

Plan Commission

Minutes of the Meeting on
May 20, 2021

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 7:00 PM

2. Pledge of Allegiance to the Flag.**3. Roll Call**

Members present: Chairman Kozor, Commissioner Stanly, Commissioner Foley, Commissioner Hand, Commissioner Zarebczan, Commissioner Stanly, Commissioner McGary, Vice Chair Verdun, Senior Planner King and Plan Commission Secretary Cassin.

4. Minutes**a) May 6, 2021**

Chairman Kozor asked for a motion to approve the minutes from the May 6, 2021 Plan Commission, as written and with the inclusion of the correction as noted by Secretary Cassin to replace Commissioner McGary with Commissioner Stanly being the second in approving the minutes from the previous Plan Commission meeting on May 6, 2021. Commissioner Foley made the motion, seconded by Commissioner Stanly. All were in favor, zero (0) opposed. The motion carried.

The Plan Commission Secretary swore in all present, wishing to speak.

5. Public Comment. NONE**6. New Business**

a) Case No. HG-2110-V, 14225 S Parker Road (*Public Hearing*): Consideration of a request for a Variance to reduce the rear yard setback for an above ground pool from fifteen (15) feet to ten (10) feet, for certain real property located in the R-4 Single-Family Residential District at 14225 S Parker Road, Homer Glen, Illinois.

Senior Planner King provided the case information to the Plan Commission. The applicant lives at the residence, and proposes to put a 20' round above ground pool, and plans to put the pool in an area beyond the septic area. The applicant is requesting to reduce the setback from fifteen (15) feet to ten (10) feet in order to accommodate all other setbacks and the hardships of the property.

Staff has received a call from a resident stating that the property was wet in the back of his yard since the new owners, (the applicants) have moved in a couple years ago, and there are various colors of water coming into the drainage ditch behind his yard. Staff discussed this matter with engineering as water issues are directed their way, and information was developed that there were complaints about spotty water areas where the ground is wet, but it hasn't risen to the status of a Village drainage issue, dating back to 2015.

Senior Planner King read the following letter into the record on behalf of the Village Development Services Director, Mike Salamowicz:

We have reviewed the site plan for the proposed pool, located at 14225 S. Parker Road. Based on current information available on Will County's GIS site, it does not appear that the proposed pool will contribute to any additional drainage issues in this area. Please note that staff has investigated drainage concerns and complaints in this area several times in the past, and has had conversations with several of the surrounding property owners. This area drains overland, from the west/southwest to the east/northeast. This includes the properties along Parker Road. Although there is a ditch running parallel

to Parker Road on each side, the adjacent properties are unable to drain to this ditch, as it is higher in elevation than the properties.

There is a private drain along the rear property line, which was constructed several years ago. This private drain does help to drain this area. However, it does periodically need to be cleaned. In addition, in our conversations with some of the residents along Chickasaw Trail, we have explained that it would be beneficial for the property owners to construct swales along the sides of their properties, to help direct the drainage from the rear yards to the front drainage system. As in other areas in the Village, various modifications have been made along the rear drainage area, by several of the property owners over the years, which ultimately affect the drainage.

In the past, there was a concern raised regarding a pipe installed on the referenced property, which drained to the rear drainage easement. The concern was related to the location of the outlet in relation to the property lines. The property owner was directed to verify that the outlet was on their property and not closer than 2-feet from the property line, but that the pipe was allowed per Village Code. The pipe outlet was adjusted.

Should you have any questions, please do not hesitate to contact me.

Upon the conclusion of reading Mr. Salamowicz' letter, Senior Planner King explained to the Plan Commission that there is a large tree that prohibits the applicant from putting the pool closer to the home. The current suggestion for the pool placement will allow for ten (10) foot setbacks from the rear, side and from the septic line. This concluded Senior Planner King's presentation.

Applicant Torrez approached to speak, and explained when they purchased the home, the drainage pipe was already in place. He did have a conversation with the neighbor behind about this at one point, who stated he would take it up with the Village. The applicant stated this is the second (2nd) time he is hearing about it, just tonight. The resident did add he tried to cut the pipe back some to try to move the water run-off.

Resident Bob Brittain of 14216 Chickasaw Trail spoke and stated he has a drainage ditch in the back of his property and there is water in it and it doesn't drain. Water is pumping in to it every day and he would like to get this resolved. He was told he is responsible for the drainage ditch. He doesn't know what to do, but said he has water. He too is on septic and said he has been battling this issue for a couple years, and was told that the Village would not do anything since they didn't put in the pipe. He also feels he is not responsible for the water.

Chairman Kozor stated that in his line of work, he has been working with drainage issues with residents for 6 years. Chairman Kozor added that at his own personal home, there have been drainage issues. Chairman Kozor offered some suggestions to remediate the problem, based on his knowledge and experience, though Mr. Brittain made it clear he was not interested in the suggestions.

Member Verdun asked Mr. Brittain if he is concerned about the drainage or is he concerned about the pool. Mr. Brittain clarified he is there for the pool, he doesn't want it to affect the current drainage issue. Mr. Brittain stated he is upset.

Resident Thomas Castro, 14164 S. Chickasaw Trail, also approached to speak. Mr. Castro said he has concerns about the potential water from the seasonal cleaning of this pool. He resides 2 properties North of Mr. Brittain, and he stated he is in the lowest area of the subdivision. He did put in some drain tile to help his situation out and he said there has been some improvement, but the soil is still constantly wet. He stated that he had a Village engineer out a year ago, a young engineer, but it happened to be a dry day and he feels that he could not assess the situation. Also, he wanted to know what will happen to the dirt that will be removed to level the pool. He said people on Parker are much higher, and it causes a problem.

Chairman Kozor and Mr. Castro discussed the size of the drain tile, the volume of water that will move through that drain tile and again recommended a small swale to help with overland flow. Chairman Kozor and staff discussed the Village staff’s current practices with respect to resident drainage concerns.

Staff reminded the Plan Commission that the applicant could theoretically construct a six hundred and fifty (650) square foot shed, which would be permitted in R-4 Single-Family residential to put the pool request into perspective.

Chairman Kozor suggested the residents reach out to staff to help remediate their yards, and if not comfortable with that, he could also reach out to a 3rd party engineer. Mr. Brittain said all he knows is it was dry five (5) years ago.

There was no further discussion. Chairman Kozor asked for a motion to close the public hearing. Commissioner McGary so moved, seconded by Commissioner Verdun. All in favor, zero (0) opposed. The motion carried.

The Plan Commission held a brief discussion. They reminded the attendees that there are drainage issues all over the Village, it is not an individual problem. Also, it was made clear the amount of dirt potentially removed to make the ground level for an above ground pool is not very much, and is removed from the property. No other comments by the Commissioners.

Commissioner Stanly made a motion to adopt staff’s findings as the findings of the Plan Commission and to recommend for approval of a Variance to reduce the rear yard setback for an above ground pool from fifteen (15) feet to ten (10) feet, for certain real property located in the R-4 Single-Family Residential District at 14225 S. Parker Road, Homer Glen, Illinois [Case No. HG-2110-V]. The motion was seconded by Commissioner Foley. A roll call vote was taken. The vote passed unanimously with Commissioners Zarebczan, Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor voting with seven (7) votes in favor of, and zero (0) opposed. The motion carried and will be heard before the Village Board on June 9, 2021.

7. Reports of Plan Commissioners and Staff

Senior Planner King mentioned that the Village hired a summer intern who would be starting next week. She added that the Village hosted their first Market at the Glen earlier this same evening, which appeared to be a success, and reminded the Commissioners that the June 3rd Plan Commission meeting has been canceled.

Plan Commission Secretary Cassin discussed the new email system and some may not be able to access their emails right now and Chairman Kozor provided details as to how to log into the new system based on his experience that worked.

8. Adjournment

Member Foley made the motion to adjourn, seconded by member Zarebczan. All in favor, zero (0) opposed. The meeting was adjourned at 7:51 pm.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary):



Approved Date:
