

Plan Commission

Minutes of the Meeting on
February 7, 2019

**Village of Homer Glen
14240 W 151st Street, Homer Glen, IL 60491
Board Room**

1. Call to Order.

The meeting was called to order at 7:02 p.m. by Chairman Don Mitchell.

2. Pledge of Allegiance to the Flag.**3. Roll Call.**

Members present at 7:02 p.m. were Chairman Mitchell, Members Broque Backal, Lynn McGary, Dave Stanly and Bryan Kozor.

Also present at 7:02 p.m. were Plan Commission Secretary Christine Camardo and Planning and Zoning Director Vijay Gadde. The minutes were recorded and transcribed by Administrative Analyst Matt Walsh.

Members absent: Jerry Young and Beth Verdun.

4. Public Comment.

None.

5. Minutes.**a) January 3, 2018**

Chairman Mitchell stated that the minutes from the January 3, 2019 Plan Commission meeting were being presented for approval. Member McGary made a motion to approve the minutes from the January 3, 2019 meeting; seconded by Member Stanly. The motion passed unanimously.

Planning Director Gadde swore in persons in attendance who intended to speak during the meeting's public hearings.

6. New Business.

- a) HG-1901-ASV, Shorewood Home & Auto, Inc., (Public Hearing):** Consider a Request for Approval of: (1) a Zoning Code Map Amendment, (2) Special Use for outdoor sales and storage, and (3) Site Plan approval with certain Variances for certain real property located in the A-2 Rural Residential District at 13639 W. 159th Street, Homer Glen, Illinois.

Director Gadde provided a staff report to explain the case. Shorewood Home & Auto has two (2) existing locations and plans to open a third location in Homer Glen for commercial retail and equipment repairs. The new facility requires variances and rezoning.

Chairman Mitchell asked Director Gadde about the letter received by the Commission prior to the meeting from the architect that requested additional modifications for outdoor storage. The letter is attached to the minutes. Director Gadde requested that the applicant's architect explain the requests, and that those requests should be considered as part of the special use permit.

Member Backal made a motion to open the public hearing in Case No. HG-1901-ASV; seconded by Member McGary. The motion passed.

Director Gadde stated that there were no sign-ins to speak for the public hearing, aside from the petitioners. David Mitchell, the applicant's architect, addressed the Commission. Mr. Mitchell clarified that the variance requested for allowable ground sign area is 91 square feet, as opposed to 72 square feet, and the requested height of the sign is 10'8", exceeding the original request of 10 feet.

Mr. Mitchell further explained the additional requests. Chairman Mitchell asked about outdoor storage and the difference in operation between the Shorewood location and the Homer Glen plan. Kaj Moyer and Marc Moyer, the owners of Shorewood Homer & Auto, explained that the goal is to minimize the outdoor storage at the Homer Glen location but to offer the same services and products. The Shorewood location has less interior storage than the Homer Glen site will.

Chairman Mitchell asked for details about the appearance of the fencing. Mr. Mitchell explained that some portions of the fence would be decorative wrought iron and other sections will be chain link fence with slats. Member Backal asked for the material of the driveway, and Mr. Mitchell responded that it would be asphalt.

Mr. Mitchell then explained the exterior material that would be used in the building. He presented samples of the interlocking metal panels and compared it to a sample of traditional metal siding. Mr. Mitchell explained the benefits of the panels economically and environmentally and mentioned that the panels are textured for an appearance similar to pre-cast concrete and would work well with masonry. Member Backal thanked Mr. Mitchell for bringing the samples.

Chairman Mitchell asked for two clarifications; one on signage and one for site landscaping. Mr. Mitchell explained that the Moyers need to advertise a number of prominent brands on the side of the building. The free standing sign is the result of John Deere's corporate requirements. Member Kozor explained that the bulk of visible frontage is on the side of the building and the proposal is for one hundred (100) additional square feet of signage. Member McGary stated that similar plans in the past included information about the size and appearance of signage, and the Village Board may expect the same for Shorewood. Mr. Mitchell stated that he would have more details on signage to provide to the Village Board.

Chairman Mitchell expressed concerns with the lack of landscaping on the south portion of the site plan and how it may affect the residential property (A-2) to the southeast. Mr. Mitchell also explained that there would be no outdoor storage south of the driveway. Director Gadde explained that if there would be storage in that area, there would need to be a revision to the site plan and code enforcement would enforce it as code violation otherwise. Chairman Mitchell and Member McGary stated that it may be advantageous to add landscaping to protect the property.

Member Backal made a motion to close the public hearing in Case No. HG-1901-ASV; seconded by Member Stanly. The motion passed.

Chairman Mitchell passed Member Verdun's email comments around to members of the Commission.

Member McGary reiterated her concerns and recommendations, including signage details for the Village Board and to consider additional landscaping on the southside.

Member Stanly showed some pictures of the signs at the Shorewood location and asked for the sizes. Mr. Mitchell stated that the monument sign at Shorewood is 91 square feet.

Member Kozor thanked the petitioners for relocating to Homer Glen. Member Backal agreed that the business will be a great addition to the Village.

Chairman Mitchell asked that a motion include a condition that all driveways and storage areas be either concrete or asphalt.

A motion to recommend approval with conditions of (1) a Zoning Code Map Amendment, (2) Special Use for outdoor sales and storage, and (3) Site Plan approval with certain real property located in the A-2 Rural Residential District at 13639 W. 159th Street, Homer Glen, Illinois, including the following code variances:

Zoning Code: (1) reduce the required parking from 71 spaces to 54 spaces, (2) increase the allowable wall signs area from 156 sq. ft. to 250 sq. ft., (3) increase the allowable ground sign area from 65 sq. ft. to 91 sq. ft., (4) increase the allowable ground sign height from 10 feet to 10 feet 8 inches, (5) allow the logo on the ground sign to be 25% of the total sign area.

Building Code: Variance from the Exterior Construction Standards to combine metal insulated panels (MIPs) with masonry in the design of the exterior storefront with a condition that all outdoor storage areas and driveway are paved with asphalt.

Seconded by Member Stanly. In favor (5) Backal, Kozor, McGary, Stanly and Mitchell. Opposed (0) None. Absent (2) Verdun, Young. Motion Carried.

Chairman Mitchell reiterated that the business is a welcome addition to the community.

7. Reports of Plan Commissioners and Staff (includes Old Business).

Director Gadde announced that the next meeting would be the annual Plan Commission training and asked for input on presentation topics.

8. Adjournment.

Motion to adjourn was made by Member Backal; seconded by Member McGary.
Motion carried.

The meeting was adjourned at 8:03 p.m.

Approved

Mar 7 '19

Chairman Mitchell

[Signature]