

# Plan Commission

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Minutes of the Meeting on  
December 18, 2025

Village of Homer Glen  
14240 W 151<sup>st</sup> Street, Homer Glen, IL 60491  
Board Room

**1. Call to Order.**

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

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

**3. Roll Call.**

Members present: Chairman Hand, Commissioner Marshall, Commissioner Stanly, Vice Chair McGary, and Commissioner Mesaf (who arrived at 7:05 PM).

Also present were Planning Director Gruba, Planner Udarbe, and Assistant Planner Kahn.

Members absent: Commissioner Foley and Commissioner Lyons

**4. Approval of Amendments to the Agenda**

None.

**5. Approval of the Agenda**

Not called because there were no changes to the agenda.

**6. Minutes.**

- a) **December 4, 2025:** Commissioner Stanly made a motion to approve the minutes from December 4, 2025, which was seconded by Commissioner Marshall. 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 none.

**8. New Business and Possible Action**

- a) **Case No. HG-2530-PUD, 13812 & 13830 S. Bell Road – Car Wash, Gas Station, Restaurant, Convenience Store (Public Hearing):** A request for approval of [1] Major Change to the PUD for Menards Subdivision with requested exceptions, [2] Special Use Permits for a car wash (auto service), a drive-through, and an automobile service station (gas station), and [3] Site Improvement Plans for certain real property located in the C-2 Local Business District at 13812 S. Bell Road and 13830 S. Bell Road, Homer Glen, Illinois. (PINs: 16-05-02-213-002-0000, 16-05-02-213-005-0000)

Planner Kahn explained that this case is for new buildings for a car wash, gas station, restaurant, and convenience store within the Menards PUD. However, staff recommended tabling the public hearing to the Plan Commission meeting on January 15, 2026, because it was discovered that there were some inaccuracies in the published public hearing notice.

Director Gruba mentioned that this case was approved in 2023, nothing was constructed, and the PUD expired in April of this year. The applicant is applying for the same PUD request. The public hearing did not include all the correct information including the legal description. The notice did not include the (remnant of) Lot 4 where a monument sign is proposed along with light poles, even though there will not be buildings constructed on this lot. The applicant wanted to request hours of operation outside of normal business hours (6 am until 11 pm). Besides the car wash,

the other uses would be open outside of normal business hours which means they need to request an additional Special Use Permit which wasn't included in the public hearing notice.

Director Gruba stated that for the protection of the Village and the applicant, staff recommends that the Plan Commission keep the public hearing open and continue it at the January 15, 2026 meeting.

Even when the project was originally approved in 2022 under ORD 22-038 (amended in 2023), the plans were changing. Director Gruba and Planner Kahn were trying to figure out the latest plans. Staff wants to make sure that the correct exhibits are brought to the public hearing.

Chairman Hand asked for clarification on the item title. Director Gruba said that the item title and motions will be updated for the January 15, 2026 meeting. Planner Kahn mentioned that the 2023 staff report did not list the exact times that the businesses were open. She wanted clarity from the applicant on the hours of operation to determine whether or not a Special Use Permit would be applicable; this will be reflected at the January 15 public hearing.

Chairman Hand asked if the owners intend to be open 24 hours. Planner Kahn mentioned that every business but the car wash (gas station, convenience store, and restaurant) intends to be open outside of the normal business hours. Planner Kahn mentioned that the 2023 staff report stated that the businesses could potentially be open for 24 hours but not provide specific times.

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

**Petitioner Comment:**

Mark Daniel, the applicant, mentioned that he brought the plan sheets for anyone to review. He is representing NSS group with Daniel Law. Mr. Daniel mentioned that the original PUD materials [from the early 2000s] can't be found. There is an existing sign easement since around 2004 so we will re-notice to be clear that there will be a sign on that adjacent parcel. Mr. Daniel mentioned that the C-store and gas station will be open 24 hours. He mentioned that the restaurant will likely not be open 24 hours. Mr. Daniel said that they submitted the plans that they thought were approved to avoid having the Village Engineer and consultant re-review the plans. They had approved engineering but they didn't get the building permitted. Mr. Daniel said that he believed the Photometric Plans were compliant. Mr. Daniel asked to continue this public hearing to the January 15, 2026 and that he will be available then.

Chairman Hand asked if there is any public comment. There was none.

**Plan Commission Discussion:**

No commissioners had questions.

*Commissioner Stanly made a motion to keep open and continue the public hearing until January 15, 2026, seconded by Commissioner McGary. A voice vote was taken, all voting in favor, zero (0) opposed.*

*The public hearing will be kept open until the January 15, 2026 Plan Commission Meeting to continue the Public Hearing for case number HG-2530-PUD.*

**9. Village Board and Committee Updates**

Director Gruba mentioned that the Board approved the Walden Road variance for impervious surface. The Board also approved a Minor Change to the PUD for Goodings Grove townhomes for larger decks and patios; they are already pouring the foundation for Lot 25. They want to get the model homes open by the Spring. The Board also approved 10 minor text amendments to the Zoning Ordinance. Staff intends to bring more text amendments to the Plan Commission in the near future.

## 10. Other Business

- a) **Case No. HG-2519-ASPV, 151<sup>st</sup> Street & Bell Rd – Dunkin' (Workshop):** Discussion on concept plans for [1] a Preliminary Plat of Subdivision; [2] a Map Amendment from the A-1 Agriculture District to C-2 Local Business District; [3] Special Use Permit for a Drive-through establishment associated with a permitted use; [4] Special Use Permit to operate outside of normal nonresidential operating hours; [5] Site improvement plans, and; [6] Sign Variances for certain real property located in the A-1 Agriculture District (PINs: 16-05-11-400-026-0000 & 16-05-11-400-017-0000).

Planner Udarbe listed the 6 zoning requests for the project and explained this is a proposal for a relocation of the Dunkin' located in the Speedway on 151<sup>st</sup> and Bell Road into a new 965sf standalone building adjacent to the Speedway on Bell Road. This will be a drive-through use only. The purpose of the workshop is to review the proposed plans, provide comments, and ask questions, and no public comment has been received since it hasn't been officially noticed.

Planner Udarbe went through the lots that are vacant in the agriculture zone. They are requesting a map amendment to the C-2 Local Business District. The Comprehensive Plan designates this as commercial with environmental features. This is a densely forested lot with a wetland buffer. There is a shared access drive currently in place.

Both existing lots currently don't meet lot requirements for the A-1 district. There are two proposed lots (lot 1 and lot 2). They are requesting a map amendment from A-1 to C-2. They are requesting 2 Special Use Permits for a drive-through and operating outside of normal business hours.

Planner Udarbe showed the proposed site plan and updated renderings that the Dunkin' team submitted on December 16, 2025. They are proposing a ~965sf building. For the staff review, the primary building conforms with the C-2 District. The updated December 16 plans increased the parapet height, but this still meets code requirements.

For traffic and pedestrian circulation, the subject property is undeveloped but has an existing cross-access easement to utilize access to Bell Road in the SE corner. Per the traffic study, there are no roadway improvements or traffic control adjustments that would be required. Per updated Will County DOT and Village agreements, the sidewalk will not be installed in the Bell Road ROW even though it's on the Dunkin' site plan. There are minimal parking requirements because there are no seats within the building. They have 8 spaces including 1 ADA space where only 5 spaces are required. Director Gruba mentioned that the public is not allowed in the building since this would only be for employees. Planner Udarbe continued, noting that the parking spaces on a 45° angle and trash enclosure encroach in the 25' landscape buffer. The proposed landscape islands do not meet the correct width for the code requirements. The applicant can either request a variance or revise the plans. The Board may also consider an alternate to traditional landscape islands like the rain garden.

For the landscape plan, they are proposing turf grass in the wetland buffer but staff will later recommend plants that are more appropriate for a wetland. For parkway tree planting requirements, they would either plant trees in the right-of-way of Bell Road (a county road) or the wetland buffer. The preserved trees may count towards to the parkway tree planting requirements.

The applicant also proposes foundation plantings and a rain garden that go beyond our code. An Effective Screen Planting Easement, a 15' easement between residential and commercial, does not apply here because they don't directly abut a residential district. We don't have quantity standards for the landscaping requirements; staff will need to do full review of the landscape plan to determine compliance.

The PowerPoint shows the updated December 16 signage plans. Elevations match the 3-D renderings. The sign package proposes 1 new ground sign, 4 wall signs, directional signs, and other accessory signs. The requested sign variances are to allow for the monument sign to encroach in the clear vision area and to allow 2 wall signs in the south elevation where only 1 is permitted. Non-conformities will require revisions or additional variance requests to clarify signage plan, the sign on the north side does not front a road or private circulation, no masonry provided around the monument sign base, and remove advertisement logo on directional sign.

