

Plan Commission

Minutes of the Meeting on
March 19, 2026

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 Virgina 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:

Dana Kahn
March 19, 2026