

Village of Homer Glen

**14240 W. 151st Street
Homer Glen, Illinois 60491**

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PLAN COMMISSION REGULAR MEETING

**Thursday, August 18, 2016
7:00 PM**

**Village Council Chamber
14240 W. 151st Street
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, Braque Backal and Don Mitchell. 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

- HG-1617-V Lunar Management (*Public Hearing*): Consideration of a requests for (1) A variance to reduce the required sign setback from fifteen feet (15') to two feet (2') [Chapter 220-1005F(3)d of the Homer Glen Code]; (2) A variance to increase the allowable number of tenant name panels from four to five for a proposed freestanding commercial sign [Chapter 220-1005F(3)g of the Homer Glen Code]; and (3) A variance to waive the requirement that the predominate construction material for a proposed freestanding commercial sign shall be masonry or stone [Chapter 220-1005F(3)b2 of the Homer Glen Code], for certain real property located at 14302-14330 S. Will-Cook Road, Homer Glen, Illinois (PIN: 16-05-12-200-009-0000).**

Mike Schwarz explains that this item may need to be tabled because not everyone received the mailing notifications that are required by law. The item was published and a sign was placed on the property but the correct number of certified letters did not go out therefore he suggests tabling the item until the September 1, 2016 meeting.

Member Mitchell states that he expects the property to be in compliance before it comes before the Plan Commission next. Mr. Schwarz explains that they need a new sign because the old sign was removed when the road was widened. Member Mitchell states that he is referring to several existing illegal banner signs at the site.

A motion to table Case No. HG-1617-V until September 1, 2016 was made by Member Locacius, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Mr. Ken Syka asks why this item is being tabled (he arrived late and did not hear the original discussion). Mr. Schwarz explains that not all the people within the 250-ft radius of the site were notified by mail as required by law therefore we cannot legally hear this case until all parties are notified.

2. HG-1619-V Helen Owens d.b.a. Homer Chiropractic Clinic, LLC (*Public Hearing*): Consideration of a request for a Variance to reduce the required sign setback from fifteen feet (15') to 11 feet (11') (Chapter 220-1005F(3)d of the Code of the Village of Homer Glen), for certain real property located at 12261 W. 159th Street, Homer Glen, Illinois (PIN:16-05-24-200-003-0000).

Ms. Caron Bricks states proper notices have been sent and the green cards have been received, there is a sign on the property and there was an ad placed in the paper as required by law for this case.

Ms. Bricks explains that the subject property is located at 12261 W. 159th Street and is zoned C-5 Office and Research Park. The subject property has been affected by the Illinois Department of Transportation's 159th Street improvement project and right-of-way acquisition.

§220-1005F(3)d of the Code of the Village of Homer Glen states that "Except as otherwise provided herein, no ground-mounted sign in the commercial districts shall exceed 10 feet in height, and all signs shall be located a minimum of 15 feet from all property lines." Due to IDOT's 159th Street expansion, the Homer Chiropractic Clinic building is now 15 feet closer to 159th Street. The petitioner is requesting a sign setback reduction in order to accommodate the loss of right-of-way to IDOT and so the sign can be clearly seen by motorists travelling on 159th Street.

So far, A Touch of Green, Will Cook Ace Plaza, RDH Properties, and the Sandbox School have all received sign setback variances from the Village Board due to IDOT's 159th Street improvement project. Below is a table that displays each of the sign setback variances the Village Board has granted since 2015 due to the 159th Street improvement project.

Name	Location	Sign Setback Granted
A Touch of Green	12720 W. 159 th Street	11', instead of 15'
Will Cook Ace Plaza	12101-12121 W. 159 th Street	6', instead of 15'
RDH Properties	13010 W. 159 th Street	3', instead of 15'
Sandbox School	12030 W. 159 th Street	2', instead of 15'
Aqua Pools	13445 W. 159 th Street	5', instead of 15'
Homer Chiropractic Clinic	12261 W. 159 th Street	Proposed: 11', instead of 15'

As shown in the above table, the Village Board has granted five (5) sign setback variances of equal or lesser distance from the property line due to IDOT's 159th Street Project.

The petitioner Ms. Owens is present tonight to answer any questions or address any issues.

A motion to open the public hearing in Case No. HG-1619-V was made by Member McGary, seconded by Member Mitchell. Voice vote taken, all in favor none opposed. *Motion Carried.*

Chairman Maska asks if the proposed location of this sign creates any blind spot or hazard for the neighboring properties. Ms. Bricks states that it does not create any hazard or blind spot.

Ms. Owens explains that she owns the property next door at 12251 and it is not a residence, it is a Pilates Class.

Member Mitchell asks if she owns just the properties but not the businesses located on the properties. Ms. Owens states that she owns both the property and the businesses.

Member Backal asks if she will be using the old sign. Ms. Owens states she is building a new sign.

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-1619-V was made by Member Locacius, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Locacius asks if the sign will be lit. Ms. Owens states that it will have interior back lighting as per the ordinance.

Member Mitchell asks why she does not ask for a larger sign as he thinks it would be appropriate to do so. Ms. Owens states that she did not want to push her luck by asking for too much.

Chairman Maska asks if there will be a spot lighting on the sign. Ms. Owens states that the only lighting will be the interior back light as per the ordinance.

Member Crement asks if it will be digital. Ms. Owens states no, that digital signs are not allowed in the Village as per the ordinance.

A motion adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to reduce the required sign setback from fifteen feet (15') to eleven feet (11') for certain real property located at 12261 W. 159th Street, Homer Glen, Illinois (§220-1005F(3)d of the Code of the Village of Homer Glen) was made by Member McGary, seconded by Member Locacius. Roll call vote taken. In favor (6) Maska, Locacius, McGary, Crement, Backal, Mitchell. Opposed (0) none. Absent (1) O'Donnell. Abstained (0) none. *Motion Carried.*

A. Other/New Business

Member Locacius asks for a map of the Village with the overlying zoning to be place in the board room for the Plan Commission meetings. Mr. Schwarz states he will see to it that the zoning map is brought to the meetings. Ms. Bricks states that there are also computer screens at each seat and they could display the map digitally for everyone on the Commission to see.

B. Adjournment

A motion to adjourn at 7:40 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

