

Plan Commission

Minutes of the Meeting on
March 16, 2023

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

1. Call to Order

The Meeting was called to Order at 7:01 PM

2. Pledge of Allegiance to the Flag was led by Commissioner Bradarich.

3. Roll Call

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

Not present: Commissioner McGary

4. Minutes

a) March 2, 2023

A motion was made to approve the minutes from March 2, 2023 by Commissioner Foley, seconded by Commissioner Bugos-Komperda. All were in favor, zero (0) opposed. The motion passed unanimously.

5. Public Comment.

None.

6. New Business and Possible Action or a Recommendation.

- a) Case No. HG-2305-V, 14300 W Hickory Ave (Public Hearing): Consideration of a request for approval of [1] a Variance to permit an accessory structure in the front yard where accessory structures are not a permitted obstruction, and [2] a Variance to increase the maximum aggregate square footage of accessory structures from the allowed one thousand eight hundred square feet (1,800) to two thousand two hundred and sixty- seven square feet (2,267) for certain real property located in the R-1 Single-Family Residence District at 14300 W Hickory Ave, Lemont, Illinois (within Homer Glen Corporate limits) [HG-2305-V].**

Staff is making a recommendation to table this discussion until the April 6, 2023 meeting. There is some more discussion to be had on this between staff. This will be ready for the next meeting.

Commissioner Verdun made a motion to table case no HG-2305-V until April 6, 2023 which was seconded by Commissioner Stanly. All in favor, zero (0) opposed, the motion passed unanimously. Following the April 6 Plan Commission Meeting, this will then go to the next Village Board meeting on April 12, 2023.

- b) Case No. HG-2304-SPV, 13842 S Twin Oaks Court (Public Meeting): Consideration of a request for approval of [1] a Special Use Permit to allow a swimming pool to be located in a side yard, [2] a Variance to increase the maximum permitted height of a fence located in a front yard from four (4) feet to six (6) feet, and [3] a Variance to permit a solid fence in a front yard where fences are required to be fifty (50) percent open in design, for certain real property located in the R-3 Residential District at 13842 S. Twin Oaks Court, Homer Glen, Illinois [HG-2304-SPV].**

Assistant Planner Udarbe explained that this item was just a public meeting and that staff simply wanted to clarify the intent of which requests were approved and denied at the last meeting. She read the motion from the March 2nd meeting that approved the special use permit for the side yard pool and the variance for a six-foot fence surrounding and adjacent to the pool area only and denied the variances for a solid fence in the front yard on or near the east property line.

She explained to the commissioners that looking back at the minutes and listening to the recording from the last meeting, it sounded like the six-foot privacy fence around the pool only was supported. She added that, however, the Variance for the privacy fence portion around the pool area only was not addressed in the motion. Staff explained this fence is only allowed to be 50% open since the fence is in the front yard. She said she wrote an updated motion that clarifies the privacy fence request and asked the plan commissioners if there was any other discussion.

The Commissioners reviewed the motion from the minutes, and they read as they were discussed, but an element of the fence surrounding the pool area was not included. Commissioner Hand stated that he approved of the solid six-foot fence around the pool. The other commissioners agreed and said this is a good catch.

Staff Udarbe said the new motion is in the packet and it separated out the recommendations for the approvals for the pool fence only and denial for the east side property fence. Commissioners Verdun asked if the motion would still read as “a recommendation for approval with conditions”, and Staff Udarbe confirmed this was correct and that the recommendation for denial is written in there, too.

Commissioner Foley, made a motion that was seconded by Commissioner Bradarich, to adopt staff's findings as the findings of the Plan Commission and to recommend approval with conditions for [1] a Special Use Permit to allow a swimming pool to be located in a side yard, [2] a Variance to increase the maximum permitted height of a fence located in a front yard from four (4) to six (6) feet in the area surrounding and adjacent to the pool area only, [3] a Variance to permit a solid fence in a front yard where fences are required to be fifty (50) percent open in design in the area surrounding and adjacent to the pool area only, and [4] to deny the Variances to permit a six (6) foot solid fence on or near the East property line where fences are required to be a maximum of four (4) feet and fifty (50) percent open in design, for certain real property located in the R-3 Residential District at 13842 S Twin Oaks Court, Homer Glen, Illinois subject to the following condition:

- 1) *The applicant shall conform to Code Section 220-839: Keeping of Farm Animals prior to the issuance of building permits.*

[Case No. HG-2304-SPV]

A roll call vote was taken, with Commissioner's Bradarich, Bugos-Komperda, Foley, Stanly, Verdun and Vice-Chair Hand all voting in favor six (6) to zero (0). The motion passed unanimously.

7) Old Business

None.

8). Reports of Plan Commissioners and Staff

Director King reported there that there are four (4) cases for the next plan commission meeting.

She stated also that the training for the plan commissioners has not been established yet.

Director King has talked with Chief Building Official who both feel that this part of the code that states if you are replacing 25% of any component of the lighting system then the entire site needs to be brought up to code. Small projects become big projects that require full compliance and so landowners do not pursue incremental improvement to site lighting because it is too expensive.

9) Adjournment

A motion was made to adjourn by Commissioner Verdun, seconded by Commissioner Stanly. All in favor, zero (0) opposed and the meeting was adjourned at 7:27 PM.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (*Plan Commission Secretary*):

Gia Cassin

4/20/2023

Approved Date: