

Village of Homer Glen

**14240 West 151st Street
Homer Glen, Illinois 60491**

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

PLAN COMMISSION REGULAR MEETING

**Thursday, October 6, 2016
7:00 PM**

**Village Council Chamber
14240 West 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, Broque Backal 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**September 15, 2016**

A motion was made to accept the minutes from the September 15, 2016 meeting by Member Backal, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

F. Agenda Items

- HG-1616-P Tony Resendez: Consideration of the Preliminary and Final Plat of Resendez Consolidation, a consolidation of Lots 4 and 5 in the Third Addition to Chickasaw Hills Subdivision, located at the southeast corner of S. Parker Road and W. Iroquois Trail, and commonly known as 13555 W. Iroquois Trail and 13715 S. Parker Road, Homer Glen, Illinois.**

Caron Bricks explains the petitioner owns two adjacent lots, Lots 4 and 5, in the Third Addition to Chickasaw Hills Subdivision. Lot 4 (13715 S. Parker Road) has been used by previous owners as the "backyard" to the house located on Lot 5 (13555 W. Iroquois Trail). In order to build an accessory structure, such as a shed or pool, on Lot 4, the petitioner needed to consolidate the two lots into one as the Code states that an accessory structure (shed, pool, etc.) on a lot without a primary structure (house) is not permitted.

Chairman Maska states that there was a similar request in the past for a property on Bell Road but the owner wanted to create a new driveway, he asks if this owner

intend to add a driveway. Ms. Bricks states that the owner has no current intentions of adding a driveway but if he did decide to do that he would not only need the Village's approval, but also approval from the Highway Department.

Member McGary states that with the size of this property the owner could add about anything he would want or need on the property.

A motion to recommend approval of the Preliminary and Final Plat of Resendez Consolidation, a consolidation of Lots 4 and 5 in the Third Addition to Chickasaw Hills Subdivision, located at the southeast corner of S. Parker Road and W. Iroquois Trail, and commonly known as 13555 W. Iroquois Trail and 13715 S. Parker Road, Homer Glen, Illinois was made by Member McGary, seconded by Member O'Donnell. Roll call vote taken. In favor (4) McGary, Crement, Backal, O'Donnell. Opposed (0) none. Absent (2) Locacius, Mitchell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

- HG-1623-V Mary Ellen Umgelder (*Public Hearing*): Consideration of a request for a variance to increase the allowable maximum impervious surface coverage from 40% to 51% [Attachment 1, Table 1B (Site and Structure Bulk Requirements for Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located at 14812 S. Pheasant Lane, Homer Glen, Illinois.**

Caron Bricks explains the subject property is located at 14812 S. Pheasant Lane and is zoned R-4 Single-family Residential in the Kingston Hills subdivision. The home has recently received its Temporary Certificate of Occupancy and was designed/built by the owner, Mary Ellen Umgelder, and her sister. Ms. Umgelder is requesting a variance to allow a maximum impervious surface coverage from 40% to 48.3% for the R-4 zoning district in order to construct an in-ground pool and patio surrounding the pool (pool deck) on the property.

Ms. Bricks explains the house and driveway comprises 35% of the lot, which meets the required lot coverage. However, Ms. Umgelder wishes to install an in-ground pool and patio/pool deck on part of her back yard. Due to the size of the house, her impervious surface coverage increases to 48.3% of the lot. This calculation includes the house, driveway, sidewalks, stoops, patio, and 50% of the surface area of the pool.

Mary Ellen Umgelder states that she did not realize when she contracted Gallagher & Henry to construct her home she was so near the maximum allowable for imperious surfaces. And she wishes to add the pool making the request for this variance necessary.

A motion to open the public hearing in Case No. HG-1623-V was made by Member McGary, seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. *Motion carried.*

Chairman Maska calls for questions or comment from the public.

Mr. Brian Gorden from 14765 Heathcliff states that he is behind this property and is very concerned about the potential drainage issues coming from the property after the pool is built. There is currently a drainage issue and he knows that the Village has been battling drainage issues throughout the community for some time.

Caron Bricks states that she has talked with Mike Salamowicz of the Village's Development Services Department and he has been in contact with the home owners and has talked with Gallagher & Henry. He was assured that Gallagher & Henry would be doing more grading to this area when the rest of the subdivision is built out.

Mr. Gorden asks when this area will be built out; they do not want to wait 5-years with the current water issues.

Mr. John Van Huis from American Pool Sales is the builder for the proposed pool and he states that he is willing to add drainage tiles to the area to ensure that no extra water from this site will contribute to the neighbors flooding issues.

Member Crement questions whether the responsibility of the drain tiles should fall to the home owner in this case. Mr. Van Huis states that the water should naturally exit the site and drain to the existing sewer line but that he would be willing to absorb the cost and add the tiles to ensure that is where the water will drain.

Member Backal does not believe that the addition of the proposed pool will add to the drainage issues here but the Village is very concerned in general about the flooding issues. Ms. Bricks agrees that the Village did inherit a lot of problems with the water and drainage from development before the Village incorporated.

Chairman Maska calls for any further 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-1623-V was made by Member Backal, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion carried.*

Member Backal does not have a problem with this request provided they add the condition that the drain tiles be added during the construction of the pool. A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval with conditions of a Variance to increase the allowable maximum impervious surface coverage from 40% to 48.3% [Attachment 1, Table 1B (Site and Structure Bulk Requirements for Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] conditioned that sufficient drainage tiles are included in the building permit subject to review by the

Development Services Director was made by Member Backal, seconded by Member McGary. Roll call vote taken. In favor (4) McGary, Crement, Backal, O'Donnell. Opposed (0) none. Absent (2) Locacius, Mitchell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

3. **HG-1625-V ZR1 Properties, LCC (Public Hearing): Consideration of a request for a Variance to reduce the required sign setback from fifteen feet (15') to two feet (2') (Chapter 220-1005F(3)d of the Code of the Village of Homer Glen) for certain real property located at 15723-15731 S. Annico Drive, Homer Glen, Illinois.**

Mike Schwarz states the subject property is located at 15723-15731 S. Annico Drive and is zoned C-3 General Business District. The Annico Professional Complex Subdivision was recorded in 1978, and included an 80-foot wide right-of-way for Annico Drive, which is a cul-de-sac and is classified as a local road. Typically, a local road right-of-way is 66 feet wide.

Given the width of the Annico Drive right-of-way, the following sign variance is requested:

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].

Mr. Schwarz states the applicant desires to install a new 7.625 feet high by 8.5 feet wide free-standing sign, placed 2 feet from the Annico Drive right-of-way line. The area of the sign face would be 40.5 square feet, which complies with the maximum allowable area of 50 square feet, based on the street frontage of the lot (150 lineal feet). The Code allows one square foot of sign area for every three lineal feet of frontage, to a maximum of 65 square feet for any single face. The proposed sign has an overall height of 7.625 feet, which would comply with the maximum allowable height of 10 feet.

According to the Plat of Survey for the property, there is approximately 23 feet of grass parkway between the back of the curb of the road and the front property line. Therefore, the proposed new monument sign would be located approximately 25 feet from the edge of the existing roadway. If the required 15-foot setback was strictly imposed, the sign would be located approximately 40 feet from the edge of the existing roadway, which would place it nearly adjacent to the front wall of the building. At that location, the sign would be difficult to be seen from northbound eastbound and westbound vehicles on Annico Drive.

Mr. Scott Slykas is present tonight to answer any questions and address any issues. He states that it is because of the right of way that he is asking for a variance.

Member Crement asks if the sign will have a spot light. Mr. Slykas states that it will be internally lit and there will be 41-sq. ft. of landscaping.

Member Backal states that the proposed landscaping will enhance the look of the sign and the property.

A motion to open the public hearing in Case No. HG-1625-V was made by Member Backal, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion carried.*

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

A motion to close the public hearing in Case No. HG-1625-V was made by Member Backal, seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. *Motion carried.*

A motion to adopt staff's suggested 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 two feet (2') [Chapter 220-1005F(3)d of the Code of the Village of Homer Glen], for certain real property located at 15723-15731 S. Annico Drive, Homer Glen, Illinois was made by Member Crement, seconded by Member McGary. Roll call vote taken. In favor (4) McGary, Crement, Backal, O'Donnell. Opposed (0) none. Absent (2) Locacius, Mitchell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

4. **HG-1618-TA Village of Homer Glen (*Public Hearing*): Consideration of a request for approval of a text amendment to Table 2A (Table of Permitted and Special Uses in Non-Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, for the purpose of adding essential services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant) as a Special Use in the P-1 Governmental Buildings and Public Schools District.**

Mike Schwarz explains In May 2012, the Village Board adopted Ordinance No. 12-026, an Ordinance Approving a Text Amendment to Ordinance 08-048 Entitled "The Village of Homer Glen Zoning Ordinance: Creating the P-1 Governmental Buildings and Public Schools Zoning District, and Permitted and Special Uses, Site and Structure Bulk Requirements and Sign Regulations in the P-1 Zoning District."

As stated in Chapter 220-710 of the Code, the purpose of the P-1 District is as follows:

"The governmental buildings and public schools district is provided to serve the special needs for governmental buildings and public schools. The term governmental building is defined as a structure owned, leased and/or operated by a municipality, township, county, state, the federal government or any duly

constituted agency or department thereof and utilized for a public service or purpose of the governmental entity. A public school is a school created or operating under the authority of the school code of the State of Illinois and providing education for children of a school district whose geographic boundaries include all or portions of Homer Glen."

Mr. Schwarz states that at the present time, the only property in the Village which is zoned P-1 District is the Homer Township Highway Department property located on 151st Street, east of Creme Road (Ord. No. 14-028). Village staff anticipates future Zoning Map amendments on various government and quasi-government owned properties (such as Illinois American Water Company which provides water and wastewater service to a large portion of the Village).

Section 220, Attachment 2, Table 2A (Table of Permitted and Special Uses in Non-Residential Districts) lists Essential Services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant are listed as special uses in every non-residential district, including the C-1, C-2, C-3, C-4, C-5, C-6, and I-1 Districts, but not the P-1 District. At this time, Village staff is recommending that Essential Services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant shall be listed as a special use in the P-1 District.

A motion to open the public hearing in Case No. HG-1618-TA was made by Member McGary, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion carried.*

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

A motion to close the public hearing in Case No. HG-1618-TA was made by Member McGary, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion carried.*

A motion to recommend the approval of a text amendment to Table 2A (Table of Permitted and Special Uses in Non-Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, for the purpose of adding essential services (including cable television reception and transmission facility, public utility, gas regulator station, telephone exchange, electrical substation, and sewage treatment plant) as a special use in the P-1 Governmental Buildings and Public Schools District was made by Member McGary, seconded by Member Backal. Roll call vote taken. In favor (4) McGary, Crement, Backal, O'Donnell. Opposed (0) none. Absent (2) Locacius, Mitchell. Abstained (0) none. The Chairman did not vote. *Motion Carried.*

G. Other/New Business

No new business is present tonight.

Mike Schwarz states that Member Crement attended some training for Plan Committee Members and has a few comments to make about the experience.

Member Crement states that it was most beneficial and everyone should make an attempt to attend one of these training events. It was discussed that both first class letters and certified mail be sent as notice for public hearings and that at the onset of the public comment period people should be given a definite time frame during which they can comment.

Mr. Bob Schmidt wants to make a comment that people from the Village come to these meeting because what the Commissioners do here does affect the values of their homes. The Commissioners need to keep that in mind.

She states that they also talked about conflict of interest, gift bans, and discussed separate e-mails provided to all commissioners and that they should be password protected.

Mike Schwarz states that next year's conference will be in Naperville so anyone interested in attending might want to look into it now. He also states that the next CMAP training session is planned for November 3, as there are no cases on the agenda for that meeting.

Mike Schwarz states that he is leaving to take on the Planning and Zoning Department in Joliet and his last day will be October 21, 2016. He will be missed.

H. Adjournment

A motion to adjourn at 8:30 pm was made by Member Backal, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on December 1, 2016

Chairman Maska

