

Agenda
Village of Homer Glen
PLAN COMMISSION
Thursday, January 16, 2020 – 7:00 p.m.
Village Board Room, 14240 W. 151st Street, Homer Glen

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Roll Call.
4. Public Comment.
5. Minutes.
 - a) December 5, 2019
6. New Business.
 - a) Citizen Planner Training: Plan Commissioners training by Marty Scott, AICP and Emily Egan, AICP, trained faculty from the APA-IL and the Chaddick Institute for Metropolitan Development.
7. Reports from Plan Commissioners and Staff
8. Adjourn

DISABLED: Any individual requiring special accommodations as specified by the Americans with Disabilities Act is requested to notify the Village Manager of Homer Glen at 708-301-0632 at least 24 hours in advance of the meeting date.

Plan Commission

Minutes of the Meeting on
December 5, 2019

DRAFT

**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 7:09 p.m. by Chairman Backal.

2. Pledge of Allegiance to the Flag.**3. Swearing in of Dan Foley to the Plan Commission**

Chairman Backal swore in new Plan Commissioner, Dave Foley.

4. Roll Call:

Members present at 7:09 p.m. Chairman Backal, Member Verdun, Member Kozor, Member McGary, Member Hand, Member Stanly and Member Foley.

Also present were the Director of Planning & Zoning, Vijay Gadde, Senior Planner, Melissa King, Economic Development Director Janie Patch and Plan Commission Secretary, Gia Cassin. The minutes were recorded and transcribed by Gia Cassin.

Members absent: None.

5. Public Comment - NONE**6. Minutes.****a) November 7, 2019**

Chairman Backal asked if there were any material changes needed for the November 7, 2019 minutes. None were indicated. Chairman Backal asked for a motion to approve the minutes as written, from November 7, 2019. Member McGary made the motion to approve the minutes as written from the November 7, 2019 meeting, seconded by Member Stanly. No discussion, all in favor, zero (0) opposed. The motion passed unanimously.

7. Old Business.

- a) HG – 1926 – V, 14229 S. King Road (Public Hearing):** Consideration of a Variance to permit the construction of a shed, an accessory structure, in the required front yard of the subject property where accessory structures are not a permitted obstruction [Section 220-807 of Chapter 220 (Zoning) of the Code of the village of Homer Glen] at 14229 S. King Road, Homer Glen, Illinois.

Senior Planner King presented the case. The applicant, Gregory Olley, lives on the subject property located at 14229 S. King road, in the Spring Creek Woods Subdivision. This subdivision was platted in 1949, well before the Village's incorporation. The three (3) acre wooded parcel is located on the northeast corner of 143rd Street and King Road. The site features include challenging topography, a heavily wooded old growth lot, and an established existing creek along the south and extending up the east property lines.

The applicant would like to construct a twelve (12) by eighteen (18) foot shed beyond the front wall of the principle structure in the front yard where accessory structures are not

permitted obstructions, per Section 220-807 of Chapter 220 of the Zoning Code. As defined by the code, the property line along 143rd Street is the front yard of the property line along King Road is considered the corner side yard. The existing single-family home is set back two hundred and sixty-six (266) feet from the property line on 143rd Street and eighty-two (82) feet from the property line on King Road. The location of the home on the property creates a larger than normal front yard area.

Staff concurs with the following hardship evidence described by the applicant:

- The homeowner has restricted rear and side area to place accessory structures due to his home being sited so far back from the front property line.
- The rear and side area are further restricted due to a natural creek that runs along the south and extending up the east property lines and the buffer required by the Village under the Lowland Conservancy Overlay District.
- The rear and side area are further restricted due to challenging topography to the north of the home and a heavily wooded lot with old growth trees.

The Village has a Lowland Conservancy Overlay District in it which requires a seventy-five (75) foot buffer from any water body. In this case, that seventy-five (75) foot buffer would essentially be at his house. The code does allow for some spot reduction down to 37.5 feet for the buffer for subdivisions plotted prior to incorporation. The home was constructed in 1987, and the parcel is roughly three (3) acres. The presentation concluded here.

Chairman Backal asked for a motion to open the public hearing for case number HG-1926-V. The motion was made by Member Verdun, seconded by Member Kozor. All in favor, zero (0) opposed. The motion carried.

The petitioner spoke to state that everything that needed to be said was stated through Senior Planner King. He added that there is an area to the North of the house with large trees, and he didn't want to cut down these mature trees. In addition, he added that this property is on well and septic, adding to the hardship. Mr. Olley stated the shed would be designed with footings and pillars in concrete to shore it up. This property is not on flood plain. Staff and engineering walked the property to get a proper look and feel of the situation, and feels that the proposed location is the most appropriate in consideration of the topography.

Member McGary made the motion to close the public hearing, seconded by Member Hand. All in favor, zero discussion. The motion carried.

The Plan Commission did not carry out any further discussion and went right to the motion.

Member McGary made the motion to adopt the attached findings as the findings of the Plan Commission and to recommend approval of a request for a variance to permit the construction of a shed, an accessory structure, in the required front yard of the subject property where accessory structures are not a permitted obstruction [Section 220-807 of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] at 14226 S. King Road, Homer Glen Illinois. [Case no. HG-1926-V, 14229 S. King Road) The motion was seconded by Member Verdun.

A Roll Call vote was taken, seven (7) in favor, zero (0) opposed, the motion carried. This will be heard by the Village Board on December 11, 2019.

b) HG-1925-A, Zoning Code Amendments: Consideration of Text Amendments to the Sign Regulations [Section 220-1005 of Chapter 220 (Zoning) of the Code of the Village of Homer Glen]

Director Gadde briefly introduced consultant Kon Savoy, and discussed the draft and track changes to the code as it is being worked on. Consultant Savoy went on to discuss some of the significant changes since the last meeting on this matter.

Government Buildings and Public School District:

- Monument Sign: Increased height from six (6) feet to ten (10) feet;
- Manual Changeable Copy Sign: Thirty percent (30%) of the sign copy area permitted on a monument sign only
- Electronic Message Sign: Consideration to allow this type of sign at thirty percent (30%) of sign copy area for Government Buildings and Public School Districts only. (The exception would be gas stations with the pricing signs)

The electronic message signs would follow the current illumination requirements. After the presentation on this portion concluded, Director Gadde stated to the Plan Commission that this would be the time to discuss the signs and provide some direction. The Plan Commission discussed the electronic message boards, just for the Public School and Government districts.

Plan Commission Secretary suggested to open the public hearing on this discussion. A motion was made to open the public hearing for case HG 1925-A Zoning Code by Member McGary, seconded by Member Stanly. All in favor, zero (0) opposed. The motion carried.

The Plan Commission discussed the electronic signs. With the illumination complying with the lighting code, and the amount of space and type of text/graphics allowed, the consensus is to move forward with them on the in the Government and Public School districts.

Non-Conforming Signs by definition are signs that do not comply with updated sign code will be deemed legally non-conforming. The concern now, is how to handle the conversion of non-conforming signs to conforming signs. An amortization schedule was suggested, allowing for a recommended length of ten (10) years to bring sign up to code (recommendation period is four [4] years). The consensus was that the ten (10) year amortization schedule is both fair and generous. This pertains to all types of signs - wall, monument, etc. The Village should clearly communicate the amortization period to business owners so that they adequately prepare to bring their signs up to code. The following would be how these changes would impact current businesses:

- Business that applied for both a variance and permit for their sign are exempt from this;
- Any business signs that are permitted under the old sign code are exempt;
- Any businesses that applied for signs prior to the original incorporation of the Homer Glen sign code are the businesses that would be granted the ten (10) years to bring their signs up to the current code.
- The single bill board in the Village is exempt from this as well.

The Plan Commission felt the timing of the signage discussion was perfect in light of the re-opening of the 159th Street corridor.

There was some additional discussion about Agricultural signs and square footage of sign front. Senior Planner King said they did change how they calculate the area for all signs. She explained that they now will calculate by the copy with a 1.25 multiplier, rather than by total area. This bumps the copy from forty (40) square feet to sixty-five (65) square feet on wall or monument signs. There was some concern and discussion as it pertains to multiple tenant signs and with this change, the panels will be taller to accommodate the larger copy area. In comparison, the standards we are suggesting puts us in the middle of the what is adapted in other communities, in terms of size.

Chairman Backal asked if there was a motion for this. Member Verdun made the motion to adopt staff's finding's as the findings of the Plan Commissions and to recommend for approval of text amendments to the Sign Regulations [Section 220-1005of Chapter 220 (Zoning) of the Code of the Village of Homer Glen] [Village of Homer Glen, Case No. HG-1925-A]. This motion was seconded by Member Hand.

Chairman Backal requested to close the public hearing prior to voting. Member McGary made the motion to close the public hearing, seconded by Member Stanly. All in favor, zero (0) opposed. The motion carried.

A roll call vote was taken for HG-1925-A, seven (7) in favor, zero (0) opposed. This will move on to the Village Board meeting on January 8, 2020.

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

Director Gadde mentioned that the Plan Commission meeting of November 19, 2019 has been cancelled. Director Gadde provided the Plan Commission schedule for 2020, and he asked that the commissioners look over the dates and let him know if there are any conflicts.

9. Adjournment

Motion to adjourn made by Member McGary, seconded by Member Stanly. All in favor, zero (0) opposed. The motion passed and the meeting was adjourned at 8:18 p.m.

Respectfully Submitted: Gia Cassin

Chairman Backal: _____

Approved (Date): _____