

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, March 16, 2017
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 7:02 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, Don Mitchell, Broque Backal 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 Assistant Planner Caron Bricks.

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. Agenda Items

- 1. HG-1704-V – Martin Ozinga (*Public Hearing*): Consideration of a Variance to permit a driveway zero (0) feet from the property line in lieu of the required five (5) feet [Chapter 220-614A(7) of the Code of the Village of Homer Glen] for certain real property located at 12225 W. 179th Street and known as PIN 16-05-36-400-022-0000.**

Vijay Gadde explains that the property owner, Martin Ozinga, is building a single-family home on the subject property with a proposed common driveway along the western lot line. The petitioner is requesting a Variance to build the driveway zero (0) feet from his property line in lieu of the required five (5) feet. Mr. Ozinga and his attorney Mr. Barry Voorn are present to answer any questions.

A motion to open the public hearing in Case No. HG 1634-S was made by Member Backal, seconded by Member Crement. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Chairman Maska calls for any questions or comments from the audience. Mr. Ozinga presented his attorney and stated that he is requesting the variance in order to make access to his property via the driveway safer due to the elevation of 179th Street at the location of the proposed driveway.

Mr. Voorn confirmed that the proposed setback for the driveway will make entrance to the property more efficient and safe due to a high point on 179th Street.

He states that he also represents the property owner to the west of Mr. Ozinga's property and they would like to submit a letter into the record of the Plan Commission stating that they have no objections to the variance request.

A motion to close the public hearing in Case No. HG-1704-V was made by Member Mitchell, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Backal states that he appreciated that the petitioner was well-prepared for the public hearing.

Member McGary asks the petitioner what will happen to the property to the west of the subject property. Mr. Voorn responds that eventually a single-family home will be built on the property.

Member McGary asks where the driveway will lead and Mr. Ozinga states that it will lead to the lower level of his single-family home on the property.

Member Mitchell believes that everything is in line for Mr. Ozinga's request and states that he has no issues with it.

Mr. Ozinga states that as the owner of the land to the south of the subject property, he has no immediate plans to develop that land and will continue to farm it.

Member O'Donnell states that he appreciates that the driveway location will eliminate any blind spots.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to permit a driveway zero (0) feet from the property line in lieu of the required five (5) feet [Chapter 220-614A(7) of the Code of the Village of Homer Glen] for certain real property located at 12225 W. 179th Street, Homer Glen, Illinois was made by Member Crement, seconded by Member McGary. Roll call vote taken. In favor (5) Mitchell, McGary, Crement, O'Donnell, Backal. Opposed (0) none. Absent (0) none. Abstained (0). The Chairman did not vote. *Motion Carried.*

Mr. Gadde states that this will be scheduled for the first Village Board meeting in April.

F. Other/New Business

None

G. Staff Report

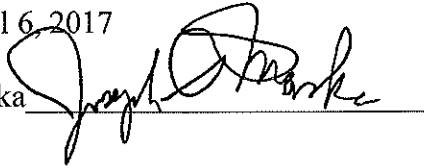
Mr. Gadde states that Bengston's Pumpkin Fest have requested a Map Amendment and Special Use Permit for a Planned Unit Development and their public hearing is scheduled for April 6, 2017. Mr. Gadde states that the Village will be hiring a consultant to review and clarify the Village's Subdivision Ordinance which will come before the Plan Commission for a public hearing in future months.

H. Adjournment

A motion to adjourn at 7:24 pm was made by Member Backal, seconded by Member McGary. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved April 6, 2017

Chairman Maska

A handwritten signature in black ink, appearing to read "Joseph Maska", is written over a horizontal line. The signature is cursive and somewhat stylized.