

Plan Commission

Minutes of the Meeting on
July 15, 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 was led by Commissioner Hand.

3. Roll Call

Members present: Commissioner Stanly, Commissioner Hand, Commissioner Zarebczan, Director Gadde and Senior Planner King

Not present: Vice Chair Verdun, Commissioner McGary and Plan Commission Secretary Cassin.

4. Minutes

a) June 17, 2021

Chairman Kozor asked for a motion to approve the minutes from the July 1, 2021 Plan Commission, as written, making a single change replacing the name Kozor with Verdun in one sentence of the minutes (already corrected). Commissioner Stanly made the motion to approve the minutes, seconded by Commissioner Hand. All in favor, zero (0) opposed. The motion carried.

5. Public Comment. NONE

Senior Planner King swore in all those that wished to speak.

6. Old Business

a) Case No HG-2111-PS, Prairie Ridge Subdivision, 12361 W 159th Street, (Public Hearing):

Consideration of a request for (1) a Preliminary and Final Plat of Subdivision, (2) a Map Amendment from A-1 Agricultural to R3-A Single-Family Residential District; (3) Special Use for a Planned Unit Development (PUD) with certain exceptions, and (4) Site Improvement Plans with certain modifications for the proposed Prairie Ridge Subdivision located at 12361 W 159th Street, Homer Glen, Illinois.

Chairman Kozor asked for a motion to continue Case No. HG-2111-PS to the August 5th Plan Commission. Commissioner Foley made the motion, seconded by Commissioner Zarebczan. All in favor, zero (0) opposed. The motion carried.

7. New Business

a) Case No. HG-2114-V, 13161 Woodland Avenue (Public Hearing): Consideration of a request for Variance to reduce the side yard setback for a patio and fireplace from the required ten (10) feet to (6) feet for certain real property located in the R-5 Single-Family Residential District at 13161 Woodland Drive, Homer Glen, IL

Senior Planner King presented the case, where the applicant is seeking to reduce the side yard setback for a patio and a fire place from the required ten (10) feet to six (6) feet. The applicant lives on the subject property, and expanded an existing patio and added a stone fire place without a permit. Village Staff asked the applicant to apply for permit on the back end, and upon completing the zoning review, it was learned that the fire place and patio and were constructed six (6) feet from the property line where a ten (10) foot setback is required. The applicant would like to leave the patio and fire place where they were constructed and are requesting a variance to reduce the side yard set back from the required ten (10) feet to six (6) feet. Staff has not received any public comment, and as a note, staff was not able to find a burden of hardship beyond just the burden of reconstructing the fire place which is pretty significant.

The yard is small, but in this case, it is not as if we are discussing a shed which is larger than the fireplace, limiting options of placement. In this case, the foot print of the fire place is rather small, and the patio could have been expanded in other areas. This concluded Melissa's presentation.

Chairman Kozor confirmed that the notice was posted in the yard and the two-hundred fifty (250) foot buffer for noticing residents was met, with staff.

Chairman Kozor asked the applicant if there was anything to add, in which she did not have anything to add.

Commissioner Hand asked about the gas and electric line running along the patio, and the applicant confirmed that this would be for the future gas grill. Commissioner hand confirmed that this would run along the edge of the patio, at about the six (6) foot from the lot line, and the applicant stated that yes it would. Commissioner hand looked to verify that the patio projects beyond the home by approximately four (4) feet, which was the case. The applicant stated the new concrete is for the grill. Also confirmed there is no drainage easement on this side of the property. There was some discussion about the sump pump drain tile, which drains to the back yard.

Commissioner Stanly asked how long it took to construct the fire place, and the applicant stated he did it after work hours until completed.

Staff swore in the applicants' husband who was not previously sworn in.

Commissioner Zarebczan asked if the stone would be extended from the fire place to the where the grill will be placed, and the applicants confirmed that it would.

Staff asked how this grill would be constructed, would be it purchased as a stone grill and added to the existing? The applicant said it would be a purchased grill that is placed in their stone construction, somewhat of a drop-in grill.

Chairman Kozor confirmed with staff that had the applicant applied prior to construction, the patio and fire place would have been permitted at ten (10) feet, not at six (6) feet.

Chairman Kozor asked the applicant if they spoke to the neighbor on the fireplace side about getting this variance, to which they replied they did not.

Amended language to be added: Commissioner Stanly stated it is a tough call because, what happens the next time someone comes in (*that has completed work without a permit*); and added, on the other hand it is very nice and beautiful.

Commissioner Stanly asked what it would cost to dismantle the fire place, clean each brick and stone off, to move the fire place over to meet the setback requirement. Aside from time and labor, any idea of the cost? The applicant stated that it would cost approximately five thousand (5000) dollars in supplies, mortar, etcetera.

Commissioner Zarebczan asked how the Village learned of this issue. Staff didn't know the answer to this question, and asked the applicants. The applicants said that the code enforcement officer, Michael, came to their property because of a resident complaint.

Chairman Kozor asked if someone wanted to make a motion on this case.

Staff indicated that a motion was needed to close the public hearing, and Chairman Kozor stated he needed to first open the public hearing.

Member Zarebczan made the motion to open the public hearing, seconded by Member Foley. All in favor, zero (0) opposed. The motion carried.

Then a motion to close the public hearing was made by Member Foley, seconded by Member Hand. All in favor, zero (0) opposed. The motion carried.

Commissioner Hand made a motion to adopt staff's findings as the findings of the Plan Commission and to recommend approval of a Variance to reduce the side yard setback for a patio and fireplace from the required ten (10) feet to six (6) feet for certain real property located in the R-5 Single-Family Residential District at 13161 Woodland Drive, Homer Glen, Illinois. [Case No. HG-2114-V]. The motion was seconded by Member Foley.

A roll call vote was taken, and the motion was denied with a vote of 3 (three) votes against (Commissioners Zarebczan, Stanly and Chairman Kozor), to two (2) votes in favor (Commissioners Foley and Hand).

This case will go before the board on August 11, 2021.

Chairman Kozor explained that the Plan Commission is a recommending body, and that the Village Board will be the final decision maker. Chairman Kozor suggested that prior to the Village Board meeting, the applicant reach out to each of the six (6) neighbors surrounding the applicants home, and secure a letter of approval for this project, as this could help their case when appearing before the Village Board. Chairman Kozor stated this was his recommendation to them, but stated they could do whatever they wanted. Staff explained you do not have to have all six, but it would be helpful to get all or some. Chairman Kozor further explained that because the Plan Commission is not recommending this, and the vote was split, it could be helpful to get as many letters of approval from their neighbors to bring before the Village Board, and reminded them there are no guarantees, but it is something they could try, since the Village Board does make the final decision.

8. Reports of Plan Commissioners and Staff

Staff stated that on August 5, the Prairie Ridge case will be heard and there will also be another setback case.

On August 19th, a draft landscape code will be coming before the Plan Commission. This is a preliminary draft only.

Chairman Kozor stated that there is discussion that came from the Village Board meeting the night prior, where the Township is considering a transfer of stewardship of the Parks from the Township to the Village. An RFP will be put together to put the costs for purchase and maintenance together prior to moving forward.

Footings for Culvers have been poured, and Pet Supply Plus is progressing.

9. Adjournment

Chairman Kozor asked for a motion to adjourn. Commissioner Foley so moved, seconded by Commissioner Stanly. All in favor, the meeting was adjourned at 7:31 pm.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary):

Gia Cassin

Approved Date:

8/20/2021