

Plan Commission

Minutes of the Meeting on
June 6, 2019

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

1. Call to Order.

The meeting was called to order at 7:01 p.m. by Chairman Don Mitchell.

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

Members present at 7:01 p.m. were Chairman Don Mitchell, Members Broque Backal, Brian Kozor, Lynn McGary Dave Stanly and Beth Verdun.

Also present were the Director of Planning and Zoning, Vijay Gadde, Plan Commission Secretary, Gia Cassin. The minutes were recorded and transcribed by Gia Cassin.

Members absent: Jerry Young.

4. Public Comment.

None.

5. Minutes.**a) May 16, 2019**

Chairman Mitchell asked for a motion to approve the minutes from May 16, 2019. Member Verdun made a motion to approve the minutes from the May 16, 2019 meeting; seconded by member Stanly. The motion passed unanimously

Planning Director Gadde swore in persons in attendance who intended to speak during the meeting's public hearing.

6. New Business.**a) HG - 1910 - P, Lots 23 and 24, Hunt Club Meadows (Public Hearing):**
Consideration of a request for a plat of consolidation to combine lots 23 and 24 located in the Hunt Club Meadows Subdivision, Homer Glen, Illinois.

Director Gadde introduced the proposal to consolidate lots twenty-three (23) and twenty-four (24) in order to construct a single-family home. Aside from the subdivision regulations, the lighting codes for outdoor lighting will apply to this project. The tree preservation regulations do not apply because this property is smaller than five (5) acres. This project does comply with the Land Use Plan as a Single-Family-Estate. The petitioner is present if the Plan Commission has any questions.

Chairman Mitchell asked for a motion open the public hearing for case number HG01910-P, Lots twenty-three (23) and twenty-four (24), Hunt Club Meadows. Member Backal made the motion to open the public hearing; seconded by Member McGary. All in favor, zero (0) opposed. The motion passed.

Chairman Mitchell asked the petitioner if they had anything they would like to add, if so, this would be the time. The petitioner did not have any comments to add. No one else spoke on this case.

Chairman Mitchell asked for motion to close the public hearing. Member McGary made the motion to close the public hearing; seconded by Member Stanly. All in favor, zero (0) opposed. The motion passed.

Plan Commission held a brief discussion. Only one question was raised by Member Backal who expressed a concern if there were any current drainage issues. Chairman Mitchell stated that would be something that would be looked at and addressed when the building permit is applied for.

Chairman Mitchell asked the petitioner why the need to consolidate the properties. He wanted to know if the home was to be placed covering parts of each lot. The petitioner confirmed that would be correct.

No additional discussion. Chairman Mitchell asked for a motion. Member McGary made the motion to recommend for approval of a Plat Consolidation for Lots twenty-three (23) and twenty-four (24) located in the Hunt Club Meadows Subdivision, Homer Glen, Illinois (HG-1910-P, Lots twenty-three (23) and twenty-four (24) Hunt Club Meadow). The motion was seconded by Member Stanly.

A roll call vote was taken. In favor, six (6); Members Backal, Kozor, McGary, Stanly, Verdun, Mitchell. Absent one (1); Member Young. Abstained (0) none. The motion carried.

Director Gadde stated this matter would go to the Village Board on June 26, 2019.

b.) HG-1911-P, 16063 S. Parker Road. Consideration to combine 16063 S. Parker Road with parcel 16-05-23-100-027 located in Homer Glen.

Chairman Mitchell asked Director Gadde to introduce this case. Director Gadde said this is a case where the petitioner would like to combine the property located at 16063 S. Parker Road with the parcel behind it, and create one long driveway from Parker Road to the residence to be constructed. In this case, the Exterior Construction Standards will apply, the exterior lighting standards will apply, and a tree survey will need to be conducted since this will be a parcel greater than five (5) acres. Other than this, it is a Single-Family-Estate and it complies with the Comprehensive Use Plan.

Chairman Mitchell asked why this went through a variance if Hardie Board is basically a masonry product. Director Gadde responded that our code wording is very specific to the finishes we can use and Hardie Board is not one of them, but it is something we will consider adding in the future.

Chairman Mitchell asked the petitioner if he would like to add something, and he replied he would not.

Chairman Mitchell asked for a motion to open the public hearing. Member McGary made the motion to open the public hearing; seconded by Member Backal. All in favor, zero (0) opposed. The motion passed.

Chairman Mitchell asked if anyone wished to speak, no one spoke.

Chairman Mitchell asked for motion to close the public hearing. Member Verdun motioned to close the public hearing; seconded by Member McGary. All in favor, zero (0) opposed. The motion passed.

Member Kozor commented that he thinks one of the reasons that Hardie Board is not looked at as stone material is because it looks like wood but it is more durable. The idea with Will County is that the first-floor façade requirement is brick or stone look.

Chairman Mitchell asked Director Gadde if the driveway that is being proposed would be a hindrance to the home that is there. Director Gadde replied this plan has detail that the house would be constructed on the one lot (the square) and the drive will come all the way to Parker. Chairman Mitchell asked what the setbacks would be for the driveway. Staff responded the setbacks are five (5) feet.

Member Verdun clarified that the petitioner will need to comply with the Tree Preservation Ordinance, staff confirmed that is correct. She further asked if the petitioner was aware of the landscaping business directly to the west of this property. Director Gadde stated the petitioner was aware.

No additional comments. Chairman Mitchell called for a motion. Member Backal made the motion to recommend for approval of a Plat of Consolidation to combine 16063 S. Parker Road with parcel 16-05-23-100-027 located in Homer Glen, Illinois. (HG-1911-P, 16063 S. Parker Road). The motion was seconded by Member McGary.

A roll call vote was taken. Six (6) in favor; Members Backal, Kozor, McGary, Stanly, Verdun and Mitchell. Absent one (1); Member Young. Abstained, (0) none. The motion carried.

Director Gadde stated that this matter would go to the June 26, 2019 at 7:00 p.m.

7. Reports of the Plan Commissioners and Staff (includes Old Business)

Director Gadde stated that there would be a Comprehensive Plan community open house on June 26, 2019 between 5:00 – 7:00 p.m. at the Village Hall.

He stated that the Plan Commission meetings for June 20, 2019 and July 4, 2019 would be canceled due to conflict and holiday respectively. The next tentatively scheduled meeting could be held on July 18, 2019.

Member Verdun provided an update on the Comprehensive Plan progress. Upcoming events include the June 26, 2019 Open house. The website was launched (www.myhomerglen.org) and she said you can sign up for email updates. The Twitter handle is @myhomerglen_cp. Also, she stated that on June 22 and 23, 2019, outreach

will be at the Homer Fest to try to get more people involved in the Comprehensive Plan. Activities are planned for those two (2) dates.


No further discussion. Chairman Mitchell called for a motion to adjourn.

8.) Adjournment

Member Backal made the motion to adjourn the meeting; seconded by Member McGary. All in favor, (0) opposed. The motion passed and the meeting adjourned at 7:20 p.m.

Respectfully Submitted: Gia Cassin

Chairman Mitchell:



Approved (Date):

_____ 10-2-19