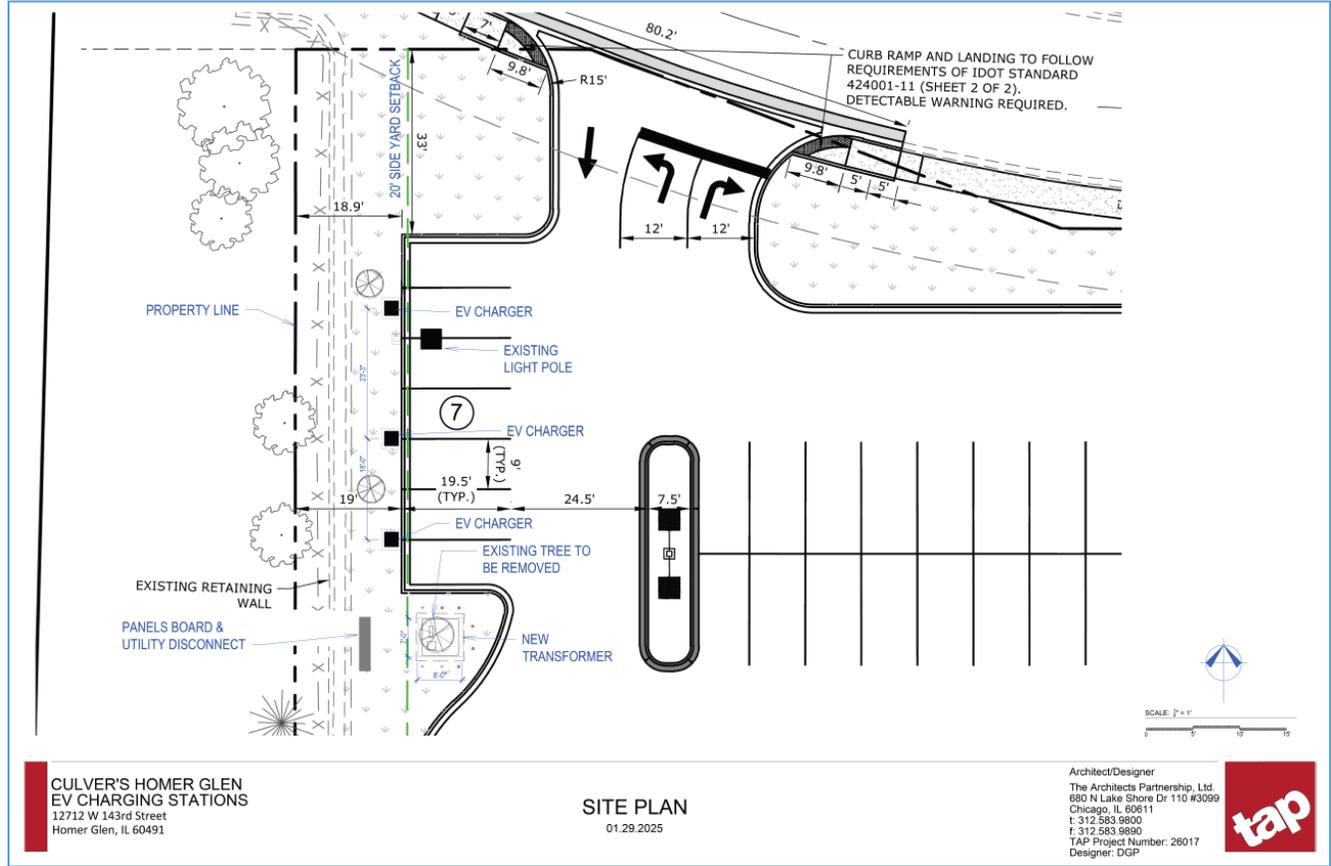
Findings of fact and recommendation of the Plan Commission.

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 19, 2026 Plan Commission Public Hearing (continued)

Culvers site plan with proposed location of EV chargers and equipment



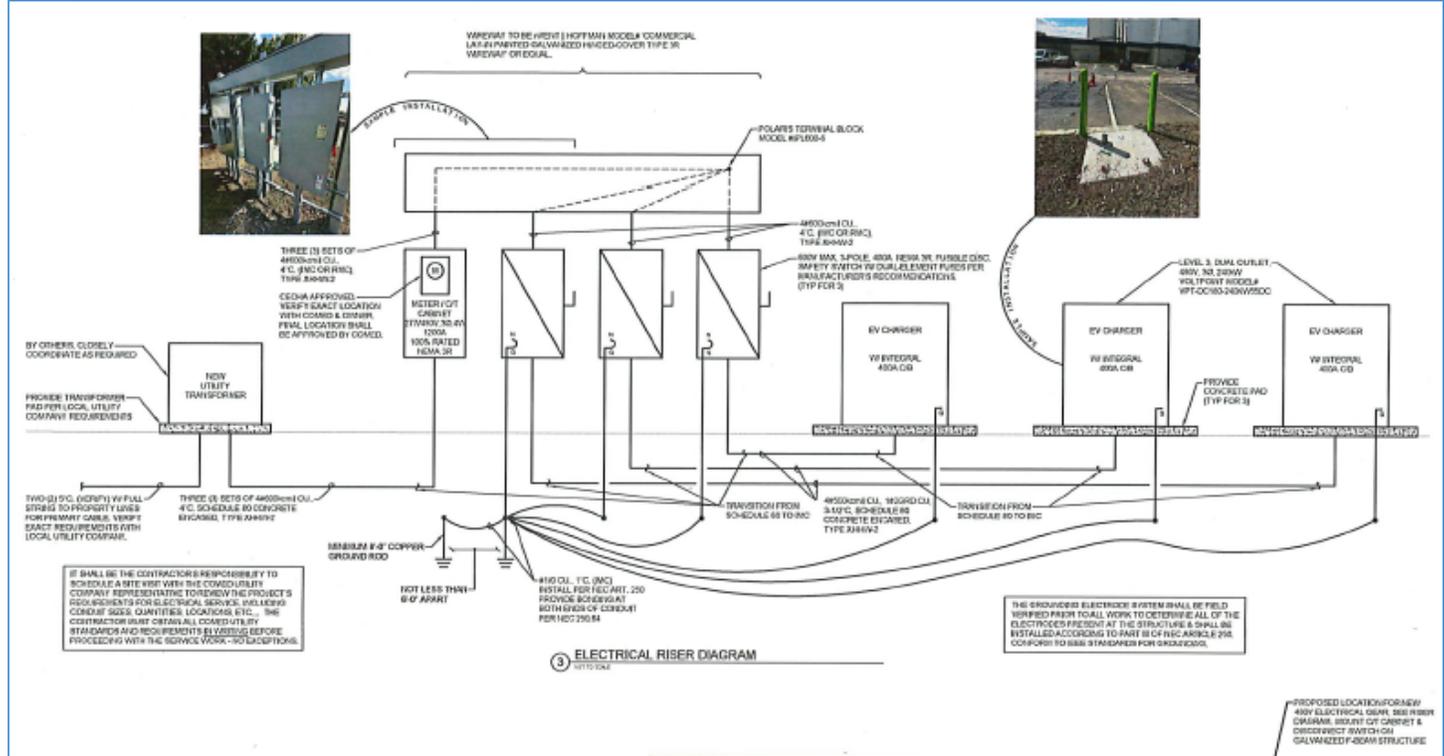
**CULVER'S HOMER GLEN
EV CHARGING STATIONS**
12712 W 143rd Street
Homer Glen, IL 60491

SITE PLAN
01.29.2025

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26017
Designer: DGP



Charger and equipment details (likely not to scale but meter and panels supposedly 8ft tall)



