

Plan Commission

Minutes of the Meeting on
March 19, 2020

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

1. Call to Order.

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

2. Pledge of Allegiance to the Flag.

3. Roll Call.

Members present at 7:01 p.m. were Chairman Backal, Member Kozor, Member Verdun, Member Stanly, and Member McGary.

Also present were Senior Planner, Melissa King, and the Plan Commission Secretary, Gia Cassin. The minutes were recorded and transcribed by Gia Cassin.

Members absent: John Hand and Dan Foley

4. Public Comment.

None

5. Minutes

January 16, 2020 Minutes

Chairman Backal asked if there was a motion to approve the minutes as written. Member McGary made the motion, seconded by Member Stanly. All were in favor, zero (0) opposed, the motion carried.

6. New Business

- a) **HG – 2001-S, 17045 S. Parker Road (Public Hearing):** Consideration of a Special Use Permit for an existing single-family home (approximately 4,100 square foot), (i) on a lot of less than five (5) acres of land area, but at least one (1) acre in size when topographic or other geographic considerations make the active farm use of the property impractical; to permit an addition with an attached garage to the existing single-family home (approximately 7,900 square foot); and (ii) an exception to decrease the minimum side yard setback, on the west side of the property along the proposed addition, from fifty (50) feet to fourteen (14) feet, for certain real property located in the A-1 Agricultural District at 17045 S. Parker Road, Homer Glen Illinois.

Senior Planner King presented the background for this case. The applicant, Brian Pemberton, lives on the subject property location at 17045 S. Parker Road on the S-curve, on a two and a half (2.5) acre wooded parcel. The property is situation adjacent to and directly south of Spring Creek and features wetlands, significant floodplain and is heavily wooded. The property is developed with an approximately four-thousand

one hundred (4,100) square foot home, built prior to 1997, with a deck off the north/rear. The home is serviced by well and septic.

In 2011, the applicant was granted a variance for a reduction in the required masonry material for the renovation of the existing single-family home and for the construction of a detached accessory structure; and a variance to permit the detached accessory structure to be location beyond the front wall of the principle structure. This project did not go through any preliminary review as it was not practice or policy at that time.

To date, the renovation of the existing principal structure, nor the construction of the detached accessory structure have been completed.

In 2019, the applicant, Brian Pemberton, re-applied to construct a detached accessory structure in a very similar location to the original proposed project in 2011. An engineering review took place and it was discovered that the location of the proposed garage was in a wetland. Two (2) wetlands were discovered on the property, one near the southeast corner of the home and the other on the east side of the property near Parker Road. These wetlands, in conjunction with the well and septic, and the flood plain areas on this parcel provide significant hardship on this property.

At the beginning of this year, the applicant resubmitted a new plan showing the previously detached accessory structure as an attached structure, allowing for an addition to his home and to the garage. By attaching the structure to the principle structure, the legality of the principle structure became a concern. The underlying zoning of the property is A-1 Agricultural. In that zoning district, for a single-family home to be permitted by right, it needs to be constructed on at least ten (10) acres of property. A Special Use Permit is required for a single-family home to be on a lot of less than five (5) acres of land area, but at least one (1) are in size when the topographic or other geographic considerations make the active farm use of the property impractical. This property measures approximately 2.66 acres, thus requiring the Special Use Permit.

Also, the existing family home and the proposed addition are triggering an exception / variance to the required side yard setback. The applicant is asking for a reduction from the required setback of fifty (50) feet to fourteen (14) feet along the West property line. The applicant is proposing to landscape to landscape around the addition on both the South and West sides by planting large evergreens to provide a buffer. It is important to note that in light of the heavy woods on this parcel, this will not be very visible from the road. Melissa concluded the presentation of this case.

A motion was made to open the public hearing by Member Verdun, seconded by member McGary. All in favor, zero (0) opposed, the motion carried.

Kevin Droz, the General Contractor for this project attended the meeting on behalf of Mr. Pemberton. He added only that the purpose for this large garage is for Mr. Pemberton's car collection. He stated that the addition was to expand the master bedroom and to add a play area for the kids. Mr. Droz also added that the exterior of the home would be updated with top of the line elements.

The Plan Commission discussed the project. At this time, grading plans were pending review as they were only received within hours of the scheduled Plan Commission meeting, and the Plan Commission was made aware of this. The petitioner stated they would get creative with the engineering and the placement of the Best Management Practice (BMP) as it pertains to storm water by either placing it under the garage or under the driveway, if needed. The Plan Commission discussed the setback as proposed, some offered a compromise but in the end agreed that this addition would not overlap the neighbors view as it was not in alignment with the rear of the neighboring residence.

A motion was made to close the hearing by Member McGary, seconded by Member Stanly. All were in favor, zero (0) opposed, the motion carried.

The Plan Commission continued their discussion briefly and the purpose for the garage was more specifically clarified. The purpose for this large garage is not for any business purpose, Mr. Pemberton owns 35 collector vehicles. There will be lifts installed for the capability of increasing storage of vehicles on two (2) levels, not for any mechanics.

Chairman Backal asked if we had a motion. Member Kozor made the motion to adopt the findings of the Plan Commission and to recommend for approval, of a request for (i) a Special use Permit for an existing single-family home (approximately 4,100 square foot) and (ii) an exception to decrease the minimum side yard setback, on the west side of the property along the proposed addition, from fifty (50) feet to fourteen (14) feet for certain real property located in the A-1 Agricultural District at 17045 S. Parker Road, Homer Glen, Illinois [Chapter 220 (Zoning) of the Code of the Village of Homer Glen] The motion was seconded by Member McGary.

No specific date set for this to be heard before the Village Board due to the pending proposed grading review.

A roll call vote was taken, all in favor, zero (0) opposed. The motion passed unanimously.

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

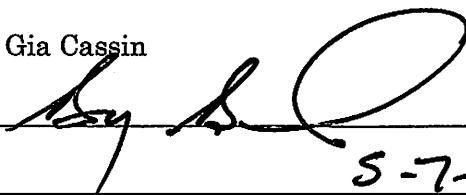
None at this time.

8. Adjournment.

Chairman Backal asked for a motion to adjourn the meeting. Motion to adjourn was made by Member Stanly, seconded by Member Verdun. All in favor, zero (0) opposed. The Motion Carried and the meeting was adjourned at 7:48 p.m.

Respectfully Submitted: Gia Cassin

Chairman Backal:



Approved (Date):

_____ 5-7-2020