

# **Village of Homer Glen**

**14240 West 151<sup>st</sup> Street  
Homer Glen, Illinois 60491**

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

## **PLAN COMMISSION REGULAR MEETING**

**Thursday, February 2, 2017  
7:00 PM**

**Village Council Chamber  
14240 West 151<sup>st</sup> 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, and Kevin O'Donnell. Present on behalf of the Village of Homer Glen was the Director of Planning and Zoning Vijay Gadde. 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. There were no public comments made.

**E. Approval of Minutes****May 2, 2016**

A motion to approve the minutes from May 2, 2016 was made by Member Crement, seconded by member McGary. Voice vote taken, all in favor none opposed. *Motion Carried.*

**November 3, 2016**

A motion to approve the minutes from November 3, 2016 was made by Member Crement, seconded by member McGary. Voice vote taken, all in favor none opposed. *Motion Carried.*

Speakers for tonight's meeting are sworn in.

**F. Agenda Items**

- 1. HG-1632-MPV– Jozef Reczek (*Public Hearing – to be tabled to February 16, 2017*): Consideration of (1) a Zoning Map Amendment (Rezoning) from the R-2A Single-Family Residential District to the A-2 Rural Residential District; and (2) a Variance to reduce the required minimum lot width from 300 feet to 221.85 feet (Chapter 220-503F(2) of the Code of the Village of Homer Glen) for certain real property located at 14438 Dixon Lane and known as PINs 16-05-09-202-016-0000, 16-05-09-202-026-0000, and 16-05-09-202-027-0000. The petitioner is also requesting a Preliminary and Final Plat of Consolidation of the subject parcels.**

A motion to open the public hearing in Case No. HG-1632-MPV was made by Member McGary, seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. *Motion Carried.*

A motion to table the public hearing Case No. HG-1632-MPV until February 16, 2017 was made by Member O'Donnell, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

2. **HG-1633-V Michael Jessup – (1) a Variance to reduce the required minimum lot width/lot frontage from 330 feet to 317 feet in the A-1 Agricultural Zoning District, (2) a Variance to reduce the required minimum lot area from 10 acres to 4 acres in the A-1 Agricultural Zoning District, and (3) a Variance to allow a side yard setback of 0 feet for an agricultural structure in lieu of the 100 feet required in the A-1 Agricultural Zoning District.**

The applicant owns the four (4) acre agricultural property located just east of his single-family property located in the Mallard Lake Estates subdivision (zoned R-2). The petitioner purchased the four (4) acres property in order to farm it. The property shares a property line with his single-family residence in the Mallard Lake Estates subdivision at 15133 S. Mallard Lake Drive.

The petitioner wishes to build a pole barn on the agricultural property (15517 W. 151<sup>st</sup> Street) that would be approximately 60 feet by 80 feet to house farming equipment. 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 receive variances for lot width and lot area in order to make the existing lot legally non-conforming, which would then allow the petitioner to build a pole barn on the lot.

In the A-1 Zoning District, the minimum lot area is 10 acres; the petitioner's property is only 4 acres. Therefore, the petitioner is requesting a lot area variance of 60%. In the A-1 Zoning District, the minimum lot width is 330 feet and the petitioner's lot width is 317 feet. Therefore, the petitioner is requesting a lot width variance of 4%.

The petitioner is also requesting a setback variance for the pole barn. As he owns the property located immediately west of the agricultural property, he would like to build the pole barn zero (0) feet from the property he shares with his single-family residence for ease of access. The required side yard setback for an agricultural structure is 100-ft in the A-1 Agricultural District.

The Comprehensive Plan designates the subject parcel as Single Family-Rural.

Mr. Michael Jessup from 15133 Mallard Lane is present tonight to address any comments and answer questions. He explains that the property is directly behind

the home where he lives. He bought the property for the purpose of farming it. He always wanted to be a farmer. Due to the nature of the property, trees, drainage, topography, the location for the pole barn was very limited. It will abut his current property so it will not impact anyone else and he wants it to be able to house his farm equipment.

A motion to open the public hearing in Case No. HG-1633-V was made by Member Crement, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Chairman Maska calls for any 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-1633-V was made by Member McGary, seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Crement asks if Mr. Jessup if he combined the lots 1 and 2 or is planning on combining them in the future. Mr. Jessup states that since they are different zoning he has no plans to combine them. Member Crement asks about using the property for agriculture as it looks to be wooded in the aerial. Mr. Jessup states that a lot of the trees that are on the one side of the lot are dead and he hopes to remove the dead trees soon. Currently he only plants where there are no trees.

Member Crement asks if the pole barn will be used primarily for storing the equipment. Mr. Jessup states that it will be used for his equipment and to store the hay he plants after he cuts it. He explains that he grew hay last year but because he had nowhere to store it he was unable to use it for anything because it rotted.

Member O'Donnell asks if there is drainage or a creek bed that runs through the wooded area. Mr. Jessup states that there is, that is partly why the pole barn is proposed to be so close to the property line, he is avoiding drainage areas. Chairman Maska asks if there was any identity of the water, like a flood plain or such for the site. Mr. Gadde states that the Village engineers looked at the site and said there was no water resources located on the property.

Member Crement states that there is another lot located on the map identified as 15535, is that lot buildable. Mr. Jessup states that it is only 75-ft by 35-ft and not buildable.

Member Crement asks if proper notification was made to the neighbors around this property. Mr. Gadde states that the Village notified everyone within 250-ft of the property.

Member O'Donnell asks if the property to the east of this lot also belongs to Mr. Jessup. Mr. Jessup states that it is not his property but it is currently being farmed.

Member McGary asks if Mr. Jessup bought all the lots when he bought his home. Mr. Jessup states that he bought the lots about 1 to 2 years after he bought his home. Member McGary states that she sees no reason to not allow this request.

Member Crement asks if he plans on having an access point from 151<sup>st</sup> street to the pole barn. Yes, he will build a driveway. She would like to see protection for any potential water flow to not be disturbed so would like a condition added to the motion that culverts be added to protect the area.

Mr. Gadde recommends that that condition be added as part of motion 3.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to reduce the required minimum lot width/lot frontage from 330 feet to 317 feet in the A-1 Agricultural Zoning District [Chapter 220-502F(2) of the Code of the Village of Homer Glen] was made by Member McGary, seconded by Member O'Donnell. Roll call vote take. In favor (4) McGary, O'Donnell, Crement, and Maska. Against (0) none. Absent (2) Mitchell and Backal. Abstained (0) none. *Motion Carried.*

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to reduce the required minimum lot area from 10 acres to 4 acres in the A-1 Agricultural Zoning District [Chapter 220-502F(1) of the Code of the Village of Homer Glen] was made by Member McGary, seconded by Member O'Donnell. Roll call vote take. In favor (4) McGary, O'Donnell, Crement, and Maska. Against (0) none. Absent (2) Mitchell and Backal. Abstained (0) none. *Motion Carried.*

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to allow a side yard setback of 0 feet for an agricultural structure in lieu of the 100 feet required in the A-1 Agricultural Zoning District [Chapter 220-502F(4) of the Code of the Village of Homer Glen] with the condition that the culverts remain in place (or added) to protect the natural flow of water for certain real property located at 15517 W. 151<sup>st</sup> Street, Homer Glen, Illinois. [Michael Jessup, Case No. HG-1633-V] was made by Member McGary, seconded by Member Crement. Roll call vote take. In favor (4) McGary, O'Donnell, Crement, and Maska. Opposed (0) none. Absent (2) Mitchell and Backal. Abstained (0) none. *Motion Carried.*

Mr. Gadde informs Mr. Jessup that this case will be before the Village Board at the February 22, 2017 meeting.

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

Mr. Gadde informs the Commission that there is no New Business.

Member O'Donnell asks that if there are creeks or other notable waterways on a property that is under review at the meetings could they be clearly marked for the Commissioners.

Member Crement asks how current are the aerials used for the cases. Mr. Gadde states that they are from 2015. Member Crement asks that any changes that may exist on the aerials or the plats also be clearly reflected in the reports.

#### **H. Staff Report**

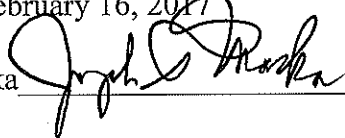
1. Next regular Meeting: February 16, 2017. Tabled Public Hearing Case HG-1632-MPV (Jozef Reczek).

#### **I. Adjournment**

A motion to adjourn at 7:55 pm was made by Member McGary, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved on February 16, 2017

Chairman Maska



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