

# Plan Commission

---

Minutes of the Meeting on  
April 20, 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 7:05 PM

**2. Pledge of Allegiance to the Flag was led by Commissioner Bugos-Komperda.**

**3. Roll Call**

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

Not present: None.

**4. Minutes**

**a) February 2, 2023**

A motion was made to approve the minutes from February 2, 2023 by Commissioner McGary, seconded by Commissioner Stanly. All in favor, zero (0) opposed. The motion carried.

**b) March 16, 2023**

A motion was made to approve the minutes from March 16, 2023 by Commissioner Stanly, seconded by Commissioner Foley. All in favor, zero (0) opposed. The motion carried.

**5. Public Comment.**

None.

The Plan Commission Secretary swore in all wishing to speak. Vice-Chair Hand provided a statement as to the order and operation of business for the Plan Commission process.

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

- a) Case No. HG-2309-V, 13550 Dokter Place (Public Hearing): Consideration of a request for approval of a Variance to permit an accessory structure in the corner side yard where accessory structures are not a permitted obstruction for certain real property located in the R-2 Single-Family Residence District at 13550 W. Dokter Place, Homer Glen, Illinois.**

Assistant Planner Udarbe presented the facts of this case. This is a request for approval of a Variance to permit an accessory structure in the corner side yard where accessory structures are not a permitted obstruction for certain real property located in the R-2 Single-Family Residence District at 13550 W Dokter Place, Homer Glen, Illinois.

The applicant, Matthew Dudek, lives at the subject property at 13550 Dokter Place or Lot 1 of Dokter Parker Place Subdivision. He's proposing to install a twenty-four (24) by forty (40) foot accessory structure or nine hundred and sixty (960) square feet in the corner-side yard of the subject property.

Per code, sheds and storage buildings are permitted in the rear and interior side yards only. The applicant is requesting a variance to allow the proposed garage to be located in the corner side yard. This structure does meet all the bulk requirements for the zoning district.

Staff has received no public comment on this case so that has not changed since the packet had be published. Assistant Planner Udarbe presented a few site photos. The first site photo is just looking North from the driveway at the site. The second photo is showing more of the screening at the existing along Parker. Then we have some architecture renderings, this meets the bulk requirements so the peak height is at eighteen point six (18.6) feet and measures out at a mean height of fourteen point four (14.4) feet. The maximum mean height is fifteen (15) feet.

The site plan is right on the side of the thirty (30) foot building line so it's not needing any setback variances from the corner side setback or from the rear setback. It's in the corner side yard, which is why it will need a variance.

The next page, is the chart showing all the bulk regulations that this structure is needing including height, setbacks, and coverage. As far as findings, the hardship is not created by the applicant. They did not build the home to orient having such a large corner side yard with a garage and driveway that meet on that corner side yard. The parcel is platted for the thirty (30) foot building setback line, but the primary structure is setback approximately sixty-one (61) feet from Parker. This leaves a large corner side yard where the detached garage is not a permitted obstruction. The proposed detached garage in the corner side yard makes the best use out of the existing layout of the property, as the primary home has a side loaded garage facing west toward Parker and the driveway access to the garage and the corner side yard, which doesn't make sense in this location. The homeowner has indicated that the existing two (2) car attached garage is not enough room for storage needs. This concludes the presentation.

A motion was made to open the public hearing by Commissioner Bradarich, seconded by Commissioner Verdun, all in favor, zero (0) opposed. Motion carried.

Assistant Udarbe stated the petitioner was available to be called in if there are any questions. This was not necessary, no one had questions for the petitioner.

A motion was made to close the public hearing by Commissioner McGary, seconded by Commissioner Bradarich all in favor, zero (0) opposed. Motion carried.

Vice-Chair hand asked if there was any discussion, no one had questions. Vice-chair Hand asked the staff one question to clarify that if the structure was not located in the corner side yard, that it would not need a variance. Staff said that this was correct. Commissioner McGary stated it is still behind the house. Commissioner Bugos-Komperda asked staff what they consider to be corner side? Assistant Planner Udarbe stated the farthest building line on the corner side establishes the corner side yard and anything closer to the ROW is considered corner side even along the backyard. Commissioner Bugos-Komperda added that it is all along the frontage. Vice-chair Hand said the plans were very nice and we don't see that a lot.

*Vice Chair Hand asked for a motion. Commissioner Foley made a motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to permit an accessory structure in the corner side yard where accessory structures are not a permitted obstruction for certain real property located in the R-2 Single-Family Residence*

*District at 13550 W. Dokter Place, Homer Glen, Illinois. The motion was seconded by Commissioner Stanly. A roll call vote was taken with Commissioners Verdun, Stanly, McGary, Foley, Bugos-Komperda, Bradarich and Vice Chair Hand voting in favor seven (7) to zero (0). The motion passed unanimously and will go before the Village Board on May 10, 2023.*

- b) Case No. HG-2310-S, 13341 W 151<sup>st</sup> Street, (Public Hearing): Consideration of a request for approval of an Amendment to the Planned Unit Development (PUD) granted by Ordinance No. 17-023 for an exception to increase the maximum permitted height of a fence located in the front yard from four (4) feet to six (6) feet for certain real property located at 13341 W 151<sup>st</sup> Street, Homer Glen, Illinois.**

Director King provided details of the case. This is a request for approval of an Amendment to the Planned Unit Development (PUD) by Ordinance No. 17-023 for an exception to increase the maximum permitted height of a fence located in the front yard from four (4) feet to six (6) feet for property located at 13341 W 151<sup>st</sup> Street. This is the location of the Bengtson's Pumpkin Farm, which has been in operation on the property since 1988. The farmstead dates back to the early 1900's, per the survey and aerials shown.

Currently this property has an existing fence along some of the frontage, most of the frontage I would say along the property. This property will be affected by the Village's efforts to widen 151<sup>st</sup> Street. The fence along the frontage will be removed as part of the right of way acquisition to accommodate the widening of the road and the addition of a multi-use path along the southern side of 151<sup>st</sup> Street. The Village is currently working with all the landowners who belong on 151<sup>st</sup> and also negotiating with Bengtson's with regard to this taking. During those conversations one of the requests was whether or not they could put up a six (6) foot fence along the roadway. Part of that negotiation is the Village installing a portion of this fence in lieu of payment, which is pretty normal. The height is not something that can be negotiated via the right of way taking that still has to be looked at by Plan Commission per zoning law, regarding if it's a normal variance or if it pertains to the planning and development as an exception, which is being requested.

Staff has not received any public comment, there is also no public at the meeting, although Director King stated she will keep her phone open if anyone were to call in. Director King explained to Jeremy Bengtson, that is something that could happen here tonight that if we have calls from people who wanted to come tonight, but were not able to be heard then we would potentially have to hear the case again.

The only code section that is being triggered here is the general regulation. The property is actually A-1 (Agricultural), which is oddly silent on fencing with regards to most of the specific regulations. In the general regulations it does say in all districts that no fence in the front yard can be taller than four (4) feet or it must be fifty (50) percent open. This fence is being proposed to be an open fence, you can see that it is a black iron open fence. The height they are requesting is over four (4) feet, it's up to six (6) feet. Just to be clear the portion that the Village is talking with Bengtson's about is a much smaller footprint. Bengtson's had asked to allow this to be constructed along the entire frontage of the PUD in the area in hopes that long term they would be able to replace the fencing as necessary with the same type of fencing all down their property. Staff does not believe the anticipation is to fill them all at one time so having the PUD,

it will be tied to the PUD so it is not necessary to put a time frame on it within the Ordinance approval because the PUD stands as it is unless the actual farm itself is abandoned. They would have to not be functioning as a PUD then it would just ride its PUD into its perpetuity.

The applicant has stated that they would like this for a number of reasons. Jeremy might be able to speak a little better on what they have been dealing with in regard to the public access to the property. It's really to provide security and control access points into the pumpkin farm. Also, because we are adding the bike path it does increase the access to the farm. What will happen, is the fence will go up and then the access points that are vehicular right now will still be maintained. The public will just be funneled into those locations verses right now they are having some issues with people accessing the property from different spots that are not vehicular assess points.

These are just pictures of the conditions out there. There is obviously a variadic fencing especially along the farm structures. Then this is the preliminary street widening plans that is included so you can see the portion that is being called out for replacement by the Village. This is an exhibit showing the extent of what is being requested so we all understand where the fencing will go. Of course, in here I have a note that says any of the gates will be open or any of the access points will be open. Director King spoke with the fire district, they just wanted to make sure that they will work with Bengtson's on getting the access spots put in on the gates. This concluded the presentation.

A motion was made to open the public hearing by Commissioner Lynn McGary, seconded by Commissioner Verdun, all in favor, zero (0) opposed. Motion carried.

The petitioner Jeremy Bengtson spoke. The esthetics is what people visit the farm for so we just like to make sure with the high term rate of political losses throughout time that we expand or when the need does come that we will have one continuous look throughout the farm as was stated. We are donating a significant amount of land to the road widening because our farm is so old that there was never a frontage. For the entire length of our property, they need fifty (50) feet of frontage to widen the road. To do this, as everyone who travels on 151<sup>st</sup> knows the creamery has dropped a lot of foot traffic. It is wildly unsafe how many people travel up and down that road. Once there is a bike path, essentially, we have invited a nonstop pedestrian parade on our property. The only thing stopping from them being on the bike path or being on our property is footsteps. Without something substantial to have to navigate our entire business model is based on is paying admission to be on the property. Without something that is difficult to ascend were going to have nonstop property damage which is going to cause hardship for the local police and everything because they will have constant calls and issues.

A motion was made to close the public hearing by Commissioner Stanly, seconded by Commissioner Bugos-Komperda, all in favor, zero (0) opposed. Motion carried.

Commissioner Verdun has a couple questions. On the South side where you guys have a little piece of fences now did you figure out a plan or does it say where exact the gates will be or will you keep a proposed plan?

Jeremy answered that the Village added a rough stigmatic, but it is tough to decipher. HR Green, the village engineers have these documents, but unfortunately, they are still in flux. They are mostly nailed down. We are actually removing some of the entrances. We are consolidating and making it a little more common sense. This is something that has been around for one hundred

(100) years and has evolved over the last thirty (30) or forty (40) years. With the engineering we will have access points that are a little more logical. Commissioner Verdun added that some of those openings were there from when the McHenrys owned the property. Jeremy stated that they are eliminating a few. The ones that do stay we will be able to have a much more consolidated traffic pattern. The openings that you are seeing in those pictures on the south side currently, where I would consider the old farm is the interior festival when were open. That is essentially going to be solid fencing. I believe there is going to be a grade change for safety that the Village is doing with the widening. It will go road, retaining wall, to gaining the gap because there is a bit of a drop off then fence. It will be road, curb, bike path, wall with fence on top of it. Essentially, it will have much more esthetic look. It won't be as assessable. A little further down where the openings were from McHenry, only a couple of those remain for reasons to pass back and forth across the street safely for now. To Melissa's point, that is as far as we can go. The Village is only doing a small section. They are just replacing what they are removing, as time goes on as we continue to expand and create more attractions, we would like to continue the fence logically on the road so it is not some huge fence thing to where it meets different requirements.

Commissioner Verdun asked if nothing from this project affects the North side? Jeremy stated that we don't know, some of it is our property, but most of the frontage that is being taken by HR Green and the development only pushes to the South because of pipelines. They are not really annexing any land on the South, at least not on that stretch of road.

Commissioner Verdun asked one more question possibly for the petitioner or staff. In attachment three (3) item number three (3), the response on there talks about the multi-use path improvement and adjacent fencing will be an attractive improvement along 151<sup>st</sup> Street that will not only provide for safety and security, but will increase mobility options to the pumpkin farm. What does that mean? Melissa said that like bikers and pedestrians how they can access their farm. Basically, I think what Jeremy was saying how this is going to bring a lot more people walking. Gia said that the sidewalk is going to connect. Jeremy added that if going to the creamery there will be a barrier that is like a sidewalk in the neighborhood. You are in someone's lawn if you are not on the sidewalk. Gia added that it is going to connect to the ComEd walkway too. It will increase the whole connectivity of the neighborhood in the Village.

Director King wanted to clarify something. I did not realize there would be wall and fence on wall, it is new to me. Jeremy said to his understanding because they have the hill, they have quite a bit of grade change. Melissa said they talked about the coal six (6) being on top of the retaining wall. Jeremy stated at some point it goes curb then wall because they are trying to hold back that ditch. If you look at the pictures you can see how that ditch is so steep. Melissa said she sees the wall on their plans is behind it. Jeremy asked the bottom that goes behind the fence? Then it goes bike path, fence, then the wall. Melissa added that they are next each other, but not on top. My concern would be if there is any height that is above six (6). It can't be above six (6). Vice-Chair Hand and Gia added six (6) foot from the grade. Vice-Chair Hand said the grade stays the same, but the road is dropping. Jeremy added that the property stays one (1) level in the early events. The road itself as you can see in the bottom right picture is eight (8) to ten (10) feet. The fence there that is red kind of off into the distance that is probably five (5) feet level with the road as where it sits there now. I think what they are doing is between the fence and the road you will see a bike path and I'm not sure which sides of the fence they planned it, but it will go bike path, wall, our property grade and then put a fence to my understanding. Vice-Chair Hand spoke about the crest of the hill and asked what kind of length are they dropping that? Jeremy answered that it is not as drastic as you think. If you read those plans it is like a foot eight (8) somewhere and three (3) foot at the total. It won't be to where you can see through it. At the crest it will start twenty (20) feet before it and goes to the bottom of

the hill. Vice-Chair Hand asked if the retaining wall will fit in that location? Jeremy stated yes, he thinks it is only thirty (30) feet long.

Commissioner Bugos-Komperda asked Jeremy where is the plan where the traditional part of the fence could be? Jeremy said that HR Green has it on there because they are engineering it. Over the last four (4) years I've seen many, but the most recent meeting where they would like us to dedicate our land, they showed us one that seems pretty final. It sounds like they are going to do this project within the next two (2) years, which would be them needing our land so we are just trying to finalize the details. As far as your question with where is the wall? If I have the right picture it goes from roughly that opening, basically where that grass is. It holds the ditch back because they are going to have a curved gutter so they won't have such a severe ditch. It will go road, curb, sidewalk, then they have to adjust the grade by having a wall. Melissa said she wants to make sure she understands what Jeremy understands. What I see is this is the retaining wall and it runs out and it runs all the way to there. Jeremy added expect it is not tall. Melissa said it is just small and then your fence sits behind it on the grading. They are going to have a wall running along so that will be the retaining wall on the opposite side holding up Bengtson's land and the fence will sit behind it not on it.

Commissioner McGary asked the petitioner if they are going to start the fence now and it's going to be there when they do road work? Jeremy answered that they are going to build the whole road and just reconstitute our property once they destroy everything. The goal is to repair what they destroy. Gia added that this will be part of their restoration. Jeremy said they are going to rip into our property like fifty (50) feet, but once they are finished with everything, they are only using twenty-seven (27) feet of it with road, curb, bike path, wall, and fence. Once they do all the dirt work and grading, they are going to restore it. Commissioner McGary asked, we are not going to see this till the end? Jeremy said not until the road is finished. Gia said the reason we are talking about it now is because there is a plat that will need to be signed and recorded. We need to secure the fence piece, get the signature, then wait until engineering is all complete.

Vice-Chair Hand asked about the people who park to the north, does it just have one entrance? Jeremy explained they are going to move way east to where flat ground is. Currently, the only place they pull in is just east of the two (2) homes is what we use for an entrance. Those two (2) openings stay for the time being. In our assumptions of what we are going to grow everything will go east with one main entrance. There will be a turning lane in it which will alleviate a lot of the problems that everyone has in October because that is a big part of this. They will be able to pull in with the ultimate goal of everything being on one (1) stretch of the road. It has been growing things, but as time goes on, we get a lot closer to that issue on both sides of the road.

Commissioner Bugos-Komperda asked when they would start the fence? Jeremy responded that the original fence that would go in would be put in by whatever construction company puts the road in. The way I've been explained to it as the engineers say, it's the final thing happening. They will rip the road out then redo the road, which is a two (2) year project it sounds like. Once they finish, they will finish the bike path after the road completely and then the fence goes in. Gia added that it has to be done at the restoration phase when everything else is back to being graded and filled. It is the last piece.

Commissioner Foley asked when they want to start doing 151<sup>st</sup> Street? Jeremy and Gia said around 2025. Gia added it is tentative what we are hearing.

Commissioner Bradarich has several questions. These entrances, I don't have an issue with the fence, the type of fence or the height, I have an issue with the entrances. You just stated that

you're going to have an entrance that has a right turn lane, an in and an out, that is a pretty wide entrance. Jeremy stated that nothing changes from what we have now. Commissioner Bradarich said you're saying this fence is for security so you will obviously have a gate. Jeremy explained that they are fencing the interior of the festival parking lot. We don't have any intention of fencing along the parking lot now or perhaps ever as the farm roads grow to the east. Commissioner Bradarich asked how are we going to access through the fence off of 151<sup>st</sup> Street if you are not going through a gate? Jeremy asked where the two (2) openings of the fences are now? Commissioner Bradarich responded that he doesn't know where their locations are going to be in the future, I don't have a plan that shows me how many openings and what size they are. Jeremy stated that currently there are only two (2) entrances that will be covered by this fence. They are the same two (2) entrances that are there now. One is being removed.

Commissioner Bradarich said you're saying that the entrances will be covered by a fence that I'm assuming are going to be covered by a gate not a fence. Jeremy replied yes, these two (2). Commissioner Bradarich responded, the gate is covering an entrance that has a turning lane and an in and out. Jeremy said those gates are off season gates more for public works maintenance gates. They are not gates used for public or main traffic. These are gates when our opening season is, they are gates that remain closed twenty-four (24) hours a day seven (7) days a week. Commissioner Bradarich understands that the gates will be closed and the gates will be open. Jeremy added that right now the gates are always closed. Commissioner Bradarich stated there is going to be openings in the fence and in those openings, there are going to be gates. What are the widths of those openings approximately? Jeremy said these are only twelve (12) or eighteen (18) feet. They are the ones that are currently there. They are slightly wider than a car. Commissioner Bradarich said so let's say they are twelve (12). Now a six (6) foot fence, will maybe be two (2) six (6) foot swing gates. Jeremy stated or a mechanical gate. Commissioner Bradarich added or a mechanical gate, but a mechanical gate is not going to be higher than six (6) feet especially on an eighteen (18) footer. You will have to have a gate above the fence for the mechanical gate to roll on. Will need a variance for the gate. You don't know how many openings you'll have, how wide they are, you don't know how high that gate mechanism will have to be to be above six (6) feet at this point right now.

Gia asked why can't the gate be the same height as the fence? Commissioner Bradarich said not an eighteen (18) foot gate. Gia asked, well can the gate be four (4) inches shorter to support the wheels underneath so it equals the same elevation? Commissioner Bradarich answered that it can, but we don't know when you talk about a turning lane and an in and out, that is a pretty wide entrance. Jeremy added that there are no turning lanes in any of these gates. This fence is only covering maintenance access. Those entrances that are down a way for the turning lane will not be gated. They are the parking lot. There is not convenience ever and don't have gates currently. Maybe in the far distant future there may be a need for a gate. We have no intention of fencing the parking lot. Our intentions are only to fence the admission area. Commissioner Bradarich said when looking at the drawing it shows a fence along the whole frontage. I'm approving a fence along the whole length of this property.

