

# Plan Commission

## Minutes of the Meeting on May 2, 2019

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

**1. Call to Order.**

The meeting was called to order at 7:03 p.m. by Chairman Don Mitchell.

**2. Pledge of Allegiance to the Flag.****3. Roll Call.**

Members present at 7:03 p.m. were Chairman Don Mitchell, Members Beth Verdun, Bryan Kozor, and Dave Stanly.

Also present were the Director of Planning and Zoning, Vijay Gadde, Chief Building Official Joe Baber and the Plan Commission Secretary, Christine Comardo. The minutes were recorded and transcribed by Gia Cassin.

Members absent: Jerry Young, Broque Backal and Lynn McGary.

**4. Public Comment.**

None.

**5. Minutes.**

## a) April 18, 2019

Chairman Mitchell stated that the minutes from the April 4th, 2019 Plan Commission meeting were being presented for approval. Member Verdun made a motion to approve the minutes from the April 18, 2019 meeting; seconded by Member Stanly. All in favor, the motion passed unanimously.

Planning Director Gadde swore in persons in attendance who intended to speak during the meeting's public hearing.

**6. New Business.**

- a) **HG-1907-S, 16849 S. Cedar Road (Public Hearing):** Consideration of a request for an Amendment to the Planned Unit Development (PUD) granted by Ordinance No. 16-011 for the property commonly known as 16849 S. Cedar Road, Homer Glen, Illinois. The applicant is requesting to allow wedding and banquet type events at the new Train Depot.

Planning Director Gadde introduced the case by stating the applicant, Walter Konow has relocated the historic Train Depot, built in 1900 on August 15, 2018. The land for the Train Depot was donated to the Historical Society by the applicant. Previously, the applicant received the Special Use permit for a Planned Unit Development (PUD) to use the Tilsey Barn and tent for wedding and banquet type events. The applicant would like to host similar events at the train depot from April through December. In addition, during September and October of each year, the depot would be used as an

entrance for the corn maze event. The train depot does meet the zoning set back requirements. They will need to apply for the permits and will need to meet the fire detection system for the Train Depot. So these are some of the changes from the previously Planned Unit Development. One item that staff is requesting is if they do any outdoor lighting, to try to use the dark skies compliant fixtures. Director Gadde concluded his staff report.

Chairman Mitchell asked for a motion to open the public hearing. Member Kozar made the motion to open the public hearing, seconded by Member Verdun. All in favor, none opposed. The motion passed.

Chairman Mitchell asked why the petitioner is going through all of this with the Train Depot, considering the costs. Walter Konow replied that he felt this would become an asset to the farm and felt it was good to save the building from the Will County Landfill.

Petitioner Neitzke-Troike stepped up and offered to elaborate further on the matter.

Ms. Neitzke-Troike added that the Historical Society was supposed to foot some of the expense, but they didn't produce the funds and so as the movement came to bring the depot from New Lenox to Konow Farm, the expenses kept growing, between the ComEd expenses, Homer Tree Expenses, and the police expenses. Ms. Neitzke-Troike stated these all fell in to Mr. Konow's lap. She added that they did not anticipate that much cost, and they are trying to find a way to make up for it.

Chairman Mitchell asked for a motion to close the Public Hearing. Member Verdun made the motion to close the Public Hearing, seconded by Member Stanly. Voice vote was taken, all in favor, none were opposed. The motion passed.

Chairman Mitchell asked the petitioners if they had any additional questions. They did not have any.

The Plan Commission initiated further discussion. Member Verdun asked about dirt that was moved when the building was brought in. Petitioner Konow stated that the dirt was used for fill to bring the ground up to grade so they could re-lay the pavers for the front patio that were originally laid in 1900.

Member Verdun further asked Director Gadde, for information on a utility plan. Director Gadde indicated that there is no utility plan yet and that will be part of the building permit and building check list.

Member Verdun asked if the existing parking with the gravel is going to be used going forward – Mr. Konow stated that it would.

Member Verdun also asked if there would be eventual plans for an addition for a kitchen or washrooms. Mr. Konow replied that to qualify for landmark status, the exterior of the building cannot be changed. Member Verdun then clarified that this train depot is considered landmark status and Mr. Konow stated that it is currently in the process, and this process takes a while.

Ms. Neitzke-Troiike further clarified that for utilities and for water purposes, they did secure portable washroom's in the form of a portable trailer instead of adding on the rest rooms. Also she added there will be portable hand washing stations for the staff that were approved by the health department.

There was some discussion about Village events being hosted at Konows. It was agreed that the special use permit allow for it, if the Village ever requested.

Member Kozor asked Chief Building Official Baber if this was considered a historical building and follow those requirements or is it used for assembly? Mr. Baber stated yes, this would be considered an assembly use because it's historic, the Village does not want to see any major changes but it still will need to meet the Fire Protection requirements typical of the other buildings that are on that property. Staff has requested (of the applicant) an evaluation of the building itself structurally, from a design professional to assure that everything meets building code standards.

Member Kozor also asked if historic status has any impact on a fire suppression system. Mr. Baber answered that none of the buildings on the Konow property are required to have any fire suppression system. This is under consideration along with the Fire Department however.

Chairman Mitchell asked if the current liquor license carried over then to the new structure. Ms. Neitzke-Troiike confirmed that it does carry over to all the structures, they are all under the same address.

Chairman Mitchell asked if the land that the structure is currently on is part of the Historical Society. Mr. Konow stated not yet, it is still sitting on the farm. Chairman Mitchell asked what the purpose of the land change is – would there be a tax benefit if deemed a historical landmark? Mr. Konow explained with landmark status, there really isn't a property tax on it. Mr. Konow further explained they would kind of get a waiver on it. Chairman Mitchell asked what the purpose of donating that parcel of land to the Historical Society would be over continuing to own it. Mr. Konow replied that he supposed when the day comes that the farm ever gets sold, he would certainly want the Tilsey Barn and the Depot to be donated to Homer Glen so that it would stay there forever. They could build around them, but he wouldn't like to see them moved again.

There was some discussion about whether the permit restricted dates of usage. Staff confirmed that there were no restrictions, however the petitioners' plans to use it seasonally

Chairman Mitchell stated why the staff report reads that The Village encourages to follow the lighting ordinance. Director Gadde replied because it is agricultural property and not residential. Chairman Mitchell clarified then that the lighting ordinance does not apply.

Ms. Neitzke-Troiike stated it is a historical building and comes with lighting that they would not want to change, but offered to use appropriate light bulbs.

Ms. Neitzke-Troiike stated that one thing that was not mentioned, was the ADA. She had discussions with Mr. Baber about it since the building was constructed in the 1800's. There is a freight door that was closed off with bricks in 1978, and they would like to remove the bricks and make that the handicap entrance. Mr. Konow added that it would be an automatic door. Mr. Baber added that the Village does require the Depot to be ADA accessible.

Chairman Mitchell asked whether exterior construction standards need to be adhered to. Director Gadde stated that it does already meet the requirements so it is a non-issue. Mr. Baber stated he believed it does meet the exterior material ordinance. Chairman Mitchell concluded his questions and Member Verdun had one last question to ask about the way the motion is worded, and asked if the Commission should strike item number 2 (two) from the Motion per their discussion. The Commission agreed.

Chairman Mitchell asked if there was a motion here that would conclude there are no restrictions of usage. Member Verdun made the motion to recommend approval of the Amendment to the Planned Unit Development (PUD) granted by previously amended Ordinance No. 16-011 for the property commonly known as 16849 S. Cedar Road, Homer Glen, Illinois, as follows:

1. In addition to the "Tilsey Barn" and the tent, the "Train Depot" will be used for wedding and banquet facilities.
2. The Owner shall maintain compliance with NFPA 72 Fire Detection System for the "Train Depot."

The Motion was seconded by Member Kozor.

Roll Call Vote taken. All in favor, (4) Members Kozor, Stanly, Verdun. Absent (3) Backal, McGary, Young. Abstained (0). Motion carried.

Planning Director Gadde stated that Case No HG-1908-V will be presented to the Village Board at the Village Board Meeting on May 22, 2019.

## 7.) Reports from Staff and Commissioners

Director Gadde discussed the topic for the next Plan Commission meeting being the gas station plans for the Boo property. He stated we are exactly two (2) years out from the original submission for the property, and what had changed since the previous gas station submittal request is that the gaming restrictions have changed and there will not be any permitted gaming at the proposed station, and also there is water that has been run to this property in which there was not before. These are the big changes for the Boo property. Also, they revised the direction of the traffic flow in and out of the Boo property on 159<sup>th</sup> which will prohibit the trucks to turn north onto Gouger so there won't be truck traffic through the neighborhood. There will be testimony from the Sherriff's office about traffic enforcement between Homer Glen and Lockport. Lockport has a zero tolerance policy – they will ticket truck violators.

Member Kozor asked if it still proposed to be a tall diesel stop. Director Gadde said yes it will have Diesel lanes. The parent company is Pride Petroleum, the brand they showed on the plans is Amoco.

Chairman Mitchell asked about the previous petitioner McAnerney who was denied at the board level and the Plan Commission didn't even vote on it. He asked what the difference is this time so the previous applicant doesn't come back and sue the Village. Director Gadde re-stated the big difference is the non-allowance of gaming at the gas stations and because there isn't any gaming activity, the board will not be concerned with the diesel lanes anymore. Plus there is no longer a water issue now. Member Verdun added that the traffic enforcement looks to be much better. Chairman Mitchell mentions too, the strict weight limit loads on Gouger Road, in discussing truck traffic. This discussion concluded.


Prior to adjourning, Member Verdun stated that she would be serving on the Comprehensive Plan Steering Committee which will meet monthly, beginning 5/14/19 at 4:00 p.m.

**8.) Adjournment**

Motion to adjourn was made by Member Stanly; seconded by Member Verdun. All in favor, the motion carried. The meeting was adjourned at 7:33 p.m.

Respectfully Submitted: Gia Cassin

Chairman Mitchell:

for 

Approved (Date):

5-16-19