

Plan Commission

Minutes of the Meeting on
January 15, 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 7:03pm by Chairman Hand.

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

3. Roll Call.

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

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

Members absent: Commissioner Marshall and Commissioner Mesaf.

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 18, 2025:** Commissioner McGary made a motion to approve the minutes as amended, 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-2526-SP, Runnings Outdoor Storage (Public Hearing):** A request for approval of an amendment to a Special Use Permit for Outdoor sales and storage in the C-3 General Business District at 15830 S. Bell Road, Homer Glen, Illinois. (PIN: 16-05-14-400-014-0000)

Planner Kahn introduced the case with Runnings Supply store. Runnings is requesting to add trailers to the outdoor sales and storage in their parking lot. They have already placed the trailers on their property since at least November 2025 without an amended Special Use Permit. In 2014, Central Big R store was granted an ordinance on this property. In 2023, Town County Sheds was granted an amendment to the Special Use Permit to add sheds to the property. The current outdoor merchandise includes 10 trailers, sheds, gates for farmers, bags of gravel/rock, wire mesh, storage materials for farmers and landscapers, farm-related equipment, and plants in the springtime. On January 5, 2026, staff received in-person complaints about a semi-truck in the parking lot, that the merchandise on-site never seems to "move" and that the south side wall sign appears exceptionally bright.

Planner Kahn showed a side-by-side of the previously approved site plans under ORD14-061 and ORD23-006. In 2023, one area of storage was reduced to ~10,000 sf because it had not been utilized for several years. In 2023, a fire lane was addressed on the site plan. Planner Kahn showed the latest proposed site plan with 4 main storage areas. Town County Sheds proposes

to reduce their storage area for sheds. During site visits, the parking stalls to the south of the large storage area are blank and faded; these stalls need to be repainted as a condition. There is also merchandise outside of the fenced area encroaching on parking stalls, which is another condition to relocate the merchandise. Also, there is a semi-truck trailer along the west property line blocking the fire lane. This truck is not permitted on-site and should be removed as a condition of this case.

The applicant is requesting around 52,000 sf of outdoor storage and sales. Planner Kahn showed site photos of the storage and also code violations. The current fenced area is made of two different fence heights and materials. There are prohibited signs affixed to the fences which need to be removed as a condition of the case. The parking lot is ADA compliant. Planner Kahn presented aerials from 2023, 2024, and 2025 showing the merchandise on-site. Staff recommends the following conditions:

1. Fire lane must remain clear.
2. Fire hydrants must remain clear and accessible.
3. Staff recommends that the 23 stalls located immediately south of the 31,752-sf storage area must be re-stripped no later than August 1, 2026.
4. Per 220-1005, signage must conform to sign code.
5. Per 220-1005 C(4)(b), staff recommends that Runnings removes any signs affixed to fences
6. Per 220-828 [E], staff recommends that all materials, except for sheds, be stored inside the fenced area and outdoor storage items cannot block stalls.
7. Per 220-829[D], staff recommends that the property be cleared of litter by Runnings on a weekly basis.
8. Semi-truck tractors and trailers shall not be stored or parked on the property unless actively loading or unloading within designated loading zone.
9. The outdoor storage area shall conform to the locations depicted on the site plan and shall not exceed 52,184 square feet.

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

Petitioner Comment:

James Sugrue, the store manager of Runnings, said that he discussed the outdoor storage plan with Running's corporate leaders and they agreed with the plan. Mr. Sugrue also mentioned that the semi-cab that was in the front of the parking lot was not theirs, and that they constantly have to chase out semi-trucks that park on their lot without permission. The store enforces parking themselves.

Public Comment:

A resident named Pat Cleary, said that he lives behind the Runnings store and that the wall sign on the south is very bright all night. Mr. Cleary mentioned that the semi-truck on the west side of the property has not moved in over a year. Mr. Cleary asked about what customers are buying during winter and that the outdoor storage is an eye sore. Mr. Cleary said that the merchandise just sits there with an exception for the sheds.

Plan Commission Discussion:

Chairman Hand asked if the sign is up to code. Director Gruba said that the wall sign did have a permit and was inspected. Director Gruba said that it wouldn't be appropriate to require that this wall sign be dimmed as a condition of approval, because it does not directly relate to the special

use permit request for outdoor storage. However, the Plan Commission could politely ask Runnings to dim this wall sign as a courtesy to the neighbors to the south. Chairman Hand asked the Runnings store manager if the sign can be dimmed. Mr. Sugrue said that he'd look into this. Mr. Sugrue mentioned that the storage trailer in the rear is a full semi of straw for sale that they don't have room elsewhere to store. Mr. Sugrue would not be able to move the outdoor merchandise like hay indoors because it is farm material. Mr. Sugrue stated that if they have to get rid of the truck then they will not be able to sell straw anymore. Mr. Sugrue said that they leave the wall sign on at night for advertising but they can either dim the sign or turn it off at night.

Chairman Hand asked staff whether the semi-trailer filled with hay for sale is allowable per code. Planner Kahn reiterated that the trailer is not permitted long-term and is blocking the fire lane. Director Gruba said that the semi-trailer should be in the loading zone and not alongside the property line. Mr. Sugrue said that the trailer is full with around 40 pallets of straw. Director Gruba said that with the additional information, the trailer of straw for sale functions as outdoor storage and suggested that the straw be could be stored in a shed within the requested outdoor storage area, or within the permanently fenced area located at the southwest corner of the building.

Commissioner Foley felt that the merchandise does not look good, there are currently shopping carts in the fenced area, and the products just sit there. Vice Chair McGary stated that the outdoor storage could look better, and the shopping carts could be in the building instead. Commissioner Lyons asked if there are any restrictions on types of merchandise that can be outside; Director Gruba stated that the code is vague on the type of products but the semi-trucks and trailers cannot be stored on-site. Commissioner Lyons asked if Runnings is deficient for parking, and Director Gruba stated that the business is deficient by parking based on the square footage of the building. Parking stalls need to be restriped because they are deficient in parking and some of the stalls are currently very faded. Chairman Hand said that the remaining parking looks sufficient for this use.

Chairman Hand shared that the black galvanized 5-foot fence looks better. Currently, there are two fence materials and heights. Mr. Sugrue stated that part of the fence was from the previous business on this property and will work on replacing the 4-foot gray fence with a 5-foot black fence all around the storage area.

Mr. Sugrue shared that the shed storage/sales area is rented out to Town & Country Sheds on a month-to-month basis. The trailers, on the other hand, are sold by Runnings. They will only have 10 trailers for sale at a time and don't expect to expand this.

Commissioner Stanly asked if there is another place for the hay trailer on the west property line, such as the loading dock. Mr. Sugrue stated that there are 2 loading docks; one which Runnings uses all the time and another where secondary vendors load merchandise. Mr. Sugrue thinks that he could not put the semi-truck trailer filled with hay in either loading dock. Director Gruba stated that either way, the semi-truck trailer cannot be stored there because outdoor storage needs to be at least 15 feet away from property lines.

Commissioner Foley asked if the hay can be placed within the storage area in the southwest corner of the building. Mr. Sugrue doesn't think that the hay could be stored there. Director Gruba asked if the hay can be stored in several sheds instead but Mr. Sugrue stated that there is too much hay to store in a shed. Director Gruba stated that the trailer itself either needs to be in the loading zone or needs to be removed from the site. Commissioner Stanly suggested a Conex box instead.

Mr. Sugrue said that he will just put the hay in the propane lot (the permanently fenced area at the southwest corner of the building) since he doesn't want to expand storage elsewhere. As such, the store will have schedule more frequent deliveries of hay.

Commissioner Stanly 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.

Motion for Consideration

Commissioner McGary made a motion to recommend approval with conditions, seconded by Commissioner Stanly of an amendment to a Special Use Permit for Outdoor sales and storage, in accordance with the reviewed plans, public testimony and findings of fact, for certain real property located in the C-3 General Business Zoning District at the common address 15830 S. Bell Road, Homer Glen, Illinois [HG-2526-SP]. The motion carries 5-0.

The Special Use Permit is subject to the following conditions:

- 1. The existing fire lane must remain open and clear of any storage or vehicles;*
- 2. The area in front of the fire hydrant on the southern edge of the parking lot must remain clear and accessible;*
- 3. The 23 faded parking stalls located immediately south of the 31,752 square foot storage area shall be re-striped no later than August 1, 2026;*
- 4. Any proposed signage for outdoor sales must conform to sign regulations, and applicant must submit permit applications for any future signage;*
- 5. The existing prohibited signs on the fence around the 31,752 square foot outdoor storage area, as illustrated on pages 4 and 5 of the Plan Commission staff report, shall be removed per §220-1005 C(4)(b);*
- 6. Merchandise and materials, except for the sheds, must be stored within the fenced area and cannot block parking stalls as shown on the site plan;*
- 7. The property shall be cleared of litter and debris on a weekly basis by Runnings employees or contracted janitorial services;*
- 8. Semi-truck tractors and trailers shall not be stored or parked on the property unless actively loading or unloading within the designated loading zone;*
- 9. The outdoor storage area shall conform to the locations depicted on the site plan and shall not exceed 52,184 sf;*
- 10. For storage area 2 (the 31,752-sf area), the fence height and material must be consistent with a 5' tall black fence around the entirety of that storage area.*

Commissioner Stanly made a motion to recommend approval of findings of facts, seconded by Commissioner Lyons, for an amendment to a Special Use Permit for Outdoor sales and storage, in accordance with the reviewed plans, public testimony and findings of fact, for certain real property located in the C-3 General Business Zoning District at the common address 15830 S. Bell Road, Homer Glen, Illinois [HG-2526-SP]. The motion carries, 5-0.

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

- b) Case No. HG-2530-PUD, 13812 & 13830 S. Bell Road – Car Wash, Gas Station, Restaurant, Convenience Store (Continued Public Hearing):** A request for approval of [1] a Special Use Permit for a Major Change to the PUD for Menards Subdivision with requested exceptions, [2] a Special use Permit for a car wash (classified as an automobile repair, service and body shop use), [3] a

Special Use Permit for a drive-through establishment, [4] a Special Use Permit for an automobile service station (gas station), [5] a Special Use Permit for 24-hour operation; and [6] Site Improvement Plans for a unified development 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, 16-05-02-213-004-0000)

Director Gruba described that this case has nearly identical plans to the 2023 case approved under HG-2301-PUD. The approval of the Special Use Permit for the Major Changes to the PUD was valid for one year and expired on October 11, 2024; there was a grace period of 6 months after the PUD expired, which also expired on April 11, 2025. On November 25, 2025, the applicant resubmitted the application for reapproval of the PUD and intends to begin construction in March 2026. We have more detailed plans including Final Engineering. Staff wanted to ensure that all components of the case were properly noticed and that we have all the correct set of plans. Final Plat of Re-subdivision was approved and recorded by Will County in January 2025 as part of the original approval and it does not expire.

Director Gruba shared that the detention pond is existing. Stormwater run-off would be captured in underground pipes and sent to the detention pond, which would improve the drainage on the lot and surrounding lots. Lot 1 would have the car wash, lot 2 would have the gas station, convenience store, and restaurant, and the remnant of lot 4 would have a monument sign and a few light poles. The applicant put the gas station and car wash buildings on two separate lots because in the future, the gas station or car wash could be sold to different owners.

Director Gruba showed 3D building renderings, but the building is actually longer and has a slightly different design. The building would still have jumbo brick and limestone veneer. Refer to the scaled architecture renderings for an accurate depiction of the proposal. For the gas canopy, the applicant is requesting an exception for two canopy signs on the east elevation. The liquor and gaming licenses must be requested separately. The applicant can likely open with liquor license if they submit paperwork on time. The applicant can likely obtain gaming license within 6 months after opening if they submit paperwork on time.

Director Gruba shared that the landscape plan meets code, and the applicant would be adding a substantial amount of plant material that exceeds code. Staff is recommending a condition of approval that the proposed maple trees be replaced with Chicagoland Hackberry since Homer Glen's tree canopy is over 40% maples.

There are two proposed monument signs, one that is 13' near Menards and 11' further north. The electronic gas price displays are permitted per code. Note that the site plan within the sign plan incorrectly notes different heights for the monument signs. Otherwise, the Sign Plan accurately reflects the signage that is proposed, except that it does not include the signage for the gas station building. Any future signage on the gas station building must comply with the Village's current sign regulations, and the applicant has agreed to this condition of approval. The pay canopy and vacuum pump plans are in black and white, and staff would like to know the proposed colors.

The applicant is requesting a Special Use Permit for 24-hour operation for Lot 2, but not Lot 1.

The public hearing was kept open from the December 18, 2026 Plan Commission Meeting.

Petitioner Comment:

Mark Daniel, the applicant, shared that the project began with a multi-tenant building instead of a gas station and convenience store. Mr. Daniel stated that the project was delayed due to investing and a moratorium on gaming. The 24-hour operation is only for the gas station lot (including the pumps and convenience store) which was not originally requested. Mr. Daniel stated that the site aggregate is 3.02 acres and that 24-hour operations are allowed under state regulations with gaming, c-store, and the restaurant because the site is over 3 acres. Semi-trucks and trailers cannot access the site, which was done on purpose. Only smaller delivery trucks will be allowed. They plan to have a "no semi" sign on-site. The dog washing station will only be offered in the summer and during non-peak hours. Architecturally, the canopies, pay station, and will match the car wash building. The canopy above the pumps is not illuminated.

Mr. Daniel said that the colors of the gas canopy align with the brand requirements of Mobil gas. Mr. Daniel also confirmed with Director Gruba that the condition of the shared parking agreement between Lot 1 and Lot 2 should be removed; this is in the event that lot ownership is divided. Mr. Daniel stated that both lots will be managed as a whole even though there is overlap in parking stalls.

Mr. Daniel mentioned that the property is next to the horse farm. The stormwater system for Menards was designed for the whole development and all outlots. To the north, there is a landscape buffer between the Menards development and the horse farm. The applicant adjusted the photometric plans to reduce light trespass and comply with the village's Lighting Ordinance. For Electric Vehicle (EV) charging stations, Mr. Daniel thinks that Homer Glen would not qualify for grants, but in the future, they would look to install EV station in the south parking stalls. Mr. Daniel stated that they plan to start construction in March 2026. Rick Scali will run the restaurant. Mr. Daniel also confirmed that the masonry wrapping of the poles supporting the gas pump canopy will match the building.

Public Comment:

Chairman Hand asked if there is any public comment. Several members of the public spoke at the podium.

Juan Valenzuela, a resident and representative of Rivera's Horse Farm, said that the farm has been there around 10 years and that flooding worsened after Menard's developed on the previous farmland. There is a 20-foot grade change, and it is an issue. Mr. Valenzuela asked about the orientation of the pumps because the renderings are different across the proposed site materials. Mr. Valenzuela asked about the signage and lighting since the signs face the farm; he would prefer if the signs were dimmed at night as to not disturb the horses or the farm. Mr. Valenzuela also asked if a fourth gas station is necessary especially when they are all in close proximity (Meijer gas, Speedway on 143rd, and Shell). Mr. Valenzuela expressed concerns about exposure to Benzene from petrol products and oils/liquids that will leak from cars and pollute the detention pond and their well water. Mr. Valenzuela also expressed concerns about gaming, noise pollution from cars and also drive-through intercom speakers, loitering, and economic impact. The cars would also startle the horses more often with the addition of traffic next to the farm. Mr. Valenzuela researched studies that showed a 1000-meter setback from a gas station to residential properties because of fumes and pollution. Mr. Valenzuela wants to keep their property as a farm and has concerns about the character of Homer Glen with this development.

Hector Rivera, a resident, was concerned about the water and reiterated the flooding issues with the Menard's development. Mr. Rivera asked if they can block the line to go to the pond so it does not discharge onto their farm property.

Bhoupat Patel, another resident, raised concerns about the animal welfare and safety with fuel tank noise, increased traffic, increased fumes, and bright lights which are all not good for horses. Mr. Patel said that gas stations bring in quite a bit of traffic and existing vegetation creates blind spots along Bell Road. The narrow entrance can be dangerous. Mr. Patel explained the significance of the farm to his wife and family. Homer Glen is quiet and rural which is why his family moved to Homer Glen 6 years ago. Homer Glen is a family place, and he does not believe that a gas station will add much value to Homer Glen and will take away the rural aspect. Mr. Patel doesn't believe that this development would add value to Homer Glen's motto of Community & Nature in Harmony.

Maria Brewster, a resident and representative of Rivera's Horse Farm, agreed with all the other public statements. Ms. Brewster's biggest concern was the noise from traffic, specifically cars honking horns. Ms. Brewster stated that horses get alarmed with loud noises from cars and her horses have even knocked her off because of getting startled. If horses do get startled, the horse does not check both ways before crossing the street and can get hurt if they run away. She has done her best to desensitize her horses, but the additional noise from this development will negatively impact her horses. With more traffic so close to the horses, the horses could get scared and hurt themselves.

Plan Commission Discussion:

Vice Chair McGary asked for clarification on what happened with the water on the Menards property when they first developed and if this was taken into consideration in the proposed site plans. Mark Daniel, the applicant, said no but that should be addressed with the Bell Road widening project. Vice Chair McGary asked if there is a way to separate out oil from the runoff water. Mr. Daniel mentioned post-construction best practices standards for design. Jeff Miller, the project engineer, stated that there is a berm on the northwest side of the pond; stormwater quality and quantity is established already. Mr. Miller said that there are natural plantings and a sump to settle down like it does naturally and gets filtered just like a wetland. Treatment is happening with the runoff. Mr. Daniel stated that this development wouldn't create extra traffic but would mainly draw from existing traffic.

Vice Chair McGary asked if after the project is built, would the flooding on the horse farm be the same, better, or worse. The applicant said that the flooding should be less but that the farm has a wetland, a 100-year floodway, and a 100-year flood plain. Mr. Daniel stated that this development would be a substantial improvement.

Chairman Hand pointed out the applicant underestimated the \$17,000 water bill for the car wash. Mr. Daniel confirmed that that is a mistake.

Commissioner Lyons asked about the location and orientation of the ground signs. The gas pumps are perpendicular which differs from the color rendering that was included in the packet materials. Commissioner Lyons asked if the car wash is branded, and Mr. Daniels said that it is not.

Commissioner Stanly asked how many gas tanks would be on-site and where the vents will be. Mr. Daniel could not provide an answer for certain. Mr. Daniel said that the vents might be south of the sidewalk.

Chairman Hand asked if the filter for run off gets cleaned. Jeff Miller, the engineer, explained that the sump filters off the top and the solids settle. The catch basin sumps typically get cleaned in

the fall, around November, every year to remove biomatter. Mr. Miller stated that during normal flow, the gas in the run off gets filtered and is contained in the catch basin until it is emptied; in high flow, it will wash through and go to the stormwater storage basin. Chairman Hand asked if the site will be level or follow the pitch. Mr. Miller said that the site will be flat and that is why the south will get a little steeper. Mr. Miller stated that only the embankment that is north of the car wash will flood where landscaping would be planted. Mr. Miller said that the roadway drainage is separate from the private development. Mr. Miller also said that the development will not add to the flow but they are redirecting to the creek without going through the adjacent horse farm to the north. Mr. Miller said that they have a Will County letter approving the site plan.

Chairman Hand asked if the IL EPA or the fire station approved the site plan for the gas station. Mr. Daniel said that the State Fire Marshall approves the plan. Chairman Hand also asked where the gas trucks park to fill the tanks. Mr. Miller said that the gas trucks will go to the concrete pad east of the gas canopy.

Chairman Hand clarified that the color renderings are more conceptual than the actual plan. Mr. Daniel said that the renderings are not representative, and he forgot to bring brick samples for the proposed building. Mr. Daniel added that the canopy may be metal or other materials during the permitting process. Mr. Daniel said the site plan has not changed but the photometric plans have been updated with reduced light trespass since the last case.

Chairman Hand asked if the signs on the north of the car wash will be illuminated and if so, if they could turn them off for most of the night so as not to disturb the horse farm. The Commissioners and applicants settled on turning off all wall signs on the car wash building at closing time each day. Mr. Daniel stated that there would be video security to protect the property.

Chairman Hand clarified that the dog wash would not need additional approval and is permitted by right. Director Gruba noted that this use is permitted by-right.

Mr. Daniel mentioned that the development orients the car wash to minimize noise pollution. He said that trees will filter other noise. Mr. Daniel said that they can put up signs stating "respect the neighbors", if it is permitted by code. Mr. Daniel finally shared that the car wash is automated and staff will be there to assist with money collection.

Juan Valenzuela asked to respond to the applicant. In the site plan, Mr. Valenzuela pointed out the steep drop off in grade; for ice and snow, he hopes that this will be mitigated. Also, there is a change in speed right at the corner of the horse farm so there will be a downshifting noise and more engine noise where cars will be entering the development.

Mr. Daniel confirmed that replacing the Armstrong Maples with Chicago Hackberry is fine.

Motions for Consideration:

Vice Chair McGary made a motion to **close the public hearing**, seconded by Commissioner Stanly for Case Number HG-2530-PUD.

1. Commissioner Foley a motion recommend approval with conditions, seconded by Vice Chair McGary of a **Special Use Permit for a Major Change to the Menards Planned Unit Development (PUD)** with requested exceptions [see exceptions below], in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located 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, & 16-05-02-213-004-0000, with the following conditions [see conditions below]. The motion carries, 4-1.

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a Major Change to the Menards PUD.

PUD Exceptions:

1. Reduce the Required Landscape Setback along S. Bell Road from the required 30' to 20'. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);
2. Reduce the south side yard setback for the car wash from 20' to 17.2' for Lot 1. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);
3. Reduce the north side yard setback for the restaurant/convenient store from 20' to 12.6' feet for Lot 2. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);
4. Reduce the parking lot/drive aisle setback from 5' to 0' along the property line between Lots 1 and 2. (§220-1002(C)(3));
5. Increase the accessory structures height from 15' to 19.2' for the pay canopy for the car wash and from 15' to 17' for the gas pump canopy. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);
6. Increase the lot coverage/impervious coverage for Lot 2 from 65% to 69.7%. (Zoning Ordinance, Table 2B, Site and Structure Bulk Requirements);
7. Reduce the parking lot stall depth from 19' to 18.5'. (§220-1002(F));
8. Allow 2 wall signs on both the north and south walls of the car wash, whereas only 1 is permitted on each wall. (§220-1005);
9. Increase wall sign copy area for east Elevation of Car Wash from 43 square feet to 76 square feet. (§220-1005);
10. Allow an off-site sign, the multi-tenant monument sign, on the remnant of Lot 4. (§220-1005);
11. Reduce the setback for the monument sign on the remnant of Lot 4 from 5' to 1'. (§220-1005);
12. Allow 2 wall signs on the east side of the gas station pump canopy, whereas only 1 wall signs permitted. (§220-1005);

PUD Conditions:

1. Meet all applicable building code requirements and apply for all applicable building permits;
2. Meet all applicable engineering codes and requirements for Final Engineering;
3. The car wash special use is approved on the condition that the operator will take precautions necessary during the peak season to avoid hazards in the access road or blocking of the access road, including one of more or the following: additional staff will be used to help direct and manage the traffic flow through the site; a staff person will be placed at the internal intersection west of Bell Road to help direct traffic; electing the most efficient time for vacuuming (i.e. before or after a car wash; and/or traffic exiting the car wash will be prohibited from making a left turn to (1) exit the car wash site via the right-turn in/right-turn out access drive or (2) enter the vacuum stations. The operator shall also report to staff upon inquiry concerning the peak season operations and any of the precautions noted above;
4. To provide masonry veneer on the gas pump canopy columns. Masonry veneer shall consist of brick or stone of the variety used on the primary building;
5. Signage on the building on Lot 2 shall comply with current Village sign regulations;

6. *Replace 4 Armstrong Maple trees with 4 Chicagoland Hackberry trees per the Landscape Plan;*
 7. *All wall signs on the car wash building shall be turned off at closing time each day;*
 8. *The color of the canopies for the car wash vacuums stations and the car wash pay station shall match the car wash building and shall not include any gas brand dress.*
2. *Commissioner Foley a motion to recommend approval, seconded by Vice Chair McGary of a **Special Use Permit for a car wash** (classified as an automobile repair, service and body shop use), in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located 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, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a car wash.

3. *Commissioner Stanly made a motion to recommend approval, seconded by Vice Chair McGary of a **Special Use Permit for a drive-through establishment**, in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located 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, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a drive-through establishment.

4. *Commissioner Stanly made a motion to recommend approval, seconded by Vice Chair McGary, of a **Special Use Permit for an automobile service station (gas station)**, in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located 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, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #3 as reason for denial of the Special Use Permit for a gas station.

5. *Commissioner Stanly motion to recommend approval, seconded by Vice Chair McGary, a **Special Use Permit for 24-hour operation**, in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located 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, & 16-05-02-213-004-0000. The motion carries, 4-1.*

Commissioner Lyons provided Standard #1 as reason for denial of the Special Use Permit for 24-hours.

6. *Commissioner Stanly made a motion to recommend approval of **Site Improvement Plans** for a unified development, seconded by Vice Chair McGary in accordance with the reviewed plans, public testimony and staff report, on certain real property generally located 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, & 16-05-02-213-004-0000. The motion carries, 4-1*

Commissioner Lyons provided Standard #1 as reason for denial of the Special Use Permit for Site Improvement Plans

- 7. *Commissioner Stanly made a motion to **adopt the applicant's findings** as the findings of the Plan Commission, seconded by Vice Chair McGary. The motion carries 5-0.*

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

9. Village Board and Committee Updates

Director Gruba listed some of the projects discussed at the Village Board meeting on January 14, 2026, including the proposed ComEd substation improvements, Chase Bank and the Fischer Plaza ground sign. He noted that the next steps for review of the ComEd substation improvements are being discussed but that it will eventually make its way to the Plan Commission for a public hearing. He noted that the Major Change to the PUD and Special Use Permits for Chase Bank were approved and that they intend to begin renovations soon. He stated that the landscape plan for the Fischer Plaza ground sign, related to former variance requests, was modified.

10. Other Business

None.

11. Attendance Confirmation

Commissioners Hand, McGary, Lyons, and Stanly confirmed their attendance at the February 5, 2026 meeting. Commissioner Foley is not sure if he can make the next meeting.

12. Adjournment.

A motion was made to adjourn by Commissioner Lyons, seconded by Commissioner Stanly, A voice vote was taken with all in favor, zero (0) opposed and the meeting was adjourned at 10:12 PM.

Minutes transcribed and respectfully submitted by:

Dana Kahn (Assistant Planner):

Dana Kahn

Approved Date:

February 19, 2026