3 ELECTRICAL RISER DIAGRAM
01/29/25

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

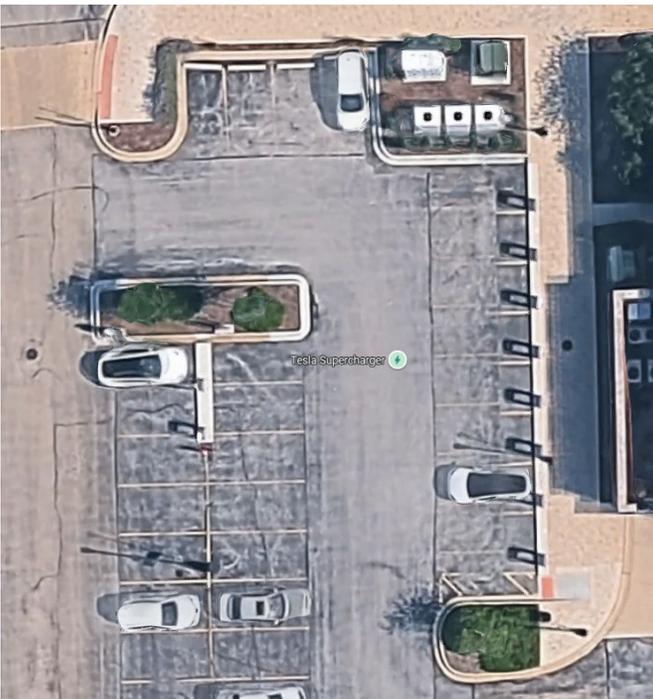
Mokena (11305 W Lincoln Hwy):

- 12 chargers = 9 evergreen trees PLUS solid fence added
- Not maintaining 10' setback from equipment but allowing clear access
- are we okay with this mix of screening for electrical equipment (not chargers)?



Orland Park (Crumb)

- 13 chargers = around 13 evergreen trees planted
- Not maintaining 10' setback from equipment but allowing clear access



Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

Orland Park (mall):

- 4 chargers = unknown quantity of evergreen shrubs and ground covers
- Not maintaining 10' setback from equipment but allowing clear access



Woodridge: no screening for equipment or chargers



Other codes to consider for screening:

- § 220-808: Vision clearance.
- § 220-812: Fences, walls and swimming pools.
 - For commercial and industrial: no fencing permitted in required front or corner side yards; open or solid fencing up to 6ft permitted in side and rear yards.
- § 220-VIII-828J: All storage areas for waste collection and solid waste dumpsters shall be confined in an enclosed area that is screened on all sides with opaque screening of at least six feet in height. All storage areas for waste collection and solid waste dumpsters for new construction shall be constructed of a masonry-type material.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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:

NOTE: This entire section and associated definitions are all new text, but for clarity at this continued public hearing, the amendments requested by the Plan Commission are shown in redline.

➤ § 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 (EV): 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.

ELECTRIC VEHICLE CHARGING STATION: Equipment designed to safely supply power from

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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 220.⁴ 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 19, 2026 Plan Commission Public Hearing (continued)

- D. Permitted accessory structures and uses. Accessory uses must exist or be proposed to exist in connection with a principal use which is permitted within such district. Each accessory use shall comply with the use limitations applicable in the zoning district in which it is located. See Table 1B for site and structure bulk requirements.² Accessory structures and uses include, but are not limited to, the following list of examples, provided that in each case, such structure or use must meet the general definitions of "accessory use" and is subject to the regulation of the zoning district in which such accessory structure or use is located:
- (1) One private, detached garage per zoning lot.
 - (2) One storage shed.
 - (3) One child's playhouse.
 - (4) One private swimming pool.
 - (5) Statuary, arbors, gazebos, trellises, barbecue stoves, flagpoles, fences, walls and hedges, gas lights and lanterns.
 - (6) Off-street parking, ~~and loading spaces,~~ and electric vehicle charging stations.
 - (7) Solar energy systems, small ground arrays (SES), per § 220-848.
 - (8) Outdoor parking of recreational equipment/vehicle and/or construction/commercial related vehicles, provided that:

➤ Chapter 220, Article VIII General Provisions

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

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

- (1) General:
 - (a) EV charging stations and infrastructure shall be permitted as accessory uses to lawfully established or proposed principal uses in all zoning districts.
 - (b) EV 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) EV 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 EV charging stations serving multiple residential units may only be permitted through a Special Use for Planned Developments.
- (3) Parking and Quantity Requirements:
 - (a) EV charging stations may be counted toward satisfying minimum off-street parking space requirements.
 - (b) No site can exceed six (6) designated parking stalls for EV chargers. 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 EV 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

