

Plan Commission

Minutes of the Meeting on
September 3, 2020

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

1. Call to Order**2. Pledge of Allegiance to the Flag.****3. Swearing in Matthew Zarebczan as Plan Commissioner**

Chairman Kozor made a motion to amend the Agenda as written, to allow for the correction of the address for case HG-2010-S to be corrected to reflect the address of 12845 W. Bell Road. The motion was seconded by Member Stanly. All in favor, zero opposed, the motion carried.

4. Roll Call

Members present (in the Board Room) at 7:00 p.m. were Chairman Kozor, Member Verdun, Member Hand, and Member Stanly, Member McGary and newest appointed Member Zarebczan. Also present were Planning and Zoning Director Gadde and Plan Commission Secretary Cassin. The minutes were recorded and transcribed by Gia Cassin.

Absent Members: Member Foley

5. Minutes

a) August 6, 2020 – Member McGary made the motion to approve the minutes as written, seconded by Member Hand. All in favor, zero (0) opposed. The motion carried.

b) August 20, 2020 – Member Verdun made the motion to approve the minutes as written, seconded by Member McGary. All in favor, zero (0) opposed. The motion carried.

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

6. Public Comment.

None

7. Old Business

a) Case No. HG-2008-V, 12135 Aspen Lane (Public Meeting): 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.

Director Gadde re-introduced this case as it was originally approved with a 5-0 vote by the Plan Commission on August 6, 2020. There was no public comment at that meeting. The applicant shared photos of his home and corner side yard. The commissioners did not have many comments. Commissioner Hand asked to clarify if the fence was going to six (6) feet off of the property line or the curb as there was discrepancy on the plan. Staff indicated that the fence would be six (6) feet off of the property line. Staff also explained this lot would likely be one of the properties that would benefit from the code changes that are currently being prepared.

After the public hearing, staff was contacted by the applicant who explained he had originally thought that the proposed fence would be six (6) feet off of the curb and didn't realize that his property line was fifteen (15) feet inside the edge of the pavement. After discussion with staff, the applicant wanted to update the exhibit to show the fence to be installed on the property line. The applicants are proposing to install a six (6) foot white vinyl privacy fence to enclose their rear yard.

At the Village Board meeting on August 26, 2020, the Board voted 6-0 to remand this back to the Plan Commission for review to make sure the interpreted location was re-reviewed. Per the Village Attorney, no additional public hearing is required for this case.

No public hearing was opened. The Plan Commission maintained no issue with the request. Chairman Kozor asked for a motion. Member McGary made a motion to adopt the 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]. The motion was seconded by Member Zarebczan.

A roll call vote was taken and the Commissioners voted in favor of the Variance by Members Zarebczan, McGary, Stanly, Verdun, Hand and Chairman Kozor with a 6-0 vote. The motion carried and this will be heard again in front of the Village Board on September 9, 2020.

8. New Business

a) Case No. HG-2010-S, 12845 W. 143rd Street (*Public Hearing*): Consideration of a (1) Special Use Permit for a major amendment to the Homer Glen Bell Plaza PUD and (2) Site Plan approval, pursuant to § 220-903, Compliance and amendments, of Chapter 220 Zoning of the Code of the Village of Homer Glen. The subject property is located in the C-2 Local Business District at the southwest corner of W. 143rd Street and South Bell Road, Homer Glen, Illinois. The PUD amendment includes a variance for the copy area for the proposed wall sign for Pet Supplies Plus to be located at 12845 W. 143rd Street.

Director Gadde presented this case. The PUD, named Homer Glen Bell Plaza, was recommended for approval by the Plan Commission at a public hearing and later approved by the Village Board on March 14, 2018 through Ordinance Nos. 18-010 and 18-011.

The applicant returns to the Plan Commission to request a site plan approval and additional copy area for the proposed wall sign associated with the combined Lots 1 and 2 future tenant, Pet Supplies Plus. Without a change to the approved PUD, this tenant space would be limited to a maximum wall sign area of approximately one hundred and nine (109) square feet. However, the tenant has proposed a wall sign copy area of approximately one hundred and twenty-nine (129) square feet to match the tenant's standard for such signage. The original plan requested two hundred and thirty-seven (237) square feet but after discussion with staff, they scaled down their request to one hundred and twenty-nine (129) square feet to be in line with Dollar Tree of the same plaza and are now consistent with the PUD. This concluded Director Gadde's presentation.

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

No one spoke from the public, the applicant didn't add any additional comments, so Chairman Kozor asked for a motion to close the public hearing. Member McGary made the motion to close the public hearing, seconded by Member Hand. All were in favor, zero (0) opposed, the motion carried and the public hearing was closed.

The Commissioners held a brief discussion and discussed that last building which is smaller, which per the applicant, the hope for this unit will be for it to be a restaurant, and that sign will need to be smaller to align with the smaller store front. Also, the facade materials can change as long as compliant with code, and the other structures constructed this way by the owner. No additional discussion was held, Chairman Kozor asked for a motion

Member Stanly made a motion to adopt staff's findings as the findings of the Plan Commission and to recommend for approval of a (1) Special Use Permit for a major amendment to the Homer Glen Bell Plaza PUD and (2) Site Plan approval, pursuant to §220-903, Compliance and Amendments, of Chapter 220 Zoning of the code of the Village of Homer Glen. The subject property is located in the C-2 Local Business District at the southwest corner of W. 143rd Street and S. Bell Road, Homer Glen. The PUD amendment includes a variance to increase the copy area for the proposed wall sign for Pet Supplies Plus, to be located at 12845 W. 143rd Street, from one-hundred and nine (109) square feet to one hundred twenty-nine (129) square feet.

A roll call vote was taken and the Commissioners voted in favor of the Special Use by a vote of 6-0 with Members Zarebczan, McGary, Stanly, Verdun, Hand and Chairman Kozor all voting in favor. The motion passed unanimously and will be heard at the Village Board on September 23, 2020.

9. Reports of Plan Commissioners and Staff

Director Gadde stated that we will be reviewing Zoning Code text at the next Plan Commission Meeting set for September 17, 2020.

No other reports by any of the Commissioners.

10. Adjournment

Chairman Kozor asked for a motion to adjourn. A motion was made to adjourn the meeting at 7:23 pm by Member Hand, seconded by Member Verdun. 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): 9/17/2020