

Plan Commission

Minutes of the Meeting on
February 18, 2021

Village of Homer Glen
14240 W 151st Street, Homer Glen, IL 60491
Community Room

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

Members present: Chairman Kozor, Member Stanly, Member McGary, Member Verdun, Member Hand, Member Foley, Director Gadde, Senior Planner King and Plan Commission Secretary Cassin. All minutes were recorded and transcribed by Plan Commission Secretary Cassin.

Members Not Present: Commissioner Zarebczan

4. Minutes**a) January 7, 2021**

Chairman Kozor asked for a motion to approve the minutes from the January 7, 2021 Plan Commission as written. Member Hand made the motion, seconded by Member Stanly. All in favor, zero (0) opposed. The motion carried.

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

a) Case no HG-2102-V, 14654 S. Hawthorne Court (*Public Hearing*): Consideration of a request for (1) a Variance to increase the maximum permitted height of a fence located in a corner side yard which abuts a front yard of another lot, from four (4) feet to six (6) feet; and (2) a Variance to permit a solid fence in a corner side yard which abuts a front yard of another lot, where fences are required to be fifty (50) percent open in design, for certain real property located in the R-2 Single-Family Residential District at 14654 S. Hawthorne Court, Homer Glen, Illinois.

Senior Planner King provided background on the case for this fence variance. The owners stated they would like more safety and security for their home and their yard. The privacy issues are correlated to being on a corner lot. Staff indicated no public comment via calls or email came in on this case. There are not any self-induced hardships. Also, the owner is planning to put a future detached garage on this property. Melissa concluded her presentation.

A Motion to open the public hearing was made by Commissioner Verdun and was seconded by Member McGary. All in favor, zero (0) opposed. The Motion carried.

The Petitioner approached to discuss the semi-truck traffic on that road, adding that six (6) feet as opposed to the four (4) feet would be great. No other comment from the petitioner or the public.

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

The Plan Commission held a very brief discussion and at the conclusion, Chairman Kozor asked for a Motion.

Member Foley made a motion to adopt staff's findings as the findings of the Plan Commission and to recommend for approval of (1) a Variance to increase the maximum permitted height of a fence located in a corner side yard which abuts a front yard of another lot, from four (4) feet to six (6) feet; and (2) a Variance to permit a solid fence in a corner side yard design, for certain real property located in the R-2 Single-family Residential District at 14654 S. Hawthorne Court, Homer Glen, Illinois [Case No. HG-2102-V] The motion was seconded by Commissioner Stanly.

Roll Call Vote taken, and Members Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor voted unanimously six (6) to zero (0) in favor of recommending this to the Village Board. This will go before the Village Board on March 10, 2021.

b. HG-2103-PS, Marian Village PUD (Public Hearing): Consideration of a request for (1) an Amendment to the Planned Unit Development, and (2) Site Plan approval for certain real property located in the C-3 General Business District at 15624 Marian Drive, Homer Glen, Illinois.

Director Gadde provided background information about this case. The applicant, Franciscan Village, is requesting to expand the senior living center with thirty-six (36) assisted living memory care units and five (5) assisted living units. Currently, they have one-hundred sixty-four (164) units and will look to increase to two-hundred and five (205) units. The Marian Village PUD was originally approved in 2003 via Ordinance 03-052. With this proposal, they currently have one-hundred twenty-five parking spaces, and the applicant is proposing to demolish thirty-two (32) spaces in one place and add fifty-six (56) spaces in a different place, for a net gain of one-hundred forty-nine (149) total parking spaces. The proposed elevations indicated fiber cement panels and siding on the first floor, for a portion of the elevation. This will require a Village Board approval.

They would need a PUD exception, to adjust the parking spaces from two-hundred and sixty-seven (267) spaces to one-hundred and forty-nine (149) spaces. The included traffic memo provides the breakdown of the requirements.

Melissa King reviewed the landscape plan, and staff has some recommendations for alternative species.

Regarding signage, the applicant is proposing a second monument sign within the property lines. Based on the frontage, they are permitted to have two (2) monument signs. So, in the future, if they want anything more, they would be required to request an amendment to the Special Use Permit.

Regarding the outdoor lighting, there were several comments from the lighting consultants. They are addressing the code requirements.

Tree Preservation was reviewed by the Village Arborist, and the plan is falling just below the seventy-five (75) percent threshold for significant inches coming in at seventy-four (74) percent. This will be verified by the Village Arborist.

The engineering plans will be reviewed with the permit review.

The fire department will work with the building department for safety as well as putting a plan together for the fire department regarding public safety impact fees.

The architecture brings in new materials that work well with the design, that are mixing with the masonry. In the building industry, new materials are being introduced. That concluded Director Gadde's presentation.

Chairman Kozor asked for a Motion to open the public hearing. Commissioner McGary made the motion to open the public hearing, seconded by Commissioner Foley. All in favor, zero (0) opposed, the Motion carried.

Petitioner Ryan Stahlman, the architect for the project introduced himself and explained he is excited for the opportunity to work in the Village and is present to answer any questions. Jessica Basile, with the Franciscan Ministries, stated they have been trying for several years to bring memory care to Marian Village. She stated they are losing residents at Marian Village, because they are unable to provide for patients with memory issues and dementia. They don't want to see residents move out of their current homes to facilities that can provide the memory care her residents need. They would like to provide the option for this kind of care for their patients.

No other public comment.

A Motion to close public hearing made by Member Foley and seconded by Member Stanly. All in favor, zero (0) opposed.

The Plan Commission held a brief discussion. The lighting code does not require them to meet the entire property, as long as they are under the twenty-five (25) percent threshold. This refers to removing outdoor lighting that is existing, the proposed addition area is less than twenty-five (25) percent of the total square footage of the existing principal and the proposed site improvement results in an increase of parking spaces less than twenty-five (25) percent of the existing on-site parking. The current design compliments the existing buildings, but is not a direct match. There was a concern about parking for larger events and the applicants were asked if there was any issue with parking on the day to day. Mr. Stahlman said they could add parking stalls; however, this type of patient does not typically drive and the need for adding spaces is not typically needed. Also, Jessica Basile did confirm that they do not fill all their spaces on a daily basis. The parking in front does fill up, but there are always spaces in the rear lot.

Director Gadde pointed out that on page (2) of the traffic memo, and based on the data, they would need to provide 112 spaces, but in actuality, they are providing 149 parking spaces.

The Plan Commission asked staff about the tree preservation plan. Staff explained that per the Village arborist, he suggested to use logic here, and they are removing seventy-four (74) percent of the significant inches within the construction zone, and many of the larger tree lines are being left intact, which the arborist was comfortable with this.

No other comment from the Plan Commission.

A Motion was made by Member Hand, to adopt staff's findings as the findings of the Plan Commission and to recommend for approval of (1) an Amendment to the Planned Unit Development with an exception to reduce the required parking two-hundred sixty-seven (267) spaces to one-hundred forty-nine (149) spaces, and (2) Site Plan approval for certain real property located in the C-3 General Business District at 15624 Marian Drive, Homer Glen, Illinois [Case No. HG-2103-PS]? The Motion was seconded by Commissioner Foley.

Roll Call Vote taken, and Members Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor voted unanimously six (6) to zero (0) in favor of recommending this to the Village Board. This will go before the Village Board on March 10, 2021.

c) Case No. HG-2101-A, 13220, 13230, and 13240 W. Onondaga Trail (Public Hearing): Consideration of a request for Zoning Map Amendment to rezone the subject properties from the R-4 Single-Family Residential District to the OS-1 Open Space District, per section 220-504 of the Village of Homer Glen Zoning Code, for certain real property located at 13220, 13230, 13240 W. Onondaga Trail in Homer Glen, Illinois.

Senior Planner King presented the facts of the case. the Village had purchased these three (3) parcels back in July of 2020 in Chickasaw Hills. The lots contain floodplain, wetlands and a creek which make them extremely difficult to develop. There are very notable drainage issues on Onondaga Trail as a result of drainage flowing from Cook County. During the design phase of the drainage project for this area, the Village decided to purchase the three (3) lots on Onondaga Trail for the benefit of the proposed drainage improvements in this area. This concluded the background presentation by Director Gadde.

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

No public comment was made.

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

There wasn't any discussion by the Plan Commission.

Chairman Kozor asked for a Motion. Commissioner McGary made the motion to adopt staff's findings as the findings of the Plan Commission and to recommend for approval, for a Zoning Map Amendment to rezone the subject properties from the R-4 Single Family Residential District to the OS-1 Open Space District, per section 220-504 of the Village of Homer Glen Zoning Code, for certain real property located at 13220, 13230 and 13240 W Onondaga Trail in Homer Glen, Illinois. [Case No. HG-2101-A]. The Motion was seconded by Commissioner Foley.

Roll Call Vote taken, and Members Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor voted unanimously six (6) to zero (0) in favor of recommending this to the Village Board. This will go before the Village Board on March 10, 2021.

d) Case No. HG-2104-A, Zoning Code Text Amendment (Public Hearing): Consideration of a request for Zoning Code Text Amendment to Section 220-303, Definitions, Section 220-836, Automobile repair, service and body shops, and Section 220-Attachment 2, Use and Build Tables for Nonresidential Districts.

Director Gadde provided the background information for this case. Staff received some inquiries to businesses positioned within and to expand the automobile services to include automobile body work. The current code separates the automobile repair and service and automobile body shop into two separate special use permits while completely restricting automobile body shops in the C-2 and C-3 districts. The Amendments would be in concert with the goals and objectives of the Village’s Comprehensive Plan and its Official Map. This concluded his presentation.

There wasn’t any discussion by the Plan Commission.

Commissioner Verdun made the Motion to adopt staff’s findings as the findings of the Plan Commission and to recommend approval of text amendments to Section 220-303, Definitions, Section 220-836, Automobile repair, service and body shops, and Section 220-Attachment 2, Use and Bulk Tables for Nonresidential Districts [Case No. HG-2104-A, Zoning Code Text Amendments]. The Motion was seconded by Member McGary.

Roll Call Vote taken, and Members Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor voted unanimously six (6) to zero (0) in favor of recommending this to the Village Board. This will go before the Village Board on March 10, 2021.

7. Reports of Plan Commissioners and Staff

Director Gaddad advised that we will have two (2) cases for the March 4, 2021 Plan Commission. Also, the requested Comprehensive Plan workshop is yet to be determined.

8. Adjournment

Chairman Kozor asked for a motion to adjourn. Member Verdun made the motion to adjourn, seconded by member McGary. All in favor, zero (0) opposed. The meeting was adjourned at 7:49 pm.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary):

Gia Cassin
March 4, 2021

Approved Date: