

Plan Commission

Minutes of the Meeting on
July 5, 2018

**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 7:00 p.m. by Acting Chairwoman McGary.

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

Members present at 7:00 p.m. were Acting Chairwoman Lynn McGary, Members Kevin O'Donnell, Jerry Young, Beth Verdun, Braque Backal and Bryan Kozor.

Also present were Planning and Zoning Director Vijay Gadde and Assistant Planner Kyle McGinnis. The minutes were recorded and transcribed by Candace Rose.

4. Public Comment.

There was no one present at the meeting to make public comments.

5. Minutes.**a) June 14, 2018**

Chairwoman McGary stated that the minutes from the June 14, 2018 Plan Commission meeting were being presented for approval. Member Young made a motion to approve the minutes from the June 14, 2018 meeting; seconded by Member Verdun. The motion passed unanimously.

Assistant Planner McGinnis swore in persons in attendance who intended to speak during the meeting's public hearings.

6. New Business.**a) HG-1817-V, 12236 W. Carroll Drive (*Public Hearing*): Consideration of a Variance to reduce the required rear yard setback for the proposed dwelling from thirty (30) feet to twenty (20) feet for certain real property located in the R-4 Single-Family Residential District at 12236 W. Carroll Drive, Homer Glen, Illinois.**

Assistant Planner McGinnis explained that the applicants, Christopher & Dominika Krozel, are current Homer Glen residents that bought the subject property with the intent to build a single-family home for themselves. The property, located at 12236 W. Carroll Drive, is considered Lot 12 of the Crystal Creek Estates subdivision, which is located off of W. 159th Street near S. Will Cook Road. The property is zoned R-4 Single-Family Residential, a district grandfathered into the Village from Will County. As one of the Village's densest residential districts, this zone has a minimum lot area

of twelve thousand five hundred (12,500) square feet [Table 1B (Site and Structure Bulk Requirements for Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen].

The subject property is approximately twelve thousand eight hundred eighty-nine (12,889) square feet in area, an appropriate size for this zoning district. Below is a breakdown of the setback requirements for a single-family home to be built on a property zoned R-4 Single-Family Residential:

- A front yard setback of thirty (30) feet per the approved Plat of Subdivision;
- A side yard setback of ten (10) feet; and
- A rear yard setback of thirty (30) feet.

Citing the lot's irregular shape (somewhat triangular with a shorter lot depth), the applicants have requested a Variance from the above rear yard setback in order to build a three thousand three hundred forty-nine (3,349) square foot home. As denoted on the project's site plan, the proposed home will border the required front yard setback of thirty (30) feet as much as possible; however, even so, the proposal would still encroach into the required rear yard setback of thirty (30) feet by nearly ten (10) feet. Staff does not foresee the granting of this Variance impacting the subject or surrounding properties negatively for several reasons explored below.

Assistant Planner McGinnis stated that staff received three questions concerning this item.

1. What is the lot coverage and floor to area ratio for 12244 and 12235 (and 12240 if not currently vacant)?
2. What is the lot coverage and floor to area ratio on the proposed 12236?
3. Do the houses on 12244 and 12235 also currently have a portion of the back of their houses in the 30' required rear yard do to legal non-conforming conditions?

Below are what staff could provide at the time:

1. 12244 W. Carroll Drive has a lot coverage of forty-one (41) percent according to measurements taken from Will County GIS. This is fairly accurate but only a Plat of Survey would provide the true value. This value was rounded up from forty and five tenths (40.5) percent, which could be administratively approved were this home proposed today despite slightly exceeding the forty (40) percent limitation. In addition, this home has a FAR of zero and twenty-six hundredths (0.26).
2. 12235 W. Carroll has a lot coverage of thirty-eight (38) percent. Again, the Plat is the only way to get the official value, but this should be accurate. This home as a FAR of zero and twenty-five hundredths (0.25).
3. The subject property's lot coverage is not yet known. The site plan provided to the Plan Commission, which depicts the building's footprint, was the only

material provided to staff upon the submittal of the application, so we do not have record of how large the driveway will be. That being said, the home itself will cover only twenty-six (26) percent of the lot. With a limit of forty (40) percent, this leaves fourteen (14) percent of the lot to cover with the driveway, access walks, a patio, etc (for reference, 12244's driveway is about thirteen [13] percent of the property and 12235's driveway is about ten [10] percent of the property). The subject property's FAR can be calculated with what was provided to Village staff, and comes out to zero and twenty-six tenths (0.26), so within the same range as the two homes discussed above.

4. The home at 12244 W. Carroll Drive does not appear to encroach within the required thirty (30) foot rear yard setback, but the home at 12235 W. Carroll Drive does. Both homes were built between 2004-2005, before or around when Will County stopped acting as our Building Department.

Christopher Krozel explained that he and his wife are trying to build a home to accommodate their family. This lot is very difficult to build on due to its unusual shape. They think that receiving a Variance will give them the best opportunity to build a nice home.

Acting Chairwoman McGary called for a motion to open the public hearing in Case No. HG-1817-V. Member Backal made a motion to open the public hearing; seconded by Member O'Donnell. Voice vote taken, all in favor, none opposed. The motion was passed.

Acting Chairwoman McGary called for questions or comments from the audience. Hearing none, she asked for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG-1817-V was made by Member Backal; seconded by Member Young. Voice vote taken, all in favor, none opposed. The motion was passed.

Member Backal asked how the area behind this property is zoned. Assistant Planner McGinnis stated that it is I1-Industrial. He added that they see no issues with this request since it is industrial zoning behind the property.

Member Young asked if there is water on the I-1 property. Assistant Planner McGinnis stated that he believes there is a wetland on the property, however, it does not present any problems for this case.

Acting Chairwoman McGary thanked Assistant Planner McGinnis for his efforts. With no further questions from the Commissioners, she asked for a motion on this item.

Member Backal made 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 rear yard setback for the proposed dwelling from thirty (30) feet to twenty (20) feet [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 in the R-4 Single-Family Residential District at 12236 W. Carroll Drive, Homer Glen, Illinois.

The motion was seconded by Member Young. Roll call vote taken. In favor (6) McGary, Young, Verdun, Kozor, Backal, O'Donnell. Opposed (0) none. Absent (1) Mitchell. Abstained (0) None. The motion was passed.

Assistant Planner McGinnis stated that this item will go before the Village Board at the July 11, 2018 meeting.

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

Assistant Planner McGinnis stated that M/I Homes was going to be on the agenda for July 18, 2018 meeting to discuss the subdivision on W. 159th Street. Members McGary, Young and Verdun stated that they will not be available for that meeting. Member Backal stated that he may also not be available, but will let Assistant Planner McGinnis know as soon as he can if he will be absent.

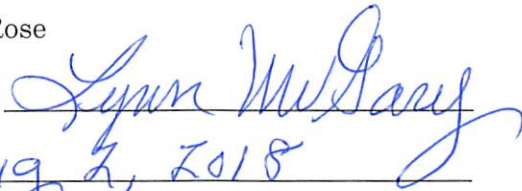
Member Verdun stated that she will also be absent for the August 2, 2018 meeting.

8. Adjournment.

Motion by Member Backal, seconded by Member O'Donnell to adjourn. The motion was passed. The meeting was adjourned at 7:12 p.m.

Respectfully Submitted: Candace Rose

Acting Chairperson McGary:



Approved (Date):

Aug 2, 2018