

Plan Commission

Minutes of the Meeting on
September 19, 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 Acting Chair Kozor.

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

Members present at 7:00 p.m: Acting Chairman Bryan Kozor, Member McGary, Member Stanly, Member Backal and Member Hand.

Also present were the Senior Planner, Melissa King and Plan Commission Secretary, Gia Cassin. The minutes were recorded and transcribed by Gia Cassin.

Members absent: Members Mitchell and Verdun.

4. Public Comment.

None

5. Minutes.**a) August 15, 2019**

Acting Chair Kozor asked if there were any changes needed for the September 5, 2019 minutes. Member McGary indicated that Chairman Mitchell asked her to make mention of a possible error in documenting a statement of his, that could potentially need to be corrected. Commissioner Mitchell felt his statement about nominating Member Kozor to take on the role of Chair, did not include any commentary limiting the nomination to the end of Chairman Mitchell's term, and if that was the case, he wanted that corrected. No other changes were suggested.

Acting Chair Kozor stated that Plan Commission Secretary Cassin would listen back to the minutes from the past meeting and verify what was said and make changes if needed, and also asked for a motion to approve the minutes from September 5, 2019 with possible changes. Member McGary made a motion to approve the minutes as written from the September 5, 2019 meeting, seconded by Member Stanly. No discussion, all in favor, zero (0) opposed. Member Backal opted to abstain since he was not present at the last meeting. The motion passed unanimously.

Acting Chair Kozor asked for anyone present who wished to speak, to be sworn in. Plan Commission Secretary swore in all present, wishing to speak.

6. New Business.

- a.) HG-1920-S, 12627 W. 143rd Street, (Public Hearing):** Consideration of a request for approval for a site Plan for a parking lot addition for a certain real property located in the C-1 Neighborhood Commercial District at 1627 W. 143rd Street in Homer Glen, Illinois.

Senior Planner King presented the background. The applicant is proposing minor changes on the East side of the parking lot of Booth Orthodontics, which is adjacent to the

Psychological Services property. They are looking to create an access isle between the two properties, and build additional parking in the rear of the Psychological Services business. No variances are being requested.

Senior Planner King presented her slides showing the proposed plans that also showed where some trees will need to be removed in order to provide the space for this project while still leaving sufficient tree coverage. Staff had some concerns with the site as it was originally, and required several changes to be made during the re-work of the proposed site plan. In the revised site plan, all items were addressed and adjusted on the new proposed site plan. All concerns per zoning requirements were met. Melissa concluded her report.

Acting Chair Kozor asked for a motion to open the public hearing. Member Backal made the motion to open the public hearing, seconded by Member McGary. All in favor, zero (0) opposed, the motion carried.

The first speaker, Engineer Jay Bradarich, spoke up on behalf of both Psychological Services and Booth Orthodontics, stating that Senior Planner King presented everything very well. He added that Booth Orthodontics' over flow parking was going to the Modell parking lot, but Mr. Modell said that needed to stop. The Psychological Services business did not have any issue working with Booth Orthodontics to help remedy the parking problem that Booth Orthodontics was experiencing. No other comments were added.

Acting Chair Kozor asked for a motion to close the public hearing. Member McGary made the motion to close the public hearing, seconded by member Hand. All in favor, zero (0) opposed. The motion carried.

The Plan Commission held a brief discussion about this case. The Plan Commission felt this was a good idea to remedy the parking issue, and were pleased that the two (2) businesses were working things out together for the greater good. The Plan Commission discussed a cross access agreement, as there was some concern if at any point one of the business owners were to move out at some point down the road. The cross-access agreement will be recorded so that it will remain in effect regardless of who owns the properties at a future date.

Acting Chair Kozor asked staff about lot coverage being worked out so that it would be conforming. Mr. Bradarich said they added an island and removed a parking spot to meet the requirements. Plan Commissioner King added that one island was widened and one was added. The goal was not to increase any nonconforming space on the Booth property, in which they succeeded. Acting Chair asked if a variance is needed to make this legal, but Senior Planner King said it is not necessary in this case. No other discussion by the Plan Commission.

Acting Chair asked for a motion. Member Backal made the motion to adopt staff's findings as the findings of the Plan Commission and to recommend for approval of a Site Plan approval for a parking lot addition for a certain real property located in the C-1 Neighborhood Commercial District at 12627 W. 143rd Street in Homer Glen, Illinois. The motion was seconded by member McGary. A roll call vote was taken, five (5) in favor, zero (0) opposed. The motion passed unanimously. This will go before the Village Board on October 9, 2019.

