

Plan Commission

Minutes of the Meeting on
October 21, 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 7:01 PM

2. Pledge of Allegiance to the Flag was led by Commissioner Verdun.**3. Roll Call**

Members present: Commissioner Stanly, Commissioner Hand, Commissioner Foley, Chairman Kozor and Vice Chair Verdun. Also present were Senior Planner, intern Taylor Udarbe and Plan Commission Secretary Cassin.

Members not present: Lynn McGary, and Commissioner Zarebczan who recently stepped down.

Secretary Cassin swore in all in attendance wishing to speak on the public hearing matters listed on the agenda.

4. Minutes**a) August 19, 2021**

Chairman Kozor asked for a motion to approve the minutes from the August 19, 2021 Plan Commission, as written. Commissioner Foley made the motion to approve the minutes, seconded by Commissioner Stanly. All in favor, zero (0) opposed. The motion carried.

5. Public Comment.

Resident Rick Jaco spoke, stated he was representing people in Country Woods, has signatures. Would like another opportunity to be heard, their HOA found out about the 10/13/21 where a proposal that includes their subdivision was brought to the board for Village Board feedback. He asked how can a community provide feedback when they are not invited to attend a meeting. He read a letter that he stated was for the purpose of being heard in case they are not invited to any future meetings. They do not support the proposal to rezone, to tear down trees, and do not want to be connected to this proposed subdivision. They spoke with a majority of their community, who are all opposed. Access through their quiet neighborhood will impact their subdivision.

George Pitsoulakis, a resident that has lived in the area since 1992. He stated that he would like to see flooding, road and environmental studies if this is to project on 151st goes through.

6. New Business

- a) **Case No. HG-2121-V, 14416 S Oak Trail (Public Hearing):** Consideration of a request for a Variance to reduce the rear yard setback for an attached garage from forty (40) feet to ten (10) feet, for certain real property located in the R-3 Single-Family Residential District at 14416 S. Oak Trail, Homer Glen, Illinois.

Senior Planner King presented the zoning case where the applicant is looking for Variance to construct the proposed twenty by twenty-five (20x25) foot attached garage. The applicant is requesting to reduce the rear setback from the required forty (40) feet to ten (10) feet. There is currently an existing pad where the applicant where the applicant is proposing to the additional garage space. There are hardships identified on this lot. The lot orientation is one concern. The front of the lot is along Oak Trail. The house is situation far back on the lot for many reasons. Exterior material will be harmonious and will match the existing structure.

Staff received a call from a resident that was concerned about the metal roof on the applicant's home, no other concerns.

Staff spoke to the HOA President of Dawnwood, they own that sliver of land between the lots, and once he learned that the addition would not be on their own property, and would still be ten (10) feet off the property line, the HOA President didn't have any other issues.

Also, a resident that lives on Oak Trail across the street, came in to learn about the addition and stated that this lot is difficult to work with, no other concerns, has had flooding issues in the past, and no other concerns.

Melissa explained there is an extensive creek on the property. The flood plain is likely why the home was cited where it was. There were drainage easements considered as well for where this home was placed. The home was constructed prior to incorporation. From the southern edge, the home looks like a one (1) story home, however from the back of the home, the property is a two (2) story. This concluded Melissa's presentation.

Chairman Kozor asked if there was a Motion to open the Public hearing. A motion was made by Commissioner Foley, and was seconded by Commissioner Verdun. All in favor, zero (0) opposed, the public hearing was opened.

Resident Wayne Fairbrother spoke – the president of the Dawnwood subdivision HOA, stated they own the sliver, and they, as an association, decided to sell this sliver of property to the applicant. They commented that they spoke with the applicant, and there is intention is to move forward with the sale of this sliver of land to the applicant, with the hope that this will make the applicant's life easier with his difficult property.

Mark Tetrick – direct neighbor to the south. They want to show support for this project without issue.

The applicant approached to speak, stated they just wanted to build a two (2) car attached garage with upper storage to store tools. He stated he would like the ability to store tools and construction materials too rather than keep them on the side of the house.

No other public comment. Chairman Kozor asked for a motion to close the public hearing.

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

Beth asked if there was any engineering review and flooding concern. Melissa stated Director Salamowicz stated that normally engineering is not required, but in this case additional engineering will be needed for this project.

Chairman Kozor asked if in the flood plain, and they have to move it forward, then they would need to ask for 8 feet as opposed to 10, for example. He asked if there was any reason not to put the addition on the other side on the home. Melissa stated there is hardship of equal concern on both sides.

Commissioner Stanly 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 rear yard setback for an attached garage from forty (40) feet to ten (10) feet, for certain real property located in the R-3 Single-Family Residential District at 14416 S Oak Trail, Homer Glen, Illinois. [Case No. HG-2121-V]. The motion was seconded by Commissioner Foley. A Roll Call vote was taken and the vote was passed with a vote of (five) 5 to zero (0),

with Commissioners Foley, Stanly, Verdun, Hand and Chairman Kozor all voting unanimously to approve. This will go before the Village Board on November 10, 2021

- b) **Case No. HG-2122-S, 16849 S Cedar Road (Konow Farm PUD Amendment) (Public Hearing):**
Consideration of a request for: Consideration of a request for an Amendment to the Planned Unit Development (PUD), granted previously under Ordinance No. 14-049, amended under Ordinance No. 16-011 and No. 19-019, and any exceptions from the Homer Glen Zoning Ordinance as may be required for property in the A-1 Agricultural District commonly known as 16849 S. Cedar Road, Homer Glen, Illinois. The Applicant is requesting to allow weddings and banquet type events within a new permanent structure.

Melissa presented the facts of the case. The applicant is looking to construct a fifty-two by one hundred and ten (52x110) foot barn, with porches on it, which make it a little bit larger than the existing concrete footprint. The barn will be located and constructed on the existing slab where they have the tent. Previously, the applicant had a Special Use Permit for the entire property that allowed events, weddings and other types of events to be held in the tent, Tilsy Barn and Train Depot. They are requesting the same types of use for this new FBI building. Since this has been published, staff has not received any public comment. All setbacks apply. For PUD, the perimeter is used. The required seventy-seven (77) foot setback is met. The maximum lot coverage for the property is twenty (20) %, a conservative estimate of the lot coverage is approximately fifteen (15) %.

Village code will require fire suppression and detection. There are ten (10) foot porches on three (3) sides that make it a total of 62x130. This concluded Melissa's presentation.

Chairman Kozor asked for a Motion to open public hearing. A motion was made by Commissioner Verdun, seconded by Commissioner Stanly. All in favor, zero (0) opposed and the public hearing was opened.

There wasn't any comment by the public or the applicant. Chairman Kozor asked for a motion to close the public hearing. A motion was made by Commissioner Hand, seconded by Commissioner Verdun. All in favor, zero (0) opposed and the public hearing was closed.

Commissioner Hand asked if the slab was pre-engineered for this type of building, footings? The applicant, Walt Konow stated it was a floating slab and this will work per the building department. No plumbing, no heating, and the foundation is enough to support the proposed structure.

Chairman Kozor made a comment about the Bengtson's PUD, so any time a structure like this comes to the Plan Commission, they do not need to come before the Plan Commission. Staff stated the latest ordinance she could find still did have a number on there for how many structures. Chairman Kozor thought he recalled something different. His recommendation was to allow Konow's to do things like this as long as it was within the realm of the code. He stated it was a unique feature, and if staff is more comfortable having a public hearing for these items, then that's fine. He thought there was a there was a discussion to allow staff to handle these types of unique matters without inconveniencing our businesses.

Christina stated that they came before the Plan Commission in the past because it was a tent structure in the past. She stated they were told to come before the Plan Commission for this because it as an actual building and because sprinklers were needed.

Trustee Reynders was in the audience and spoke up stating that Bengtson's had a PUD for only 3 buildings, and now they have more. Commissioner Verdun asked how did we get to the process of the three (3) building limit for Plan Commission level or Board level.

Melissa said they could have a consensus or recommendation with conditions, whatever they like. The board can make conditions too, the Plan Commission does not have to.

Setbacks and lot coverage, per Chairman Kozor, would be his recommendation, and then not to have to have to come before the board every time they add a building, save time and cost to the applicant.

Chairman Kozor stated he would like to make this easier.

Walt Konow, the applicant, stated said the tent was a lot of work and the structure will be a lot safer.

Commissioner Hand and Foley both stated they like the elevations.

This ended the discussion and Chairman Kozor asked for a motion.

Commissioner Hand made the motion to adopts staff's findings as the findings of the Plan Commission and to recommend for approval of an Amendment to the Planned Unit Development (PUD), granted previously under Ordinance No 14-049, amended under Ordinance No. 16-011 and No. 19-019, in the A-1 Agricultural District commonly known as 16849 S. Cedar Road, Homer Glen, Illinois, subject to the following conditions:

- 1. Only the "Tilsy Barn", "Train Depot," and the new barn will be used for parties, weddings and banquet type events.*
- 2. The new barn shall have fire suppression/detection and comply with NFPA 13 and NFPA 72, with Village Amendments, and comply with all other applicable Building code requirements.*

The motion was seconded by Commissioner Foley. A Roll Call vote was taken and the vote was passed with a vote of (five) 5 to zero (0), with Commissioners Foley, Stanly, Verdun, Hand and Chairman Kozor all voting unanimously to approve. This will go before the Village Board on November 10, 2021.

7. Reports of Plan Commission and Staff

Melissa stated we have three (3) cases for the next Plan Commission to be held on Thursday, November 4-2021. She added that there has not been any discussion about a landscape workshop as of yet.


No reports by the Commissioners.

9. Adjournment

Chairman Kozor asked for a motion to adjourn. Commissioner Zarebczan so moved, seconded by Commissioner Foley. The meeting was adjourned at 7:47 PM.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary):



 11-5-2021

Approved Date: