

# Plan Commission

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Minutes of the Meeting on  
August 6, 2020

**Village of Homer Glen  
14240 W 151<sup>st</sup> Street, Homer Glen, IL 60491  
Community Room**

**1. Call to Order.**

The meeting was called to order at 7:00 p.m. by Chairman Kozor.

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

Members present (in the Board Room) at 7:00 p.m. were Chairman Kozor, Member Verdun, Member Hand, and Member Stanly and Member McGary. Also present were Senior Planner King and Plan Commission Secretary Cassin. The minutes were recorded and transcribed by Gia Cassin.

Plan Commission Secretary Cassin swore in all those who signed in, prepared to speak tonight for Public Comment and or Public Hearing.

Absent Members: Commissioner Foley

**4. Public Comment.**

None

**5. Minutes**

**July 16, 2020:** Chairman Kozor asked for a motion to approve the Minutes from May 7, 2020, as written. Member Stanly made the motion, seconded by Member Hand, all in favor, zero (0) opposed, the motion passed, and the minutes were approved.

**6. New Business**

- a) **Case No. HG-2008-V, 12135 Aspen Lane (Public Hearing):** Consideration of (1) a variance to increase the maximum permitted height of a fence located in a corner side yard from four (4) feet to six (6) feet; and (2) a Variance to permit a solid fence in a corner side yard where fences are required to be fifty (50) percent open in design, for certain real property located in the R-3 Single-Family Residential District at 12135 Aspen Lane, Homer Glen, Illinois.

Senior Planner King presented the case. The applicants, Andrew and Ashley Radtke (Prause), are proposing to install a six (6) foot white vinyl privacy fence to enclose their rear yard. The proposed fence encloses part of the subject's property's corner side yard along Pineview Drive. Per the existing regulations of §220-812 (Fences, walls and swimming pools), fences in corner side yards are not permitted to be over four (4) feet in height or more than fifty (50) percent open in design. The applicant is seeking Variances to allow a six (6) foot privacy fence in the corner side yard. Not many of the homes in the area have a fence in this subdivision, however a number of the fences within this subdivision are on corner lots.

The Petitioner approached and showed additional photos of the corner and parked cars.

Chairman Kozor asked for a motion to open the hearing. A motion was made by member Verdun, seconded by Member Hand. All in favor, zero (0) opposed, the motion carried and the public hearing was opened.

No comments or discussion while hearing was open.

Chairman Kozor asked for a motion to close the hearing. A motion was made by Member McGary, seconded by member Stanly. All in favor, zero (0) opposed, the motion carried and the public hearing was closed.

The Plan Commission held a brief discussion to clarify the placement of the fence being six (6) feet off the lot line and twenty-five (25) feet off the curb. No additional discussion was needed and Chairman Kozor asked for a motion.

Member Verdun made the motion to adopt staff's findings as the findings of the Plan commission and to recommend for approval of: **(1)** a Variance to increase the maximum permitted height of a fence located in a corner side yard from four (4) feet to six (6) feet; and **(2)** a Variance to permit a solid fence in a corner side yard where fences are required to be fifty (50) percent open in design, for certain real property located in the R-3 Single-Family Residential District at 12135 Aspen Lane, Homer Glen, Illinois. [Case No. HG-2008-V].

*A roll call vote was taken. Members McGary, Stanly, Verdun, Hand and Kozor were all in favor with a five (5) to zero (0) vote. The motion passed unanimously.*

This case will be heard at the Village Board Meeting on August 26, 2020.

**7. Reports of Plan Commissioners and Staff**

Senior Planner King announced that the Comprehensive Plan is being worked on and chapters are being reviewed and edited. Another meeting is in place for October of this year, followed by an Open House and Public Hearing in November.

There are two (2) cases on deck for the August 20, 2020 Plan Commission meeting at this time; a pool permit and a special use permit.

Former Chairman and newly appointed Trustee Backal came to visit and thank the current Plan Commission for working with him and to say a "good-bye" as he felt he never had the opportunity to do so as things moved so quickly with his transfer to the Village Board.

**9. Adjournment:**

No other updates. A motion was made to adjourn the meeting at 8:00 pm by Member Hand, seconded by Member Stanly. All in favor, zero (0) opposed, the motion passed and the meeting was adjourned.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary): Gia Cassin

Approved (Date): Sept. 3, 2020