A) HG-1921-V, 14945 Glen Crest Lane (Public Hearing): Consideration of a (1) Variance to increase the maximum size of an accessory structure from 800 square feet to 1,400 square feet, and a (2) Variance to increase the maximum height of an accessory structure from 15 feet to 17 feet, for certain real property located in the R-2 Single Family Residential Zoning District at 14945 Glen Crest Lane, Homer Glen, Illinois.

Senior Planner King presented the background. The applicant is proposing to construct a new driveway that will extend into the rear yard of the principal structure and to construct a detached garage with a covered porch on the west and south elevations. She included an overall map because it shows a unique subdivision in Homer. There are pockets that are not in the Village, but are in unincorporated Will County. Therefore, the exteriors and sizes of the detached structures in those unincorporated areas are not confirming to the Village Code. The applicant is aware of those properties and asked about those properties specifically, to find that they follow different guidelines even though they are within the same subdivision. Staff researched the detached garages in this neighborhood, and they range from 600 – 1,000 square feet, for those within the Village. The lot we are discussing on Glen Crest Lane backs up to a commercial property so there are no residents behind his property that will look directly at the detached structure. The larger, recently built garage on Cedar Glen Drive is very large but the exact size is not clear. It does seem to be a three (3) bay garage with one (1) single door, and a double door.

Senior Planner King went on to discuss the exterior of this detached garage. The current resident's home is all brick, one-hundred percent (100%), which means that the detached garage would need to be 36" of brick from bottom up, and then the rest would need to be brick or hardy board construction. The front elevation could be all brick if owner chooses as well. The Petitioner is also proposing a porch attached to this garage, as well as a double and a single door on this structure. Also, there is also a single door on the back side of the proposed detached garage.

Lastly, Senior Planner King also stated that she received a letter from a resident that resides across the street from 14945 Glen Crest Lane, stating they are not in support of the square footage or mean height increase for this proposed detached garage. A copy of this letter was provided to the Plan Commission. Melissa concluded her report.

Acting Chair Kozor asked for a motion to open the public hearing. Member Backal made the motion to open the public hearing, seconded by Member Stanly. All in favor, zero (0) opposed, the motion carried.

Acting Chair called the petitioner, Homer Glen resident Chris Kowolski, to the podium. Petitioner explained that the newer, very large garage they were discussing is actually fifteen-hundred (1,500) square feet, per the owner of that garage that the petitioner spoke to. He stated he did not want to push his luck and requested fourteen hundred (1,400) square feet for his detached garage instead of fifteen hundred (1,500). The property owner with that large garage also has a covered porch attached. Mr. Kowolski wanted to clarify that garage size for the Plan Commission. (For the record, this oversized detached garage already constructed is not in the Village of Homer Glen). The Plan Commission finds it very strange that there are these pockets within the subdivision that are not part of the Village. Senior Planner King said she hasn't done the research yet into why these parcels are not included.

The entire roof area, including the porch and garage, is approximately 2300 square feet.

The Plan Commission asked what the 2nd floor in the garage is for? The petitioner stated it is just for storage. He will store his work truck and tools, he has a lot of toys from his kids to store, as well as a lot of holiday decorations to store as well. The petitioner said he's been in the home for a year and prior to purchasing the house, he contacted the Village to inquire if it would be possible for him to construct a detached garage. Now that he is interested in putting in the garage, he wants to go as big as he can. He further clarified the extra door in the back of the detached garage is for his lawn mower and ATVs. The petitioner stated he wants to make it look like a house – wants to put the brick on the front all the way up because he said it looks nice, but hoped he didn't have to do the brick 3 feet up all the way around. Also, the petitioner provided letters from the neighbors on either side of him that were in approval of the detached garage. The resident is an HVAC contractor, a small business owner. He will not be storing furnaces and air conditioners in the detached garage, he said he does not purchase units in advance and store them. He also will do his own maintenance on his own vehicles, personal and business, and is looking to have the space to work on the vehicles and other projects. For these reasons, the petitioner is not considering a smaller structure.

In discussing the exterior finish of the garage, Commissioner Stanly suggested using Z-brick as an alternative to bring and explained what Z-brick is, which is a man-made brick, that comes on a large pallet, and is screwed onto the front of the structure. The petitioner, Mr. Kowolski, added that he wants to plant trees to conceal the rear property that's commercial and unattractive.

All set-backs and lot coverage percentages are met and conform, per Senior Planner, King. No other comments.

Acting Chair Kozor asked if there was a motion to close the Public Hearing. Member McGary made the motion to close the Public Hearing, seconded by Member Hand. All in favor, no one opposed, the motion carried.

The Plan Commission discussed this project. The size of the detached garage is over the normal allowance and is of concern. The Plan Commission was not comfortable with this garage as proposed, and said they would like to see a smaller proposal. The Petitioner said he doesn't want to spend the money to construct something that will not fit his needs. The Plan Commission explained that going this large will set a precedent and others will want to follow, and they are not comfortable with it. The Petitioner asked if the Plan Commission would accept twelve-hundred (1,200) or one thousand, two-hundred and fifty (1,250) square feet instead, and went on to explain he is also severely allergic to bees so it is important that he be able to use the indoor storage and be able to work in the garage so he is not in danger of the bees and his children will not have to suffer losing their dad because of a bee sting.

The Plan Commission said they understand all that he is saying, and they are not opposed to the detached garage and the need for it, but that it is too large and that is what is keeping him from moving forward. The Plan Commission asked him what the smallest he would consider would be, he said twelve hundred (1,200) square feet. Member McGary reminded the petitioner that this is an advisory board, and it is their responsibility to do their homework and present the best scenario to the board. The Petitioner stated he understood,

but feels that because he resides in the same subdivision as the one with the fifteen hundred (1,500) square foot detached garage, in spite of the different governing bodies, it is the same subdivision and he should be allowed to construct the detached garage as he would like, knowing he will do all that he can to make the structure look nice.

Commissioner Stanly reminded the Petitioner that there are two (2) sets of rules, between the Village and unincorporated Will County. What the County can do far exceeds what the Village can do. The owner stated thought he was purchasing a home in unincorporated Will County and only now that he is going through this process, he has learned that he is incorporated.

Acting Chair Kozor stated that in taking the character of the subdivision into consideration, and the largest detached garage in the Village in that subdivision being 1,000 square feet without the covered porch, this proposed garage is out of character. The petitioner offered to remove the covered porch area and keep the detached garage at the proposed fourteen hundred (1,400) square feet, and the Plan Commission replied that covered porch part is approved, it is the size of the garage that is not. They explained that it is four hundred (400) square feet over the one-thousand (1,000) square foot maximum limit.

The Plan Commission stated that 1,000 square feet with the covered porch and brick all the way around, matching the home, would be an appropriate request, for this subdivision.

Senior Planner King reminded the Plan Commission to look at the height and make sure that that was ok. The Plan Commission understands that if the garage size comes down, the header comes down and the height will be reduced accordingly.

The Petitioner stated he would have to talk to his architect to see if reducing the size will work for his purposes. He asked if the Commission would be ok with twelve hundred (1,200) square feet, adding that he originally wanted fifteen hundred (1,500) square feet and decided to ask for fourteen hundred (1,400) square feet so he could get this approved. The Plan Commission stated the reason they were pushing for 1,000 is because they have an idea of what the Board will consider. The Plan Commission stated that if he talked to his architect, there could be a way to make the space and eliminate the support wall, by adding a support beam instead, which will add space for the resident.

Member Backal made the motion to adopt staff's findings as the findings of the Plan Commission and to recommend for approval of a (1) Variance to increase the maximum size of an accessory structure from eight hundred (800) square feet to 1,000 square feet and (2) a Variance to increase the maximum height of an accessory structure from 15 feet to 16 feet [Table 1B (Site and Structure Bulk Requirements for Residential Districts) of Chapter 200 (Zoning) of the code of the village of Homer Glen], for certain real property located in the R-2 single Family Residential Zoning District at 14945 Glen Crest Lane, Homer Glen, Illinois [Chris Kowalski, Case No. HG-1921-V]. The motion was seconded by Member McGary.

Roll Call Vote was taken, five (5) approved, zero (0) opposed. Motion passed unanimously.

Senior Planner King suggested to the Petitioner to have the new drawings prepared in time for the Village Board meeting scheduled for October 9, 2019.

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

Senior Planner King mentioned we would have two items for the next Plan Commission Meeting. The gas station will be back for the third time, and also a variance request for a single-family home on Pebble Creek Drive, for the reconstruction of home that burned down on a corner lot.

On October 9, 2019 there will be a second workshop from the Comprehensive Plan Consulting Team, to discuss general design guidelines.

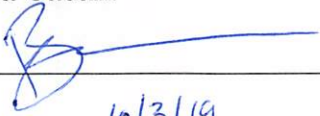
The Plan Commission asked if anyone was aware of the position of the Village Board with respect to marijuana. It was explained the workshop at the last Village Board Meeting was merely for information purposes only. There wasn't any movement on it.

8. Adjournment

Motion to adjourn made at 8:12 pm by member Backal, seconded by member Stanly. All in favor, zero (0) opposed. The motion passed.

Respectfully Submitted: Gia Cassin

Acting Chair Kozor:



Approved (Date):

10/3/19
