

# **Village of Homer Glen**

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

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## **PLAN COMMISSION REGULAR MEETING**

**Thursday, July 7, 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, Braque Backal, Chris Locacius and Kevin O'Donnell. Present on behalf of the Village of Homer Glen was the Director of Planning and Zoning, Michael J. Schwarz and Assistant Planner, Caron Bricks. The minutes were recorded and transcribed by Candace Rose.

**D. Public Comment**

Chairman Maska calls for anyone wanting to make a public comment on any items not on the agenda for tonight's meeting. No public comments were made.

**E. Minutes**

**None**

Chairman Maska states that anyone wishing to speak at a public hearing tonight needs to be sworn in by Mike Schwarz. Mr. Schwarz swears in the audience.

**F. Agenda Items**

- 1. HG-1614-S Menards - Consideration of requests for approval of: an Amendment to the Special Use Permit to grant a Major Change to the Menards, Inc. Planned Development which was approved under Village of Homer Glen Ordinance No. 02-032 (Code of the Village of Homer Glen Section 220-903C(1)), including a Variation to further reduce the number of required parking spaces, a Variation to waive the required Exterior Materials Ordinance, approval of an Amended Final Development Plan, approval for an expansion of the existing warehouse, enclosure of the rear overhang, and relocation of the existing yard entrance for certain real property located at 13956 S Bell Road, Homer Glen, Illinois.**

Ms. Caron Bricks states that Menards originally received a Special Use Permit for Planned Development in 2002 by Ordinance No. 02-032. Since it first opened, the Menards in Homer Glen has become one of the busiest retail establishments in the Village. In order to meet foreseen increased demand, the corporate office of Menards would like to increase current warehouse and floor space. This would include a 19,244 square foot addition to the current warehouse on the north side of the property. This expansion of the warehouse would require a relocation of the existing entrance to the warehouse area to accommodate the proposed addition. As part of the relocation of the warehouse entrance, several parking spaces will be lost, further discussion of which can be found below in Parking Analysis. The warehouse addition will be constructed of materials that would match the existing warehouse including emerald green steel wall panels and trim, clear polycarbonate panels, and white steel roof panels. The existing horizontal tongue and groove wall at the rear of the existing warehouse would remain.

Menards also proposes to enclose an area at the rear of the building to create a special order area comprised of 10,888 square feet. This area would be constructed of emerald green steel wall panels and trim that are on other parts of the existing store. As part of the proposed special order area, the trash compactor is proposed to be relocated several feet from its current location and would have a new door. The rear of the building would also have four (4) new doors for employees to access the rest of the yard from the new special order area.

On the north side of the main building, there is currently a partially open area with an overhang that runs between the garden center and loading dock. Menards, as part of this renovation, wishes to fully enclose this area to increase storage space. This area would include “hangar-style bi-fold doors” and one new 14 foot wide canopy and door which would replace an existing bi-fold door to secure the space. This enclosure would also be constructed of emerald green steel panels and trim to match the rest of the building.

Member Locacius asks Ms. Bricks if detention will need to be increased at the site in order to accommodate the added building space. Ms. Bricks states that it will not because the area that Menards intends to build on is already paved and was figured into the original site plans.

Mr. Tyler Edwards is present tonight on behalf of Menards. He states that Menards is currently committed to remodel nearly all their stores both internal and external. Here in Homer Glen they are adding warehouse space for storage in order to decrease the need for more shipments. They are also moving the gate to the outdoor storage in order to accommodate the new warehouse space.

A motion to open the public hearing in Case No. HG-1614-S was made by member Locacius, seconded by Member McGary. Voice vote taken, all in favor none opposed. *Motion Carried.*

Chairman Maska calls for questions or comments from the audience. Hearing none, he asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG-1614-S was made by Member Locacius, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Locacius asks how long before they expect to begin the remodel. Mr. Edwards states that they will begin in spring and will be performing the up-grades in several phases. They hope to complete all of the up-grades by summer.

Member Locacius asks if they will close the store during any of the renovations. Mr. Edwards states no, they will first move the gate, then they will work on the warehouse.

Member Locacius asks what the new gate will look like. Mr. Edwards states it will be exactly the same as the existing gate.

Member Crement asks what type of delivery traffic they will be expecting. Mr. Edwards states it will be the same as it currently is, or about 5 trucks a day.

Member McGary asks if these proposed changes are to make this store like the other stores. Mr. Edwards states that yes, they want the stores to all be similar.

