

# Plan Commission

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Minutes of the Meeting on  
September 20, 2018

**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 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 Beth Verdun, Broque Backal, Jerry Young and Bryan Kozor.

Also Present: Also present at 7:00 p.m. was Assistant Planner Kyle McGinnis. The minutes were recorded and transcribed by Candace Rose.

4. Public Comment.

None.

5. Minutes.

a) September 6, 2018

Acting Chairwoman McGary stated that the minutes from the September 6, 2018 Plan Commission meeting were being presented for approval. Member Backal made a motion to approve the minutes from the September 6, 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. Old Business.

- a) HG-1826-V, 16821 S. Parker Road (*Public Hearing*): Consideration of: (1) a Variance to reduce the required side yard setback for the proposed accessory structure from twenty (20) feet to seven (7) feet [§220-503 (A-2 Rural Residence District) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located in the A-2 Rural Residence District at 16821 S. Parker Road, Homer Glen, Illinois.

Assistant Planner Kyle McGinnis explained that the subject property is located at 16821 S. Parker Road, a heavily wooded lot just south of the intersection of W. 167th Street and S. Parker Road. In late July 2018, the applicants, Michael and Hillary Weis, applied for a building permit to construct a thirty (30) foot by thirty (30) foot detached pole structure. The structure was to be built on an existing

said destruction, any replacement structure must either comply with Code's requirements or receive a Variance from the relevant regulations [§220-1106 (Variances for nonconforming buildings, structures, lots or uses) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen].

The original structure was demolished in anticipation of the receipt of a building permit to replace the structure; however, as part of staff's review of the building permit, it was discovered that the proposed accessory structure would first require a Variance for the side yard setback from twenty (20) feet to seven (7) feet. Staff's review of the aforementioned permit determined that only the above Variance would be necessary for the proposed structure. The denial of the requested Variance would require the applicants excavate and pour a new concrete pad upon which to construct the proposed accessory structure, both of which would need to comply with the aforementioned setback requirements for this zone.

Michael Weis is present tonight to answer any question or address any comments.

A motion to open the public hearing in Case No. HG1826-V was made by Member Young, seconded by Member Backal. Voice vote taken, all in favor, none opposed. Motion Carried.

Acting Chairwoman McGary calls for questions or comments from the public. Hearing none she asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG1826-V was made by Member Backal, seconded by Member Young. Voice vote taken, all in favor, none opposed. Motion Carried.

Member Young asks what the condition of the existing concrete is like and will it hold the proposed structure. Mr. Weis states that it is great shape but the proposed structure will be a pole barn and will be built on pilings.

Member Verdun asks if there are other structures, such as garages, sheds, etc. on the property. Mr. Weis states that this will be the only structure

Member Backal asks if the new structure will be the same size as the old one. Mr. Weis states that it will be a little taller but the same width and length.

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 side yard setback for an accessory structure from twenty (20) feet to seven (7) feet [§220-503 (A-2 Rural Residence District) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located in the A-2 Rural Residence District at 16821 S. Parker Road, Homer Glen, Illinois [Michael & Hillary Weis, Case No. HG-1826-V] was made by Member Backal, seconded by Member Young. Roll call vote taken.

In favor (5) McGary, Verdun, Kozor, Backal, Young. Opposed (0) None. Absent (1) Mitchell. Abstained (0) None. Motion Carried.

This case will be before the Village Board next week.

- b) **HG-1828-PA, 15765 S. Annico Drive (*Public Hearing*): Consideration of: (1) a Plat of Vacation & Consolidation; and (2) a Map Amendment to re-zone the consolidated property from C-3 General Business to I-1 Industrial for the existing properties with PINs 16-05-14-404-046-0000 and 16-05-14-404-056-0000, both located in Homer Glen, Illinois.**

Assistant Planner McGinnes explains that the subject properties to be consolidated are located in the northeast corner of the general area known as Annico Business Park, situated along W. 159<sup>th</sup> Street west of S. Bell Road. The Plat of Survey for these properties details the site's existing conditions, including a two (2) story thirty three thousand (33,000) square foot insulated metal panel building, complete with four thousand eight hundred (4,800) square feet of office space. This building is split between the two parcels noted above by a ten (10) foot strip of land dedicated as a pedestrian right-of-way.

The properties are currently occupied by PIW Corporation; however, the occupant intends to leave the state of Illinois in order to operate from existing facilities in Michigan and is therefore attempting to sell the properties. An interested buyer, Excel Machining, Inc., is a metal fabrication manufacturer that uses computer numerical control (CNC) machines to cut steel for fabrication. PIW Corporation and Excel Machining, Inc. are similar business operations providing metal working services via CNC machines, so the sale of the property would involve the continuation of the same use in this location. The facility's existing outdoor storage, all enclosed within the property's fence, is intended to remain as well.

There are two applicants for the above requests who have filed joint applications for these changes. First Midwest Bank holds title to the property and the beneficiary of the Trust in which the property is held has given his attorney, Robert J. Huguelet, Jr. permission to apply for the Plat of Vacation & Consolidation. Robert Ciszek, the contract purchaser of the subject property, has given his attorney, Jim L. Stortzum permission to apply for the re-zoning of the property from C-3 General Business to I-1 Industrial. They are both present tonight to answer any questions or address any comments.

A motion to open the public hearing in Case No. HG1828-PA was made by Member Verdun, seconded by Member Young. Voice vote taken, all in favor, none opposed. Motion Carried.

Acting Chairwoman McGary calls for questions or comments from the public.

Mr. Gerald Runge from 13010 Bamble Court states that he lives behind this building now and on occasion there is a lot of noise and strong fumes coming from the facility. He wants to know if the activities will become more intense with the new owners. He is concerned about trucks coming and going and traffic and increased noise.

Robert J. Huguelet states that his clients will keep the exact same use that is currently there. There will be no increase in trucks, traffic or other noise.

Acting Chairwoman McGary calls for further questions or comments from the public. Hearing none she asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG1828-PA was made by Member Young, seconded by Member Backal. Voice vote taken, all in favor, none opposed. Motion Carried.

Acting Chairwoman McGary asks if the equipment in the building is being sold with the building. The current owner, explains that he will take some, leave some and auction whatever is not needed by him or the new owners.

Acting Chairwoman McGary asks how many other lots are designated as industrial in this park. Assistant Planner McGinnis states that there are 2 other lots in the Annico Business Park that are zoned industrial the rest are general business. This site was designated as a business park which includes light industrial zoning.

Member Verdun asks if there is any reason to think that this business will be improved or expanded. Jim L. Stortzum state that his clients have no intention at this time to expand or make major changes to the site. Member Verdun asks if the current parking will be sufficient to meet the new owner's needs. Jim L. Stortzum states that the parking is more than sufficient.

Member Backal asks if the original business is metal fabrication. Yes, it is and so will the new owners business be metal fabrication. Member Backal asks if the equipment is "state of the art" or old and dated. There is both types of equipment on site.

Member Kozor asks if it is the Village's belief that this whole park should be zoned light industrial. Assistant Planner McGinnis states that the staff needs to survey the property owners to see if they are at all interested in changing the zoning. Member Kozor asks if the zoning changes will there be improvement made to the park. Kyle McGinnis states that if the owners are interested in changing the zoning, which would be all that would change.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of (1) a Plat of Vacation and Consolidation; and (2) a Map Amendment to re-zone the consolidated property from C-3 General Business to I-1

Industrial [§220-1205 (Applications for variances and map amendments) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for the existing properties with PINs 16-05-14-404-046-0000 and 16-05-14-404-056-0000, both located in Homer Glen, Illinois was made by Member Verdun, seconded by member Young. Roll call vote taken. In favor (5) McGary, Verdun, Kozor, Backal, Young. Opposed (0) None. Absent (1) Mitchell. Abstained (0) None. Motion Carried.

This case will be before the Village Board on October 10 2018.

- c) **HG-1830-V, 17964 S. Crystal Lake Drive (*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 fifteen (15) 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 17964 S. Crystal Lake Drive, Homer Glen, Illinois.**

Assistant Planner McGinnis explains that the applicant, Peter Raineri, owns and lives on the subject property located at 17964 S. Crystal Lake Drive in the Hunt Club Woods subdivision. Similar to the Picciolini case recently reviewed by the Plan Commission, Mr. Raineri would like to build an in-ground swimming pool in the property's rear yard; however, the location of the property's septic field, in combination with the Village's setback requirements, have made it difficult for the applicant to produce a proposal that satisfies the above without a form of encroachment.

The applicant has proposed an L-shaped pool surrounded by a uniform four (4) foot apron with an additional sixteen (16) foot by twenty-four (24) foot deck to be used in association with the pool. Prior to applying for the Variance, the applicants relocated two lines of the existing septic field in order to provide more flexibility in this portion of the yard for an in-ground swimming pool. Even so, the proposal still requires a Variance from the Village's side yard setback requirement. The proposal would, however, meet the twenty-five (25) foot setback requirement between water's edge and the septic field now that the aforementioned lines have been removed.

Please note that the proposal provided is located entirely outside of the nearby public utility and drainage easement. In addition, the proposal exceeds the Village's required setback of ten (10) feet from the dwelling. The proposed pool would border an out lot of the subdivision and would not exist nearer a neighboring dwelling were the Variance approved.

Mr. Peter Raineri is present tonight to answer any questions and address any comments.

A motion to open the public hearing in Case No. HG1830-V was made by Member Backal, seconded by Member Verdun. Voice vote taken, all in favor, none opposed. Motion Carried.

Acting Chairwoman McGary calls for questions or comments from the public. Hearing none she asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG1830-V was made by Member Young, seconded by Member Backal. Voice vote taken, all in favor, none opposed. Motion Carried.

Members Young, Verdun, and Backal all see no problem with this request.

Acting Chairwoman asks if there are any other building located on this lot. Mr. Raineri states that the house is the only building on this lot.

Member Kozor asks if there is a drainage or utility easement on the property. Assistant Planner McGinnis states that there is a 10-ft public utility easement but that this proposed pool is entirely outside that area.

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 side yard setback for the proposed in-ground swimming pool from twenty (20) feet to fifteen (15) 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 17964 S. Crystal Lake Drive, Homer Glen, Illinois [Peter Raineri, Case No. HG-1830-V] was made by Member Young, seconded by Member Backal. Roll call vote taken. In favor (5) McGary, Verdun, Kozor, Backal, Young. Opposed (0) None. Absent (1) Mitchell. Abstained (0) None. Motion Carried.

- d) **HG-1832-V, 16905 S. Bell Road (*Public Hearing*): Consideration of a Variance to increase the maximum square footage of all accessory structures from eight hundred (800) square feet to two thousand four hundred (2,400) square 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-2 Single-Family Residential District at 16905 S. Bell Road, Homer Glen, Illinois.**

Assistant Planner McGinnis explains that the applicant, Mike Howe, owns and lives on the subject property located at 16905 S. Bell Road, slightly north of the intersection of S. Bell Road and W. Hadley Road. In late August 2018, Code Compliance Officer Casey Strugielski received a complaint regarding the subject property and the parking of commercial vehicles on-site. Upon visiting the property, Code Compliance Officer Strugielski observed a cargo van, a Chevy Suburban and

two Chevy Silverado pickup trucks parked in the front portion of the property. Per §200-29 (Location of vehicles) of Chapter 200 (Vehicles and Traffic) of the Code of the Village of Homer Glen, all recreational vehicles, sport craft, trailers construction or commercial related vehicles must be parked on an approved hard surface, and only one (1) of the above may be parked between the principal building line of a property and the adjacent public right-of-way, otherwise known as the front yard. In short, property owners are only permitted to park one of the above on an approved hard surface in the front yard of the property.

Angela Howe, the applicant's wife, contacted Code Compliance Officer Strugielski and explained that her husband, Mike Howe, and their three sons keep their company vehicles on-site after working hours; however, due to the ladder racks, the vehicles are unable to fit in the home's attached garage and are therefore parked outside. Concurrently, Mike Howe, the applicant, contacted Assistant Planner Kyle McGinnis to discuss what options would be available for the proper parking of the vehicles. Mr. Howe elaborated that he and his family own a total of nine (9) full-size vehicles, two (2) motorcycles, three (3) lawn mowers, a pontoon boat and two (2) trailers, limiting the available space in the home's attached garage and the existing detached garage in the rear of the property.

One detached garage already exists on the property. Per §220-810D (Accessory buildings, structures and uses) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen, residential properties are only permitted one (1) detached garage. With this in mind, it would not be permitted for the applicant to construct a second detached garage in the property's rear for the storage of these vehicles and equipment. The applicant could, however, extend the driveway to the rear of the property and park any operable vehicles and equipment on an approved hard surface. The applicant is aware of this option but voiced concerns that the rear of the property would have the appearance of a parking lot, and ultimately the vehicles and equipment would not be removed from sight.

The second option discussed was the replacement of the existing detached garage with one large enough to house the vehicles and equipment in a manner compliant with Code. The applicant preferred this option to the former and discussed with staff the construction of a sixty (60) foot by forty (40) foot detached garage capable of housing the vehicles and equipment. The applicant has stated that any proposed structure would match the exterior materials of the home (brick) [§220-614A(5)(h) (Other residential standards) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] and would comply with all necessary setback requirements for a structure of this size in this Zoning District [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].

As part of the proposal, the applicant would remove the existing detached garage and construct a new sixty (60) foot by forty (40) foot detached garage in its place, a



total of two thousand four hundred (2,400) square feet. At three times the allowance for the property, the applicant felt compelled to apply for a Variance as the alternative plan, to pave a portion of the rear of the property, would ultimately not remove the vehicles and equipment from sight and could negatively impact the appearance of his rear yard.

Please note that all other aspects of the proposal will comply with the requirements noted in Chapter 220 (Zoning) of the Code of the Village of Homer Glen. In addition, were the proposed Variance approved, the accessory structure would not place the property over its Lot Coverage or Impervious Surface Coverage limitations [Table 1B (Site and Structure Bulk Requirements) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen].

Mr. Howe is present tonight to answer any questions or address any comments.

A motion to open the public hearing in Case No. HG1832-V was made by Member Young, seconded by Member Backal. Voice vote taken, all in favor, none opposed. Motion Carried.

Acting Chairwoman McGary calls for questions or comments from the public. Hearing none she asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG1832-V was made by Member Backal, seconded by Member Young. Voice vote taken, all in favor, none opposed. Motion Carried.

Member Kozor asks what is required for a home occupation. Assistant Planner McGinnis explains that these vehicles are not for a home business, they are looking for a way to store these vehicles so the property does not look like a used car lot. Mr. Howe states that there is no home occupation. He and his sons all work for the same company and have company vehicles. In addition to the company vehicles they all have their own private vehicles. There are no less than 9 vehicles to be stored.

Member Backal states that he can certainly see that this would present a hardship. They need to house these vehicles however, there is no driveway or road access to get to where they are proposing this garage. How will they access this garage?

Assistant Planner McGinnis explains that they do not need a variance to build a driveway. They do need one to build the garage. They can just come to the Village and get a permit to install the driveway, no variance would be needed so since they wanted to proceed in a timely fashion they just came to the Plan Commission with the plans for the garage.

Member Verdun asks how many of the 9 vehicles are work vans that have ladders? Mr. Howe states that 3 of the vehicles are vans with ladders and 1 van without a

ladder. The remaining vehicles are private vehicles, pick-ups, and SUVs. Member Verdun asks if any are kept in the existing garages. Mr. Howe states that the garages only have lawn equipment and a motorcycle. Member Verdun asks why they don't use the existing garage for some of the vehicles. Mr. Howe states that it is too difficult because they were always jockeying the cars around.

Acting Chairwoman McGary asks if they could leave some of the work vans at work. Mr. Howe explains that he and his sons are on call 24-hrs a day and need to have the work vehicle with them.

Member Young asks if the sons live with Mr. Howe. Yes, they all live at home. Member Young asks what will go in the new structure. Mr. Howe expects the pontoon Boat and 6 vehicle to fit in the new structure. Member Young asks if there is a concrete pad or driveway planned. Mr. Howe states that there will be a driveway.

Member Backal states that he would like to see the plans for a driveway drawn up to understand how it will work before approving this request. Member Verdun asks if they plan on accessing the garage from the south side of the building. Mr. Howe states that yes, they will have 3 bay doors on the south.

Acting Chairwoman McGary agrees that a driveway should be part of the plans as does Member Young.

A motion to tabled Case No. HG-1832-V for certain real property located in the R-2 Single-Family Residential District at 16905 S. Bell Road, Homer Glen, Illinois [Mike Howe, Case No. HG-1832-V] until October 4, 2018 was made by Member Backal, seconded by Member Young. Roll call vote taken. In favor (5) McGary, Verdun, Kozor, Backal, Young. Opposed (0) None. Absent (1) Mitchell. Abstained (0) None. Motion Carried.

- e) **HG-1833-A, 17656 S. Marti Road (*Public Hearing*): Consideration of a Map Amendment to rezone the subject property from A-1 Agricultural to R-1 Single-Family Residential [§220-1205 (Applications for variances and map amendments) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] for certain real property located at 17656 S. Marti Road, Homer Glen, Illinois.**

Assistant Planner McGinnis explains that the applicant, Thomas Pavlopoulos, owns the subject property located at 17656 S. Marti Road, a vacant property upon which he intends to build a single-family home for his wife and himself. In August 2018, a building permit was filed for the construction of a single-family home. Although the home itself was fully compliant with all applicable regulations for the A-1 Agricultural District (setbacks, etc.), the property did not meet the minimum site requirements for this zone (lot area, lot width/frontage). The property must be

rezoned to R-1 Single-Family Residential in order to correct the lot's legal nonconforming status.

Staff determined that the property must be rezoned to R-1 Single-Family Residential in order to comply with all applicable site requirements. Although the property would meet or exceed the minimum lot areas for the E-1 Single-Family Estate and E-2 Single-Family Rural Residential Districts, it would still fall below the required lot width for such properties. The next available Zoning District is therefore R-1 Single-Family Residential, where properties are required to have a minimum area of sixty thousand (60,000) square feet (approximately one and four tenths [1.4] acres), a minimum lot width of one hundred sixty-five (165) feet and a minimum lot frontage of one hundred fifty (150) feet [Table 1B (Site and Structure Bulk Requirements for Residential Districts) of Chapter 220 (Zoning) of the Code of the Village of Homer Glen]. Moreover, a lot to the north of the subject property with the same dimensions is zoned R-1 Single-Family Residential, indicating this nearby property was rezoned at some point in the past as well.

Please note that the proposed single-family home will continue to exceed the applicable zoning requirements for such a structure following the property's rezoning from A-1 Agricultural to R-1 Single-Family Residential.

Mr. Thomas Pavlopoulos is present tonight to answer any questions or address comments.

A motion to open the public hearing in Case No. HG-1833-A was made by Member Young, seconded by Member Backal. Voice vote taken, all in Favor, none opposed. *Motion Carried.*

Acting Chairwoman McGary calls for questions or comments from the public. Hearing none she asks for a motion to close the public hearing.

A motion to close the public hearing in Case No. HG1833-A was made by Member Verdun, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Member Backal asks if the building permit was issued for this proposed house. Assistant Planner McGinnis states that it was, and that it does comply with all requirements in the R1 zoning district.

There were no other questions or comments from the Plan Commission.

A motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Map Amendment to rezone the subject property from A-1 Agricultural to R-1 Single-Family Residential [§220-1205 (Applications for variances and map amendments) of Chapter 220 (Zoning) of the Code of the Village

of Homer Glen] for certain real property located at 17656 S. Marti Road, Homer Glen, Illinois [Thomas Pavlopoulos, Case No. HG-1833-A] was made by Member Backal, seconded by Member Young. Roll call vote taken. In favor (5) McGary, Young, Verdun, Kozor, Backal. Opposed (0) none. Absent (1) Mitchell. Abstained (0) None. Motion Carried.

#### 7. Reports of Plan Commissioners or Staff

Assistant Planner McGinnis states that there are currently 3 cases on the agenda for the next meeting October 4th. One is an addition to the Aldi's that was going to be presented tonight before the agenda became to full. One is code amendments for wireless communication facilities and the last item will be Mr. Mike Howe back with his variance request after he adds the driveway to the plat.

#### 8. Adjournment

A motion to adjourn at 8:05 pm was made by Member Young, seconded by Member Backal. Voice vote taken, all in favor, none opposed. *Motion Carried.*

Approved

Acting Chairwoman McGary

Oct 4, 2018  
Lynn McGary