Ancillary canopy signs need revisions or variances to remove an "order here" and the blade projecting sign on the drive through clearance bar.

The lighting plan (updated on 12/16/2025) is still non-compliant. The north and west property lines exceed the permitted 0.1 max foot candle. The south property line exceeds 0.5 from commercial to commercial. The drive-in and drive-through canopy exceeds the maximum 15-foot candles. This may change based on further review. The Village requires full compliance with photometrics.

For the exterior materials, the new rendering still doesn't meet code requirements for the area of the first floor. The parapet height increased but still meets code.

Tree preservation applies here because of the subdivision request. The tree survey contains ~1,352 total tree includes on the Dunkin' site. Planner Udarbe showed a marked up tree removal and tree preservation plan. They are proposing to remove 62% of healthy, protected trees. There are 3 protected trees that would be removed (these are healthy, non-exempt trees over 24 DBH); they total 81" caliper inches of protected trees. Either they have to mitigate by planting around 65 trees on site or pay \$20,250 for restitution. Planner Udarbe mentioned that she is concerned about the proximity of some of the healthy trees to the proposed development. The arborist is recommending removal of invasive species as part of this project.

Stormwater Management does apply. They likely will encroach the 75' wetland buffer which requires variance from Board.

#### **Applicant Comment**

Philip Wolf, the applicant, is the engineer for the project. Randy Bafia (Keystone), John Gallagher (the property owner), and Bill Dale (Dunkin') were also present.

Four or five months ago, preliminary stormwater was approved by Brett Westcott. The site is very wooded. Phil Wolf mentioned that the buildable area is north of where the parking spaces are located. They have tried to minimize the impact of tree removal. They added a rain garden because it's a sensitive area that will store rain and remove pollutants.

**Questions from Commissioners**

Commissioner Stanly asked the owner about the difference between a drive-through and sit-down Dunkin'. Bill Dale, the Operations Officer for the Franchisee, said Dunkin' has been (post-COVID) trying to minimize the footprint of the business while still giving something to the community. They don't think that the drive-through will have a negative impact on the business.

Commissioner Stanly asked what type of trucks would be used for deliveries, if this would be after hours, and the size of the truck. Bill Dale said that they would be typical semi-truck for deliveries. The time of delivery depends on the coordinated schedule of the distribution center. They try to stay away from busy hours from 6-10am.

Commissioner Marshall asked if the 14 drive-through spots in the queue would be adequate. The applicant said that that's adequate.

Commissioner Marshall asked if the property would be sold or leased to Dunkin'. John Gallagher said that lot 1 will be sold to Dunkin' Franchise. Lot 2 will maintain ownership so there is still access off of Bell Road.

Commissioner Marshall asked if the proposed Dunkin' will have similar hours of operation as the new Dunkin' on 159<sup>th</sup> Street near Ace Hardware. Planner Udarbe said that she believed that the hours will be similar, both opening at 5am.

Commissioner Marshall asked about the variance for exterior materials. He asked if the cement panels are brick and pressed so they look like a brick façade but they are not. Planner Udarbe mentioned that there are specific standards for concrete panels with the Building Department. Randy Bafia, the applicant with Keystone, mentioned that these are fiber cement panels, and the rest of the siding is wood grain which is Dunkin' standard custom design. Planner Udarbe mentioned that this is a building code requirement. The Building Manager reviewed the materials and mentioned that they did not comply with Building Codes; he also mentioned that fiber cement is the most common material that comes before the Village Board. Ultimately, building material variances are up to the Board.

Chairman Hand asked if the elevations are similar to the Dunkin' on 159<sup>th</sup> Street. Planner Udarbe mentioned that the other Dunkin' has glass in the front since it is a walk-in building.

Chairman Hand asked whether or not the door is glass. Randy Bafia mentioned that the door is not glass because it is for employees only. Chairman Hand thought that the door should be glass and that there wouldn't be much to see inside because it's a kitchen and workspace.

Planner Udarbe mentioned that the Dunkin' on 159<sup>th</sup> Street is primarily masonry, brick and glass with fiber cement accents. Planner Udarbe said that she can bring in the renderings from the other Dunkin' to the next public meeting since Chairman Hand wants to see a comparison of the two buildings.

Commissioner Marshall asked if all the signage will be illuminated. It seems that they all will be illuminated.

Commissioner Marshall asked about the requirements of landscape islands. Our code requires a mix of landscape material and curbs. Commissioner McGary asked if there's a reason for one island being 6' wide and the other being 9' wide, then that would make sense to construct it that way. Director Gruba mentioned that the narrowness of the islands is in our Village Code

Commissioner Marshall asked if there are any other special considerations, other than wetlands in the north, such as run-off. Planner Udarbe mentioned that we have preliminary engineering, but we still need a full review with staff and consultants. The applicant's engineer, Philip Wolf, mentioned that all run-off from the site goes to the rain garden first which then drains to the detention basin which outlets to the southwest. They aren't running anything back to the wetland.

Commissioner Marshall asked if the site is improved (utilities, wastewater, etc.). Philip Wolf said that the existing water and sewer is in the ROW.

Chairman Hand asked about the water and sewer and how the wetlands would be impacted. Based on Brett Westcott's comments, they need to see if there's an impact the wetland buffer; this would require a variance from the Board.

Chairman Hand asked if the building would be visible when people are driving on Bell Road. Randy Bafia mentioned that that is why they wanted a sign variance for the ground sign. Director Gruba pointed out that all the dead and invasive trees would be removed, so only 4 mature trees would remain. Director Gruba thought that the building would be more visible after the tree removal. Chairman Hand mentioned that he'd prefer to see an updated rendering.

Chairman Hand asked if there will be a left turn lane on Bell Road after construction. Vice Chair McGary asked if customers will be able to turn north out of the Dunkin'. Planner Udarbe will look at Bell Road widening plans on the Will County plans.

Chairman Hand asked if there will be extra traffic with a standalone location. The applicant expects additional traffic.

Commissioner Stanly agreed with Chairman Hand about adding a glass window in the front. He asked if there is any way to extend the window on the side to make it look more pleasing. The applicant mentioned that from an architectural standpoint, they can make an adjustment. Operationally, it wouldn't make an impact or be an issue. Commissioner Stanly mentioned that customers might be confused and may try to enter through the door. Randy Bafia mentioned that they could extend the window by about 6'.

Chairman Hand asked about how the applicant plans to comply with our Lighting Code. Randy Bafia mentioned that their lighting has complied in other communities.

Planner Udarbe asked if there were any comments about the sign variance for encroaching in clear vision. Chairman Hand thinks that this sign is necessary. Planner Udarbe asked about the variance for the two signs on the south elevation. The Commissioners had no comments. Planner Udarbe asked about the variance for the wall sign on the north side where a wall sign is not allowed by right. Vice Chair McGary said that that sign wouldn't be needed since it's facing trees, but she wouldn't be opposed to it for customers in the drive-through.

The masonry is missing from the base, so the monument sign would need a variance. Their base would be a metal panel. Randy Bafia, the applicant, mentioned that they could change this to masonry to match the building. They will submit revised plans.

Commissioners mentioned that they like the accessory, directional signs. Planner Udarbe will update the variance factors to reflect the sign variances.

Planner Udarbe mentioned the transition yard encroachment – 25' transition buffer--- between two incompatible uses (commercial and agriculture). The south side is not required to have a transition yard since it's next to commercial. The other lots would stay as agriculture and would need the transition buffer. The Commissioners did not have a problem with this because of the needed parking.

Director Gruba asked if the detention pond on the west is a wet or dry pond. Philip Wolf said that the detention area to the west will be dry. The rain garden will have water-loving plants without standing water.

Director Gruba clarified the tree preservation ordinance. Any trees under 6" can be removed with no mitigation. Trees between 6-24" have to be mitigated if 75% of the trees are removed on the site. Mitigation must occur for any trees removed that are 2' wide. Had they tripped the 75% threshold, the on-site mitigation or restitution would have been much higher. Chairman Hand said that they can do partial mitigation and partial restitution.

The next step is to submit revisions and return for a public hearing. The applicant wants to start in the spring. Dunkin's lease expires in May 2026 in the Speedway. They have had the location since Sept 2023, but it's been there long before they bought it from the previous owners.

**Other Business (continued)**

Staff is still working on the ComEd Substation, Dunn Farm, Hidden Valley, along with other projects. The Goodings Grove School is looking to do a parking lot expansion and will need to rezone.

**11. Attendance Confirmation**

Four commissioners confirmed that they are able to attend the January 15, 2026 meeting. Commissioner Mesaf said that he might be able to attend. Planner Kahn will check with Commissioners Lyons and Foley after the 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 8:27PM.

Minutes transcribed and respectfully submitted by:

Dana Kahn (Assistant Planner):

Dana Kahn

Approved Date:

January 15, 2026