

# Plan Commission

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Minutes of the Meeting on  
January 5, 2023

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 7:03PM

**2. Pledge of Allegiance to the Flag was led by Commissioner McGary.****3. Roll Call**

Members present: Commissioner McGary, Commissioner Verdun, Commissioner Stanly, Commissioner Bradarich, Commissioner Bugos-Komperda, Commissioner Foley and Vice Chair Hand. Also present were Assistant Planner Udarbe, Director King and Plan Commission Secretary Cassin.

**4. Minutes****a) December 15, 2022**

Vice Chair Hand asked for a motion to approve the minutes for December 15, 2022 as written. Commissioner Stanly so moved, seconded by Commissioner McGary. All in favor, zero (0) opposed. The motion carried.

**5. Public Comment.**

None.

Secretary Cassin swore in those wishing to speak. Vice Chair Hand gave a brief statement explaining the procedures of the Plan Commission Public Hearing.

**6. New Business and Possible Action or a Recommendation.**

- a) **Case No. HG-2230-SP, 15830 S. Bell Rd. (Public Hearing):** Consideration of a request for approval of **[1]** an Amendment to a Special Use Permit for Outdoor Sales, **[2]** a Special Use Permit for Outdoor Storage and **[3]** a Variance to reduce the required off-street parking space from three hundred and sixty-eight (368) to two hundred and ninety-five (295) spaces for certain real property located in the C-3 General Business District at 15830 S. Bell Road, Homer Glen, Illinois. [HG-2230-SP]

Assistant Planner Udarbe presented the facts of the case. The applicant, Town and Country Sheds LLC is requesting approval of an amendment to the Special Use permit for outdoor sales, and an additional special use permit for outdoor storage for their business to remain operating from the location of the subject property. The location for the proposed sales and storage is in the RP Home and Harvest parking lot. The proposed shed storage is taking up a maximum of forty-nine (49) spaces. The applicant is also requesting a variance to reduce the required off-street parking to two hundred and ninety-five (295) spaces from three hundred eighty-six (386) spaces. Staff clarified that the new parking count of two hundred and ninety-five (295) spaces accounts for the three (3) spaces gained when the applicant shifted the shed as to not block the fire hydrant. There hasn't been any public comment for this case.

Again, one of the variances is for outdoor storage, and the other for outdoor sales. The request meets the requirements for the outdoor sales. Per code, outdoor storage is defined as the keeping, in an unroofed area, of any goods, material, merchandise or raw materials in the same place for more than 48 hours. The applicant is requesting this special use permit to allow the sheds to remain in the parking lot, occupying approximately twelve thousand (12,000) square feet of the parking lot, or forty-nine (49) parking spaces.

Taylor concluded her presentation.

A motion was made to open the public hearing by Commissioner Verdun, seconded by Commissioner Stanly. All in favor, zero (0) opposed. The motion carried.

The applicant approached to just add to Taylor's statement that when sheds sell, they replace it with new stock. He doesn't anticipate going above or beyond what is being requested.

No public comment.

A motion to close the public comment was made by Commissioner Bradarich, seconded by Commissioner Bugos-Komperda. All in favor, zero (0) opposed. The motion carried.

Commissioner Verdun asked if the Fire Department had any comments about the spacing in the event that a truck needed to enter the lot from the west, could it fit on that open roadway between the sheds and that turn. Staff spoke with Bricker, who said they are not having any issues with access and that the fire hydrant is unobstructed by the sheds.

Staff did speak to the manager of RP to let them know that they needed to keep the fire lane at the rear of the building clear.

Commissioner Verdun asked if anyone is staffed at these sheds or do people go into the store to get help with the shed? Is there is electric? The applicant said that one of the sheds is finished as an office, they buried a cord for heat and air. He did add that recently, he purchased a solar electric battery for the office in the next few weeks. Will have solar panels on the roof and will likely not need the underground electric. He also stated that he is there 6 days of the week – except for Sunday. He stated that the other sheds would move, but his. He said that store employees do not come out to the office building.

Commissioner McGary asked if solar power will be available to be sold with the sheds, and he said that it is the new thing – people are looking to live off the grid. The system he will be using is Eco-Flo Power Station or Power System. He did say that 80% of the sheds he sells are for storage, but he has seen barber shops, dance studios, you name it.

Vice Chair Hand wanted to double check the math on the parking spaces. There are three hundred and seventy-seven (377) total available striped parking spaces in this parking lot. The current spaces being used by RP for outdoor sales is thirty-three (33) spaces and the proposed storage area is forty-nine (49) spaces, which now accounts for the 3 spaces cleared for fire hydrant access. As the required off-street parking for this site is three hundred and sixty-eight (368) spaces and the site will have a total of eighty-two (82) less spaces, the applicant must be granted a variance to allow two hundred and eighty-six (286) spaces.

\*After the motion was made, staff and the plan commissioners determined that the Variance reduction should be from three hundred and sixty-eight (368) to two hundred and ninety-five (295) spaces, as the site has a total parking count of three hundred and seventy-seven (377), which is an excess of nine (9) parking spaces from what is required by code.

*A motion was made by Commissioner Verdun, seconded by Commissioner McGary, to adopt staff's findings as the findings of the Plan Commission and to recommend approval with conditions of (1) an Amendment to a Special Use Permit for Outdoor Sales, (2) a Special use*

*Permit for Outdoor Storage and (3) a Variance to reduce the required off-street parking space from three hundred and sixty-eight (368) to two hundred and eighty six (286) spaced for certain real property located in the C-3 General Business District at 15830 S Bell Road, Homer Glen, Illinois, subject to the following conditions:*

- 1. The existing fire lane remain open and clear of any storage or vehicles;*
- 2. The area in front of the hydrant on the southern edge of the parking lot remain clear and accessible;*
- 3. If Parking becomes an issue in the future, that the interior bay of parking stalls just east of the storage/sales are be re-stripped so that the parking stalls are accessible, as shown on site plan exhibit;*
- 4. Any signage proposed by Town and Country Sheds conform to sign regulations.*

*[Case No. HG-2230-SP]*

*A roll call vote was taken with Commissioners Bradarich, Verdun, Stanly, Bugos-Komperda, Foley, McGary and Vice Chair Hand all voting in favor with a seven (7) to zero (0) vote. The motion passed unanimously. This case will go before the Village Board on January 25, 2023.*

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

Staff said we have a variance coming before us at the next Plan Commission Meeting in Spaniel Lake.

Director King will not be present for the next Plan Commission meeting.

Director King is looking to do a training for the April 6<sup>th</sup> meeting. Trustees will be invited.


No reports from the Commissioners. x

**9) Adjournment**

A motion was made to adjourn by Commissioner Foley, seconded by Commissioner Stanly. All in favor, zero (0) opposed and the meeting was adjourned at 7:55 PM.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary):

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\_\_\_\_\_ *1-19-23*

Approved Date: