

# Plan Commission

---

Minutes of the Meeting on  
August 20, 2020

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

**1. Call to Order**

**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, Member Foley and Member McGary. Also present were Planning and Zoning Director Gadde, 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: None

**4. Public Comment.**

None

**5. New Business**

a) **Case No. HG-2009-V, 12945 W 184<sup>th</sup> Place (*Public Hearing*):** Consideration of a Variance to reduce the required side yard setback for the proposed in-ground swimming pool from twenty (20) feet to thirteen (13) feet [§ 220-812, Fences, walls and swimming pools, of Chapter 110 of the code of the Village of Homer Glen for certain real property located in the R-2 Single-Family Residential District at 12945 W. 184<sup>th</sup> Place, Homer Glen, Illinois.

Senior Planner King presented the case. The applicants, Mike and Tiffany Motto, live on the subject property located at 12945 W 184<sup>th</sup> Place in Hunt Club Meadows. The applicant applied for a permit for an in-ground pool that was proposed approximately thirteen (13) feet off the east side property line. In the R-2 Single Family Residential Zoning District, required side setback for pools are twenty (20) feet. A large septic field is located in a predominant portion of the rear yard. In-ground pools are required to be twenty-five (25) feet from the septic fields, per Will County Health Department. The location of the septic field creates a hardship on the property for location a pool.

Melissa added that two (2) neighboring residents called in to express their support for this pool project. Senior Planner King concluded her case.

Chairman Kozor asked for a motion to open the Public Hearing. Member McGary made a motion to open the public hearing, seconded by Member Stanly. All Commissioners in favor, zero (0) opposed, the motion carried and the public hearing was opened.

The applicant did not add any further comment, and no public comment was added.

Chairman Kozor asked for a motion to close the Public hearing for Case number HG-2009-V. Member Stanly made a motion to close the public hearing, seconded by Member Foley. All Commissioners were in favor, zero (0) opposed, the motion carried and the public hearing was closed.

No additional discussion by the Plan Commission, and so Chairman Kozor asked for a motion. Member McGary made a motion to adopt the findings as the findings of the Plan Commission

and to recommend for approval of a Variance to reduce the required side yard setback for the proposed in-ground swimming pool from twenty (20) feet to thirteen (13) feet [No additional discussion by the Plan Commission, and so Chairman Kozor asked for a motion. Member McGary made a motion to adopt the findings as the findings of the Plan Commission and to recommend for approval of a Variance to reduce the required side yard setback for the proposed in-ground swimming pool from twenty (20) feet to thirteen (13) feet [§ 220-812 (Fences, walls and swimming pools) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located in the R-2 Single-Family Residential District at 12945 W. 184<sup>th</sup> Place, Homer Glen, Illinois [Case No. HG-2009-V] The motion was seconded by Member Hand.

*A roll call vote was taken. Members Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor voted in favor with a 6-0 vote. The motion passed unanimously, and this case will be heard at the September 9, 2020 Village Board Meeting.*

**b) Case No. HG-2010-S, 14134 S. Bell Road (Public Hearing):** Consideration of a Special Use Permit for Automobile Repair and Service pursuant to Chapter 220, Attachment 2, Use and Bulk Tables for Nonresidential Districts for certain real property located in the C-3 General Business District at 14134 S. Bell Road, Homer Glen, Illinois.

Director Gadde presented the case. Homer Glen Auto Repair, Inc. is seeking a special use permit for an automobile repair and service facility at 14134 S. Bell Road, formerly occupied by Just Tires. The applicant intends to relocate most of the services provided at their current location which is 15761 Annico Drive. The applicant is aware there will not be any outdoor storage permitted at this location, and no sales will be allowed at this location as well. This concluded Director Gadde's presentation.

Chairman Kozor asked for a motion to open the Public Hearing. Commissioner Foley made the motion to open the public hearing, seconded by Member Stanly. All in favor, zero (0) opposed, the public hearing was opened.

The Petitioner did not have any comments to add, and public didn't step up to comment. With this, Chairman Kozor asked for a motion to close the public hearing.

Commissioner Stanly made the motion to close the public hearing, seconded by Member Verdun. All Commissioners in favor, zero (0) opposed. The motion carried and the public hearing was closed.

The commissioners asked the applicant what the plans were for the property located at Annico. The applicant, indicated they didn't have any certain plans at this time, they are in the process of trying to purchase the property altogether. The applicant further clarified that they would store cars (overflow) that needed to stay longer than a business day, in one of their bays overnight. Currently, they handle approximately 20-30 cars per week. Also, it was discussed between the Commissioners and the applicant about Davidsons Restaurant next door having their extended outdoor seating on the approach toward the proposed storefront for Homer Glen Auto Repair. The applicant stated this didn't pose any issue or concern for the proposed auto repair facility.

No further discussion on this matter, and Chairman Kozor asked for a motion. Member Verdun made the motion to approve of a Special Use permit for Automobile repair and Service pursuant to chapter 220, Use and Bulk Tables for Nonresidential Districts, for certain real property located in the C-3 General Business district at 14134 S. Bell Road, Homer Glen, Illinois, [HG-2010-S, 14134 S. Bell Road]. The motion, subject to a condition that no outdoor sales or storage shall be permitted on the subject property, was seconded by Member Foley.

*A roll call vote was taken. Members Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor all voted in favor, unanimously (6-0). The motion carried and the case will be heard next at the Village Board meeting on September 9, 2020.*

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

Director Gadde stated that O'Malley Subdivision project will be moving the detention pond, and it will be going before the Village Board for the modification.

On October 20<sup>th</sup>, a final Comprehensive Plan Steering Committee meeting will take place and on November 20<sup>th</sup>, there will be an Open House with comprehensive plan updates. The plan will potentially go before the Village Board on December 9, 2020.

Currently, we have one (1) case set for the September 3<sup>rd</sup>, 2020 Plan Commission meeting. Pet Supplies Plus is on deck for a sign variance.

Lastly, zoning code updates are in the works for the September 17, 2020 Plan Commission.

**7. Adjournment**

No other updates. A motion was made to adjourn the meeting at 7:29 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. 2, 2020*