Member Locacius states that he thinks it looks good and is happy to see Menards is investing more money in Homer Glen.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of an Amendment to the Special Use Permit to grant a Major Change to a Planned Development, which was originally approved under Village of Homer Glen Ordinance No. 02-032 (Chapter 220-903C(1) of the Code of the Village of Homer Glen), including a Variance to further reduce the number of required parking spaces from 692 spaces to 475 spaces, a Variance to waive the required Exterior Materials Ordinance, and approval of an Amended Final Development Plan, for certain real property located at 13956 S Bell Road, Homer Glen, Illinois, was made by Member Backal, seconded by Member Locacius. Roll call vote taken. In favor (5) McGary, Crement, Backal, O'Donnell. Opposed (0) none. Absent (1) Mitchell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

2. **HG-1615-V Joanne Brandt (*Public Hearing*):** Consideration of requests for approval of: (1) A Variance to reduce the required minimum lot width/frontage from 300 feet to 155.88 feet in the A-2 Rural Residential Zoning District (Code of the Village of Homer Glen Section 220-503F(2)) and (2) A Variance to reduce the required minimum lot size from 2.5 acres to 2.19

**acres (Code of the Village of Homer Glen Section 220-503F(1)) for certain real property located at 14050 Lemont Road, Homer Glen, Illinois. for certain real property located at 14509 S. Hillcrest Road, Homer Glen, Illinois.**

Caron Bricks states that the subject property was originally subdivided in 1946 by a former owner. The house that the petitioners demolished on the property was built in the 1950s according to the Supervisor of Assessments. The lot was created before the Village incorporated and adopted site and structure regulations for each Zoning District.

Per Chapter 220-1108, “*an individual lot of record in existence at the time of the adoption of this chapter which is unable to meet the requirements as to lot area, lot width, and yard requirements can be developed only after a variance is granted.*” Therefore, the petitioner must go through a Zoning Variance public hearing process in order to make the existing lot legally non-conforming, which would then allow the petitioner to build a home on the lot.

In the A-2, Rural Residential Zoning District, the minimum lot area is 2.5 acres. The petitioner’s property is only 2.19 acres. The petitioner is requesting a lot area Variance of 12%. In the A-2, Rural Residential Zoning District the minimum lot frontage/lot width is 300 feet and the petitioner’s property only has a frontage/width of 155.88 feet. The petitioner is requesting a lot frontage/lot width Variance of 48%.

The petitioner, Fred Brandt, explains that they took down the farm house that was on the property and are going to move the new house back about 100-ft. They are looking to build a single family home with a detached garage/barn.

Member Backal asks if the intend to use the existing driveway. Yes, the existing driveway will be used.

A motion to open the public hearing in Case No. HG-1615-V was made by Member Backal, seconded by Member Crement. Voice vote taken, all in favor none opposed. *Motion Carried.*

Chairman Maska calls for questions or comments from the audience. Hearing none he calls for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG-1615-V was made by Member McGary, seconded by Member Crement. Voice vote taken, all in favor none opposed. *Motion Carried.*

Member Locacius states that there are many lots in the Village similar to this one and as people decide to build on them they will have to come to the Plan Commission for approval. He is in favor of this project.

Chairman Maska asks if the setback would be an issue if this was a corner lot. Ms. Bricks states that she did the review for this property as if it was a corner lot so all the setbacks were for a corner lot.

Member Crement asks when they expect to begin work. Mr. Brandt states that as soon as the permits are issued they will begin and hope to be under roof by December.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of the following requests for certain real property located at 14050 Lemont Road, Homer Glen, Illinois:

**Variance #1:** A Variance to reduce the required minimum lot frontage/lot width from 300 feet to 155.88 feet in the A-2, Rural Residential Zoning District by the Code of the Village of Homer Glen (Chapter 220-503F(2))

**Variance #2:** A Variance to reduce the required minimum lot area from 2.5 acres to 2.19 acres in the A-2, Rural Residential Zoning District by the Code of the Village of Homer Glen (Chapter 220-503F(1))

was made by Member McGary, seconded by Member Backal. Roll call vote taken. In favor (5) McGary, Crement, Backal, O'Donnell, Locacius. Opposed (0) none. Absent (1) Mitchell. Abstained (0) none. The Chairman did not vote.  
*Motion Carried.*

#### G. Other/New Business

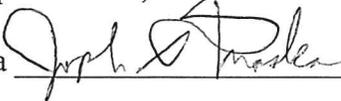
None

#### H. Adjournment

A motion to adjourn at 9:10 pm was made by Member Backal, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on September 15, 2016

Chairman Maska



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