
**THE VILLAGE OF HOMER GLEN
WILL COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 24-009**

**AN ORDINANCE APPROVING THE EXTENSION OF ORDINANCE 23-016 THAT GRANTED [1] A SPECIAL USE PERMIT FOR A MAJOR AMENDMENT TO THE HOMER GLEN BELL PLAZA PLANNED UNIT DEVELOPMENT (PUD) WITH CERTAIN EXCEPTIONS; [2] A SPECIAL USE PERMIT FOR A DRIVE-THROUGH ESTABLISHMENT; AND [3] A SITE PLAN, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED IN THE C-2 LOCAL BUSINESS DISTRICT AT 14402 S BELL ROAD, LOT 1 OF THE SQUISITO PLACE SUBDIVISION AND ALSO LOT 8 OF THE HOMER GLEN BELL PLAZA PUD, HOMER GLEN, ILLINOIS.
[HG-2226-PUD, LOT 8 OF HOMER GLEN BELL PLAZA]**

**CHRISTINA NEITZKE-TROIKE, Village President
CANDICE BIELSKI, Village Clerk**

**Village Trustees
JENNIFER CONSOLINO
DAN FIALKO
CURTIS MASON
CRAIG MCNAUGHTON
ROSE REYNDERS
SUSANNA STEILEN**

AN ORDINANCE APPROVING THE EXTENSION OF ORDINANCE 23-016 THAT GRANTED [1] A SPECIAL USE PERMIT FOR A MAJOR AMENDMENT TO THE HOMER GLEN BELL PLAZA PLANNED UNIT DEVELOPMENT (PUD) WITH CERTAIN EXCEPTIONS; [2] A SPECIAL USE PERMIT FOR A DRIVE-THROUGH ESTABLISHMENT; AND [3] A SITE PLAN, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED IN THE C-2 LOCAL BUSINESS DISTRICT AT 14402 S BELL ROAD, LOT 1 OF THE SQUISITO PLACE SUBDIVISION AND ALSO LOT 8 OF THE HOMER GLEN BELL PLAZA PUD, HOMER GLEN, ILLINOIS.
[HG-2226-PUD, LOT 8 OF HOMER GLEN BELL PLAZA]

WHEREAS, the Village of Homer Glen, Will County, Illinois (the “Village”) is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the “Home Rule Powers”); and,

WHEREAS, the Special Use Permits and Site Plan Approval were previously granted by the Village Board on March 8, 2023, via Ordinance 23-016, as [1] a Special Use Permit for a Major Amendment to the Homer Glen Bell Plaza Planned Unit Development (PUD) with certain exceptions; [2] a Special Use Permit for a drive-through establishment; and [3] a Site Plan, for certain real property generally located in the C-2 Local Business District at 14402 S Bell Road, Lot 1 of the Squisito Place Subdivision and also Lot 8 of the Homer Glen Bell Plaza PUD, Homer Glen, Illinois, (Subject Property), [HG-2226-PUD, Lot 8 of Homer Glen Bell Plaza]; and,

WHEREAS, the applicant, Poplar Property Group, has requested an extension of the Effective Period for the Special Use Permit and Site Plan approval by one year; and,

WHEREAS, the Village President and Board of Trustees, after due consideration have determined that granting an extension of the Special Use Permits and Site Plan approval granted via Ordinance 23-016 are in conformance with the Village’s Comprehensive Plan and in the best interests of the public health, safety and welfare of the Village’s residents; and,

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

Section 1. Incorporation of Recitals. That the recitals and findings set forth above are incorporated herein by reference the same as if they were fully set forth herein verbatim and they are adopted as the findings of the Board of Trustees of the Village of Homer Glen.

Section 2. Extension of Special Use Permits and Site Plan. The Board of Trustees hereby finds that the applicant has established good cause for the extension of the Effective Period of the Special Use Permit and Site Plan Approval. The Village hereby approves an extension of one year, from March 8, 2024 to March 8, 2025, to the Special Use Permits and Site Plan Approval previously granted by the Village Board on March 8, 2023 via Ordinances 23-016, as [1] a Special Use Permit for a Major Amendment to the Homer Glen Bell Plaza Planned Unit Development (PUD) with certain exceptions; [2] a Special Use Permit for a drive-through establishment; and [3]

a Site Plan, for certain real property generally located in the C-2 Local Business District at 14402 S Bell Road, Lot 1 of the Squisito Place Subdivision and also Lot 8 of the Homer Glen Bell Plaza PUD, Homer Glen, Illinois, (Subject Property), [HG-2226-PUD, Lot 8 of Homer Glen Bell Plaza]; and,

Section 3. Severability. The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 4. Repealer. All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.


Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Notice to Applicant. That the Village Clerk is further directed to forward a copy of this Ordinance to the applicant as notification of the passage and approval of this Ordinance.

Adopted this 28th Day of February, 2024 pursuant to a roll call vote as follows:

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>PRESENT</u>
Consolino	X			
Fialko	X			
McNaughton	X			
Mason	X			
Reynders	X			
Steilen	X			
Neitzke-Troike (Village President)				
TOTAL	6			

APPROVED by the Village President on February 28, 2024



Christina Neitzke-Troike
Village President

ATTEST:


Candice Bielski
Village Clerk