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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) EV Charging Stations shall be set back at least 5' from any property line and shall not be located within any required front yard.
- (b) EV 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) Screening:

- (a) If located in the required corner side, side or rear yard, all EV equipment and ancillary infrastructure, including but not limited to chargers, shall be screened from view on all sides where possible as determined by the Zoning Officer. Screening may consist of any combination of fencing, walls or landscaping conforming to all other regulations of the district. All screening shall be the same height as the equipment upon installation, except when prohibited in other sections of this ordinance.
- (b) Solid fencing or masonry walls can be used for screening in a required rear or side yard only and cannot exceed six (6) feet in height. Any ancillary electrical infrastructure shall not exceed the height of any fencing used for screening.
- (c) Landscaping shall be provided at a rate of two (2) evergreen trees per individual charging station. Landscaping shall maintain enough distance to allow access to equipment and shall be chosen from the Village's list of Approved Evergreen Trees. This requirement may be waived by the Zoning Officer upon evidence of hardship.
- (d) 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 EV 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 or be equipped with television screens.

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.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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: 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**

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)
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, laundrette, or any self-service laundry facility	—	—	S	—	—	—	S	—	

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

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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**

**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	
<u>Battery energy storage systems (BESS's)</u>													

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

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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)
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	—	
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 19, 2026 Plan Commission Public Hearing (continued)

CLARIFICATION AMENDMENT:

Consolidating and clarifying uses for motor vehicles

03.05.26 Plan Commission: The Commission's consensus was to take out, for the over 10,000lbs, the Special Use Permit in the C-3 Zoning District.

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. At least 2/3 of the dealership's inventory must consist of brand-new vehicles, while less than 1/3 of the inventory may be used or previously owned vehicles. Automobile sales for used vehicles includes any dealership in which more than 1/3 of their inventory are used or previously owned vehicles.

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 19, 2026 Plan Commission Public Hearing (continued)

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>	—	—	—	—	—	—	S	—	
<u>Automobile sales, rental or service for new & used vehicles over 10,000 lbs (indoor or outdoor)</u>	—	—	—	—	—	—	S	—	
<u>Motorboats or sailboat sales, rental and/or 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>	—	S	S	S	—	—	P	—	
Other motor-vehicle-related consistent with other special uses in the zoning district	—	S	S	S	—	—	S	—	

	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	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

	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 19, 2026 Plan Commission Public Hearing (continued)

CLARIFICATION AMENDMENT:

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

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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 19, 2026 Plan Commission Public Hearing (continued)

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 19, 2026 Plan Commission Public Hearing (continued)

➤ 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
<u>Contractors or building trade storage yard, with an associated office building</u>	==	==	==	==	==	==	S	==	<u>§ 220-843</u>
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	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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.

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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**

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)
Laundromat, laundrette, 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	—	P	P	—	—	—	S	—	
Health clubs and sports clubs (excludes rifle ranges)	P (less than 3,000 square feet only)	P	P	—	—	P	P	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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.

03.05.26 Plan Commission: All commissioners agreed they liked Option 1 of these proposed amendment, with Banks Permitted in the C-1 and Special Use in the C-2 and C-3 District.

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.

Current Code:

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)
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	—	—	—	

Proposed Code Change:

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

OPTION 1 (SUP IN C-2 & C-3): PC recommendation per 03.05.26 Pc meeting

	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	PS	PS	==P	==P	—	—	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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	P	P	P	P	—	—	—	

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

CLARIFICATION AMENDMENT:

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

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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 19, 2026 Plan Commission Public Hearing (continued)

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.

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

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 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.
- (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 19, 2026 Plan Commission Public Hearing (continued)

CLARIFICATION AMENDMENT:

Clarify requirements for hours of operations.

03.05.26 Plan Commission: All commissioners agreed with this amendment.

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.

Attachment 2 – Proposed Zoning Code Text Amendments

DRAFT for March 19, 2026 Plan Commission Public Hearing (continued)

- (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.

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 19, 2026 Plan Commission Public Hearing (continued)

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	§ 220-711
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 19, 2026 Plan Commission Public Hearing (continued)

➤ **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.