Vice-chair Hand stated that is the only problem we have, is that we don't know where the fence is going. Commissioner Bradarich added that we don't know the number of openings, the width of the openings, we don't know what the gates are going to look like or how high they will be. I just think we need more information to approve this. Jeremy replied that will have to come from the engineers. I can't decide what the engineers are going to decide to widen 151<sup>st</sup> Street. They came to me asking for land and I said you can have my land. Commissioner Bradarich said he understands there is a drawing somewhere that shows the possible entrances, but we don't have it. Jeremy said I don't know if they have it, I was approached about this three (3) years ago. This



has been a long process for the Village and I'm sure a very expensive one. These delays are common, I'm just trying to as swiftly as possible give them what they need. Commissioner Bradarich said he gets it; I just think the gate issue is an issue because these gates are difficult to build at the same height as the fence if the grade is such or if they are electronic. Let's say you have an entrance that is thirty (30) feet wide, you could cut the whole sides, but we do not have any of that information. We don't know if those gates are going to be seven (7) foot high or eight (8) foot high, now were not pulling the variance anymore.

Melissa asked if they would anticipate to build the gates right away? Jeremy replied no, currently we use farm gates that are four (4) foot tall with no issue. They are stocking fence, the same you would use for cattle. That is what we use to block those entrances. Commissioner Bradarich said but you are going to an iron fence. It is just not as easy as you think with the mechanisms for those fences. I just put one on a six (6) foot high fence down in Chicago, the beam for it was twelve (12) feet high because you had to get trucks through. It had an overhead rail like when you go into a storage place that has those fences, but we don't know what kind of beam you are going to have. I'm just making a point when it does come time for these gates to go in, they may not be under six (6) feet. Jeremy said the engineers will have to contact the fencing company to decide what they are replacing. Melissa added that they are not asking for anything over that. If they can't make it work than they would have to come back. Vice-Chair Hand asked for a variance? Melissa said to adjust the PUD again if it was taller. Commissioner Bradarich said some of them have wheels, but we don't know what they are doing. We don't have a picture of the gate; we don't know what the gates are going to look like. We are trying to approve this variance.

Vice-Chair Hand asked if the variance is for the height of the fence in the front yard? You are referring to this type of fence going in other areas that don't require a variance? Jeremy replied no, the request was rather than just to cover this small area the Village is going to destroy and replace that you may as well blanket it so that we could in the future if we wanted to. A PUD is going to stay with us for a lifetime, so we will be doing this for a lifetime. You'd hate to have to come and request ten (10) feet every time you want another fence. Vice-Chair Hand asked is the variance necessary because the final plans? Melissa said no, the exception to the PUD is what is it. It is not where a hard variance or a hardship is required. Exceptions are allowed in PUD's based on what the use of the land is on a PUD, whether or not we think it is necessary for that use. Obviously the Bengtson's Pumpkin Farm is a different animal than some of our normal agricultural properties which comes with different things. It comes with different needs and a different value to the Village because we look at them differently, which is the nature of planned developments. Melissa asked Vice-Chair Hand to ask his question again. Vice-Chair Hand stated that it was a couple of things. We are approving the height of the fence for this future fence, so along the road that the Village is going to sell. Jeremy added that is the only the side we are talking about because I don't think you need a variance for the non-frontage side. Melissa said sides and rears. If they wanted to put the same fencing on the side and rear of the property, they could put the six (6) foot iron fence wherever they wanted. To Jay's point if there were access points and they wanted to put gates there and ended up structurally needing to be taller than six (6) they would have to come in and amend the PUD on any of those spots along the property.

Commissioner Bradarich said if they are going to put swing gates in, the gates could only swing into the property so it's not the direction of the bike path. Jeremy stated the one (1) main comment is ingress egress for deliveries in the fall. We use it off season ourselves. There is a gate that is limited because if you were to go out it would reach the road from where it is placed. Commissioner Bradarich added at this point we just don't know how many entrances there are and what size they are. The gate thing concerns me that's all to approve this without the information. Jeremy said they are only covering one (1) opening in their drawing. The fence that

they are replacing, I'm sorry two (2) they are covering two (2) openings with a fence. Melissa stated what Jay's trying to do having them in the back, I don't know if we will know that answer for a while. I think there is discussion about right of way taking with regard to this. I think we are not concerned about a six (6) foot open iron fence if we can find ways to make those gates work in the future. That is what we are here to talk about, is that six (6) foot high fence. If Jeremy gets in a position where they get that fence put up and they can't make a gate work, he might come back in front of us asking for a seven (7) foot high gate. Commissioner Bradarich said I think the discussion of gates is important. If he wanted a line gate and we talked to the engineers who assured the entrance is flat so he could put wheels on the gate to close from both directions. If the engineers are trying to drain the driveway, then you would have to have an overhead rail which we do not want. The gate discussion is an important discussion, I think. Jeremy said until they finish their engineering and say what they are doing I wouldn't even know. The Village would be contacting the fence contractor. Melissa added to Jay's point it might be important for you and our engineers to bring these things up to HR Green to talk about. Commissioner McGary stated to make sure the engineers are thinking about the gates. I would be aware that if the gates are going to cause that kind of problem, we will see you again. It is a good thing to know what you are anticipating.

Commissioner Verdun had one more comment. This is a reason why I asked where the gate access points would be. When I looked at it to make sure of the fencing, I assumed it would be what you showed us. When I did some research on my own about the gates and went back to verify that if it was up to sixteen (16) foot it could be a double swing at that height. Anything wider could not. Jeremy stated that these entrances that they are covering right now are not. These are more so for the ambulance, fire truck, things like that when we are open. It is how we let them into the property or service trucks, body trucks, things like that at night not day to day. Commissioner Verdun added that anything wider than sixteen (16) would need to be on a slide. Then the concerns that Jay had about the grade being flat and being able to slide back one way or the other are big concerns. I think a little more homework has to be done on everyone's part. They all need to understand when trying to negotiate this for your business with the Village and engineering that everyone has to do their homework. It brings up questions that engineering has to have solid answers on before it can move forward.

Gia asked, have you guys driven past Old Oak golf course? They recently put in very big long slider gates on both sides of their little boulevard that leads in. They seem pretty wide. Commissioner Bradarich added they are flat. Jeremy said I know when we talked about building it, it wasn't anything we anticipated having to do because their complex is slow and I'm just looking to keep this process as easy as possible. I was hoping for simplicity. Vice-Chair Hand said that maybe we could put a condition on it where we are also approving the gates at six (6) feet tall. If they come back taller than we would need to approve that unless we see the specifics. Jeremy added that way we can keep this moving along because I'm sure with the engineers it's a very tedious process and I'm sure very expensive. Is there condition where we could just say fences and gates? Commissioner Verdun asked Melissa if we could change the wording in the motion if the Ordinance doesn't include gates? Melissa stated you can change the motion. I would just say maximum permitted height of the fences and gates. Commissioner Verdun said she was going to write out to increase the maximum permitted height of a fence and any associated gates. Does that sound good? Melissa replied, that was fine.

*Vice Chair Hand asked for a motion. Commissioner Verdun made a motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of an Amendment to the Planned Unit Development (PUD) granted by Ordinance No. 17-023 for an exception to increase the maximum permitted height of a fence and any associated gates located in the front*

yard from four (4) feet to six (6) feet for certain real property located at 13341 W 151st Street, Homer Glen, Illinois. The motion was seconded by Commissioner Bradarich. A roll call vote was taken with Commissioners Stanly, Foley, Bugos-Komperda, McGary, Verdun, Bradarich and Vice Chair Hand voting in favor seven (7) to zero (0). The motion passed unanimously and will go before the Village Board on May 10, 2023.

**7) Old Business**

None.

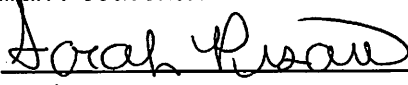
**8). Reports of Plan Commissioners and Staff**

Director King reported there are no cases for May 4, 2023 so we will probably cancel it. It would have to be public meeting and we passed the public hearing noticing phase. We have things in the pipeline just nothing that is ready. Melissa asked if we had any residential things coming in? Taylor replied, Hickory, that garage is still in. Melissa said that is on hold because they are working with ComEd.

**9) Adjournment**

A motion was made to adjourn by Commissioner Stanly, seconded by Commissioner Foley. All in favor, zero (0) opposed and the meeting was adjourned at 7:56 PM.

Minutes transcribed and respectfully submitted by Sarah Pesavento.

Sarah Pesavento (Plan Commission Secretary): 

Approved Date: 5/18/2023