

# **Village of Homer Glen**

**14933 S. Founders Crossing  
Homer Glen, Illinois 60491**

**Phone (708) 301-0632 • Fax (708) 301-8407**

## **PLAN COMMISSION REGULAR MEETING**

**Monday, March 17, 2016  
7:00 PM**

**Village Council Chamber  
14917 S. Founders Crossing  
Homer Glen, Illinois 60491**

**A. Call the Plan Commission to Order**

The meeting of the Homer Glen Plan Commission was called to order by Chairman Maska at 7:00 P.M.

**B. Pledge of Allegiance to the Flag****C. Roll Call**

Present for the Plan Commission were Chairman Joe Maska, Members Lynn McGary, Eileen Crement, Chris Locacius and Broque Backal. Present on behalf of the Village of Homer Glen was the Director of Planning and Zoning, Michael J. Schwarz. The minutes were recorded and transcribed by Candace Rose.

**D. Public Comment**

None

**E. Minutes****December 21, 2015**

A motion to approve the minutes from December 21, 2015 was made by Member Backal, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion carried.*

**January 7, 2016**

A motion to approve the minutes from January 7, 2016 was made by Member McGary, seconded by Member Locacius. Voice vote taken, all in favor, none opposed. *Motion carried.*

**February 1, 2016**

A motion to approve the minutes from February 1, 2016 was made by Member McGary, seconded by Member Locacius. Voice vote taken, all in favor, none opposed. *Motion carried.*

**February 4, 2016**

A motion to approve the minutes from February 4, 2016 with corrections made was made by Member McGary, seconded by Member Locacius. Voice vote taken, all in favor, none opposed. *Motion carried.*

**February 22, 2016**

A motion to approve the minutes from February 22, 2016 with corrections made was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion carried.*

Chairman Maska asks that anyone wishing to speak tonight please sign in and then stand to be sworn in by Mike Schwarz. Mr. Schwarz swears in the audience.

**F. Agenda Items**

- 1. HG- HG-1602-V Aqua Pools Inc. (*Public Hearing*): Consideration of requests for (1) A variance to increase the allowable sign face area of a freestanding sign from sixty-five square feet (65 sq ft) to one hundred twenty square feet (120 sq ft) [Section 10.6-6(c)(2) of the Village of Homer Glen Zoning Ordinance]; (2) A variance to waive the requirement that the predominate construction material for a proposed freestanding commercial sign shall be masonry or stone, in order to allow a dual pylon type of freestanding sign [Section 10.6-6(c)(2) of the Village of Homer Glen Zoning Ordinance]; (3) A variance to reduce the required sign setback from fifteen feet (15') to five feet (5') [Section 10.6-6(c)(4) of the Village of Homer Glen Zoning Ordinance]; and (4) A variance to increase the allowable height of a freestanding sign from ten feet (10') to twenty feet, six inches (20'-6") [Section 10.6-6(c)(4) of the Village of Homer Glen Zoning Ordinance], for the subject property**

Mr. Schwarz explains that the item was published and a sign posted at the property and green cards were mailed by the applicant and returned to him. The subject property will be affected by the Illinois Department of Transportation's (IDOT) 159<sup>th</sup> Street improvement project and right-of-way expansion. The property has an existing free-standing sign. According to the IDOT Project Manager in the Appraisal Section, the property owner was compensated with "damages to remainder as a cost to cure," which means that the owner received compensation from IDOT to remove the existing free-standing sign and construct a new free-standing sign. The applicant desires to relocate and re-use the existing sign. In order to accomplish this, the applicant is requesting the following variations from the Village of Homer Glen Zoning Ordinance:

VARIATION #1: A variance to increase the allowable sign face area of a freestanding sign from sixty-five square feet (65 sq ft) to one hundred twenty square feet (120 sq ft) [Section 10.6-6(c)(2) of the Village of Homer Glen Zoning Ordinance]; and,

VARIATION #2: A variance to waive the requirement that the predominate construction material for a proposed freestanding commercial sign shall be masonry or stone, in order to allow a dual pylon type of freestanding sign [Section 10.6-6(c)(2) of the Village of Homer Glen Zoning Ordinance]; and,

VARIATION #3: A variance to reduce the required sign setback from fifteen feet (15') to five feet (5') [Section 10.6-6(c)(4) of the Village of Homer Glen Zoning Ordinance]; and,

VARIATION #4: A variance to increase the allowable height of a freestanding sign from ten feet (10') to twenty feet, six inches (20'-6") [Section 10.6-6(c)(4) of the Village of Homer Glen Zoning Ordinance].

A motion to open the public hearing in Case No. HG-1602-V was made by Member Backal, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion carried.*

Mr. Schwarz states that the owner just wants to move his existing sign back to within the setback. He is not asking to be allowed to have a new larger sign made, this is the size of the existing sign.

There have already been a number of variances granted to other businesses regarding their signs. B & B Heating and Cooling, Ace Plaza, A Touch Of Green, and Sand Box School have all been granted sign variances.

Mayor George Yukich is present tonight speaking as a citizen of the Village of Homer Glen not in his capacity as Mayor on behalf of the applicant. Mayor George Yukich states that the applicant is not asking to move this sign because he wants to; he is being required to move it by IDOT. It was the Village that changed the rules after his business was established here with this sign. The existing height and size of the sign is not changing he is only asking to be able to keep the existing sign and move it for IDOT. His current sign was grandfathered in after we incorporated and wrote the sign ordinance. The Village allowed A Tough of Green to keep his existing sign (which is a message sign) and just move it because he was grandfathered in as well. It is not the Village's business what he was compensated with from IDOT. He will be at a disadvantage all during the road work with the mess that will be in front of his business and we need to do what we can to ensure he can stay in business. It is only fair that he be allowed to keep the sign he had before we became the Village of Homer Glen. The Village needs to be more sensitive to the needs of the businesses if we want them to stay here and be successful.

Member Backal asks for clarification that he is asking to go from 65-sq ft. to 100-sq ft. in size and from 10-ft in height to 20-ft, 6 inches in height. Mr. Schwarz states that is correct. The current sign has been there 40-yrs and the plan is to just move it. Mr. Schwarz points out that the "grandfathering" of a non-conforming sign only applies up until the point that a sign is taken down and then it must be replaced with a conforming sign before it can go back up.

Chairman Maska asks for any public comment or questions and hearing none calls for a motion to close the public hearing.

A motion to close the Public Hearing in Case No. HG-1602-V was made by Member Locacius, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Locacius states that the sign was there and the applicant only wants to move it so there is no real change. But if the Village allows this they should also re-write the ordinance to allow it. He believes the owner should be allowed to do this.

Mr. Schwarz also points out that a number of other people in the Village just built new signs that complied with the code. They also could have come in for a variance but they choose to comply.

Chairman Maska states that the hardship here is brought on by outside sources and is not of the applicant's making.

Member McGary asks if there has been any discussion about lowering the existing sign to at least meet the height requirements. Mr. Jim Eiler states that if he moves the sign back and then lowers it to 10-ft it will be hidden by the building and not seen. Menard's was not asked to lower their sign to 10-ft.

Member Locacius asks what the time frame is for moving the sign if the Village allows these variances. Mr. Eiler does not know yet. Member Locacius asks if there will be additional lighting associated with the sign. Mr. Eiler states that the only change will be a planter box around the bottom to make it look nice and more like a monument sign, no new lighting will be added.

Member Backal asks if he plans on painting the existing sign. Yes, he will paint the poles and clean up the sign before re positioning it.

Member Crement would like it stated that this is an existing sign and not changing in any way other than its location. Member Locacius adds that it is also because it is an existing sign being moved not by the owner's choice.

A motion to adopt staff's findings as the findings of the Plan Commission, and to recommend the approval of the following requests for certain real property located at 13445 W. 159th Street, Homer Glen, Illinois:

VARIATION #1: A variation to increase the allowable sign face area of an existing freestanding sign from sixty-five square feet (65 sq. ft.) to one hundred twenty square feet (120 sq. ft.) [Section 10.6-6(c)(2) of the Village of Homer Glen Zoning Ordinance]; and,

VARIATION #2: A variation to waive the requirement that the predominate construction material for an existing freestanding commercial sign shall be masonry or stone, in order to allow a dual pylon type of freestanding sign [Section 10.6-6(c)(2) of the Village of Homer Glen Zoning Ordinance]; and,

VARIATION #3: A variation to reduce the required sign setback from fifteen feet (15') to five feet (5') [Section 10.6-6(c)(4) of the Village of Homer Glen Zoning Ordinance].

VARIATION #4: A variation to increase the allowable height of an existing freestanding sign from ten feet (10') to twenty feet, six inches (20'-6") [Section 10.6-6(c)(4) of the Village of Homer Glen Zoning Ordinance].

was made by Member McGary, seconded by Member Backal. Roll call vote taken. In favor (5) Locacius, Crement, Backal, McGary, Maska. Opposed (0) none. Absent (2) O'Donnell, Mitchell. Abstained (0) none. *Motion Carried.*

#### **G. Other/New Business**

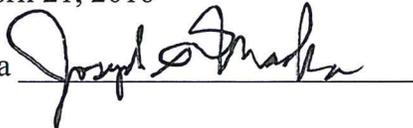
None

#### **H. Adjournment**

A motion to adjourn at 8:10 pm was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on April 21, 2016

Chairman Maska

A handwritten signature in black ink, appearing to read "Joseph Maska", is written over a horizontal line.