

# Plan Commission

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Minutes of the Meeting on  
March 18, 2021

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: Member Stanly, Member Zarebczan, Member McGary, Chairman Kozor, Vice-Chair Verdun, Member Foley, Member Hand, Director Gadde, Senior Planner King and Plan Commission Secretary Cassin.

Members Not Present: None

**4. Minutes****a) March 4, 2021**

Chairman Kozor asked for a motion to approve the minutes from the March 4, 2021 Plan Commission, as written without any changes. Member Stanly made the motion, seconded by Member McGary. All in favor, zero (0) opposed. The motion carried.

**5. Public Comment. NONE****6. New Business****a) Case No. HG-2106-V, 15905 S. Bell Road (*Public Hearing - Continued*):**

Consideration of a request for (1) a Special Use Permit for outdoor seating associated with a permitted restaurant, (2) an exception to reduce the required setback for a patio in a nonresidential zoning district from twenty-five (25) feet to twenty (20) feet, (3) an exception to allow a six (6) foot solid fence/wall in a required front yard in a Nonresidential District, and any other variances from the Homer Glen Zoning Ordinance as may be required, for certain real property located in the C-1 Neighborhood Commercial District at 15905 S. Bell Road, Homer Glen, Illinois.

Senior Planner Melissa King presented the case. This case was postponed from the March 4, 2021 Plan Commission meeting. Staff received one (1) phone call from a resident who was just interested in the project, nothing additional. The property is zoned C-1 Neighborhood, and is surrounded by mixed commercial uses along the north, east and south properties. The applicant is proposing replace an existing patio that was installed by the previous owner in 2005, but a Special Use Permit was not granted by the Village.

The applicant is asking for an exception to reduce the setback to twenty (20) feet from twenty-five (25) feet and is proposing an exception to allow for a six (6) foot wall/fence combo to provide privacy for the patrons from Bell Road.

A parking analysis for the property showed that the Phoenix, with one-hundred and seventy-six (176) seats, is proposing twenty-two (22) less seats than the previous restaurant, The Bonfire, originally had. (The Bonfire had one-hundred and ninety-eight [198] seats) Staff does not have an issue with the patio being expanded. The applicant provided a sign-off from the adjacent property owner to the south, part of a PUD shared parking agreement, but it

needs to be amended. They will not be blocking the accessible route from the parking lot. The patio will have an ADA-compliant gate. The clear vision triangle will not be blocked.

King added there was a meeting on site with Chief Building official Baber, Development Services Director, Senior Planner, Deputy Chief Bricker and the owners, to discuss construction items.

The owners provided some samples of fencing. Staff recommends a composite material, typically has better warranty, low maintenance, and staff also recommended a darker color for better wear.

This completed Senior Planner King's presentation.

The Applicants were sworn in.

*Chairman Kozor asked for a motion to open the public hearing. Member Verdun made the motion, seconded by Member Zarebczan. All in favor, zero (0) opposed. The Motion carried.*

The petitioners spoke to the patio and the fencing. They explained that COVID-19 requires more spacing, which leads to their request for the expansion of the patio. Also, they added that they would like to put a privacy fence in, to promote a more private, cozy environment.

*Chairman Kozor asked for a motion to close the public hearing. Member McGary made the Motion, seconded by Member Stanly. All in favor, zero (0) opposed. The Motion carried.*

The Plan Commissioners asked staff about the fence color and material, looking to clarify between the Vinyl and the Composite varieties. Staff explained that Vinyl is PVC, and composite is a mixture that has some organic material. Vinyl can fade as well. Commissioner Hand explained that the dark colors in the composite have come far, to prevent fading. Composite material is generally heavier. Plan Commissioner Hand liked the illustration/image showing the horizontal lined fencing. The petitioners agreed that was a nice look that would work well with their project. He further asked if the Building Department asked if they reviewed any of the posts being 4' on center (as in for bollards). Senior Planner King stated at the on-site meeting, the four (4) foot on center distance was discussed at length. Regarding the area where the server station is planned, there will not be any seated patrons, and Chief Building Official Baber was fine with the plan. This plan has been reviewed by all that attended the meeting, and they all gave the plan with the fence a nod in favor.

The petitioners were open to do the composite, but they did explain that it's very expensive and they are not working on a corporate budget so they are concerned that if producing the look that they (the owners) and the Village agree on would result in an expense of fifteen thousand (\$15,000) to seventeen thousand dollars (\$17,000) for composite. If they could create the same look, in a different material, for five thousand dollars (\$5000) for example, they would like that to be able to opt for the lesser cost. They are redoing the entire place out of pocket, and they hope that the Plan Commission would take that into consideration. They said they have made significant updates to the inside with a lot of guidance from experts. They are not looking to cut any corners in appearance and safety, however, they reiterated that if they could get some type of fencing that would cost them five thousand dollars, (\$5000)

that looks good with the brick wall, and considering the quality of the food and the furniture, they would hope that these things would all be taken into consideration.

Staff stated that this fence item could be made as a recommendation and not a condition to the Village Board. The Plan Commission made several statements indicating that they would be willing to make that a recommendation and not a condition, adding they were confident these owners would do a nice job and also expressing the current high-priced material and construction costs. The applicants stated that the quote for the concrete floor and brick wall are already upwards of sixty-thousand dollars (\$60,000), and this does not include the furniture or heaters.

Chairman Kozor asked about any possible expansion to South Bell, will the Village be expanding the curb and gutter, and will that impact this plan and set back. Staff indicated they were not aware. Chairman Kozor pointed that one of the images showed a newer curb. Staff indicated the plat of survey is relatively new, and it shows the part of the property that was taken for 159<sup>th</sup> Street already.

Senior Planner King also noted that there were two (2) things that came up with Engineering staff: (a) they discovered through locating the old engineering plat, that there is engineering for The Bonfire, that there is detention that runs approximately five (5) feet off the side of the patio and (b) also Engineering brought up that there is IDOT overflow there. Staff added the overflow route runs down the side of this parcel the overflow runs down the side of this parcel. Lastly, staff pointed out that there was not any dedicated easement back when this was developed. This is why the plan was to keep the patio right up to the same line it's currently on and not go any wider. Chairman Kozor stated that the turn lanes or the road could potentially expand which could potential change that distance by inches or more – he just wanted to bring this to the Commissions attention. No other discussion by the Plan Commission.

Chairman Kozor asked for a motion. Member Verdun made a motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of: [1] a Special Use Permit for outdoor seating associated with a permitted restaurant, [2] an exception to reduce the required setback for a patio in a nonresidential zoning district from twenty-five (25) feet, [3] an exception to allow a six (6) foot solid fence/wall in a required front yard in a Nonresidential District, for certain real property located in the C-1 Neighborhood Commercial District at 15905 S Bell Road, Homer Glen, Illinois. [Case No. HG-2106-S], subject to the following condition and recommendation:

- A condition that the existing reciprocal and access easement between Lot 1 and Lot 2 of the Corso Subdivision/PUD be amended and recorded prior to the issuance of final occupancy; and
- A recommendation that a composite fence material of a darker color be used for the patio.

The motion was seconded by Member Hand.

*A Roll Call vote was taken. The Vote passed unanimously with Commissioners Stanly, Zarebczan, McGary, Verdun, Hand, Foley and Chairman Kozor all voting in favor with seven (7) to zero (0) opposed. This case will go before the Village Board on March, 24, 2021.*

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

Director Gadde stated that there are two (2) cases in process for the April 1, 2021 Plan Commission - a Culvers PUD amendment and a Special Use Permit for truck usage on Annico Drive. Director Gadde announced that Matt Walsh has been appointed the interim Village Manager on the heels of the announcement of Village Manager Friling's resignation. Comprehensive Plan Workshop is TBD at this time.

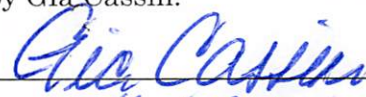
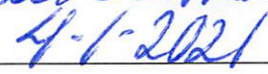
Plan Commissioner Hand asked if there was a plan for the Open Space created with the three (3) parcels on Onondaga Trail after the drainage project is complete. Melissa and Gia agreed to follow-up. No other reports by any of the other Commissioners. Chairman Kozor asked for a motion to adjourn.

**8. Adjournment**

Member Foley made the motion to adjourn, seconded by member Stanly. All in favor, zero (0) opposed. The meeting was adjourned at 7:38 pm.

Minutes transcribed and respectfully submitted by Gia Cassin.

*Gia Cassin (Plan Commission Secretary):* \_\_\_\_\_

*Approved Date:* \_\_\_\_\_