

Plan Commission

Minutes of the Meeting on
January 3, 2019

**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 7:00 p.m. by Chairman Don Mitchell.

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

Members present at 7:00 p.m. were Chairman Mitchell, Members Beth Verdun, Jerry Young, Lynn McGary, Dave Stanly and Bryan Kozor.

Also present at 7:05 p.m. were Permit Technician Gia Cassin and Planning Director Vijay Gadde. The minutes were recorded and transcribed by Administrative Analyst Matt Walsh.

Members absent: Broque Backal.

4. Public Comment.

None.

5. Minutes.**a) November 1, 2018**

Chairman Mitchell stated that the minutes from the November 1, 2018 Plan Commission meeting were being presented for approval. Member McGary made a motion to approve the minutes from the November 1, 2018 meeting; seconded by Member Stanley. Chairman Mitchell stated that the minutes incorrectly recorded his vote on case HG-1832-V and believes it was a unanimous vote. Member McGary agreed with Chairman Mitchell's recollection. Member Verdun made a motion to approve the minutes as amended to show a unanimous vote for case HG-1832-V; seconded by Member McGary. The motion passed unanimously.

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

6. New Business.

- a) **HG-1836-P, Rambling Road Parcels (*Public Hearing*):** Consideration of a Plat of Consolidation for parcels with PINs 1605124010100000 and 1605124000280000, zoned R-2 Single-Family Residential District and located in the Rambling Road Subdivision, Homer Glen, Illinois.

Director Gadde provided a staff report to explain the plat of consolidation. Director Gadde mentioned that he had received four (4) phone calls about the case. Two (2) callers did not express any concerns, one (1) caller expressed a desire to maintain the access easement, and one (1) caller was concerned about runoff water from the property.

Chairman Mitchell asked the applicant Anne Osika to step to the podium.

Chairman Mitchell asked where the proposed residence would be within the property. Director Gadde stated that the plans have not been made yet and the applicant has not yet applied for a building permit.

Member Stanly made a motion to open the public hearing in Case No. HG-1836-P; seconded by Member McGary. The motion passed.

Lynn Jones, of 12222 Rambling Road stated that she wants to keep the access easement to her property. Ms. Jones clarified that if she lost the easement her property would be landlocked by the consolidation of the two parcels in question.

Director Gadde stated that the access easement still exists on the plat and has not yet been vacated. The final plat will show the access easement, so use of the easement will be allowed. Member Verdun clarified with Director Gadde that the easement being vacated in the motion is the utility easement, not the access easement.

Bill Martin, of 12040 Rambling Road, stated that he was the co-chair of the Rambling Road Association and welcomed the new neighbors. Mr. Martin's concern is that construction vehicles and trucks would cause damage to the gravel road that accesses the property and asked the applicant to be conscious of that concern. The road is funded by the neighbors.

Chairman Mitchell asked that the concern be addressed between the neighbors at the meeting. The Commission asked questions about the Rambling Road Association and the road maintenance.

Member McGary made a motion to close the public hearing in case HG-1836-P; seconded by Member Young. The motion passed unanimously.

Jamie and Aaron Jerkaitis, of 12258 Rambling Road, asked to speak and were granted by Chairman Mitchell. Director Gadde swore in the residents. Ms. Jerkaitis explained that Rambling Road is managed by a good-faith understanding between the neighbors. Member Stanly stated that the issue would need to be addressed between neighbors.

The petitioners, Anne Osika and Brian Landa stated that they would cooperate with the neighbors and had experience in construction.

Chairman Mitchell asked the Commission for comments and questions.

Member Stanly asked for details about the culvert under the road from Mr. Martin. Chairman Mitchell stated that the discussion over the road should not affect the Commission's recommendation.

A motion to recommend approval of a Plat of Consolidation for parcels with PINs 1605124010100000 and 1605124000280000, zoned R-2 Single-Family Residential District and located in the Rambling Road Subdivision, Homer Glen, Illinois was made by Member Verdun; seconded by Member McGary. In favor (6) Young,

Verdun, Kozor, McGary, Stanly, Mitchell. Opposed (0) None. Absent (1) Backal. Motion Carried.

Director Gadde announced that the item would be on the Village Board Meeting agenda on January 23.

- b) **HG-1837-V, 14532 S. West Abbott Road (*Public Hearing*):** Consideration of: (1) a Variance to increase the maximum permitted height of a fence located in the corner side yard from four (4) feet to six (6) feet; and (2) a Variance to permit a solid fence in the corner side yard where fences are required to be open in design, for certain real property located in the R-5 Single-Family Residential District at 14532 S. West Abbott Road, Homer Glen Illinois.

The applicant requested the variances in order to replace the existing six (6) foot solid fence. Director Gadde explained the variance request and mentioned that the applicant was not present. The applicant's contractor, Tom Keefe, was present on his behalf. Director Gadde circulated photos of the existing fence and the location.

Member Young made a motion to open the public hearing for Case No. HG-1837-V; seconded by Member Stanly.

Chairman Mitchell asked Mr. Keefe for the reason the owner was not present. Mr. Keefe indicated that the petitioner does not speak English well.

Chairman Mitchell asked Director Gadde if the code's requirement for open fencing was solely for sightline purposes. Director Gadde responded that it is the primary reason, but there are also aesthetic reasons.

Mr. Keefe explained that the solid fence is needed because it is a corner lot, and the owner has a swimming pool and diving board in the yard. The solid fence would help alleviate privacy and security concerns.

Member McGary made a motion to close the public hearing for Case No. HG-1837-V; seconded by Member Verdun.

Member McGary stated that she drove through the neighborhood and that there are a number of solid fences.

A motion to recommend approval of (1) a Variance to increase the maximum permitted height of a fence located in the corner side yard from four (4) feet to six (6) feet; and (2) a Variance to permit a solid fence in the corner side yard where fences are required to be open in design, for certain real property located in the R-5 Single-Family Residential District at 14532 S. West Abbott Road, Homer Glen Illinois was made by Member McGary; seconded by Member Young. In favor (6) Young, Verdun, Kozor, McGary, Stanly, Mitchell. Opposed (0) None. Absent (1) Backal. Motion Carried.

Director Gadde announced that the item would also be on the Village Board Meeting agenda on January 23.

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

Director Gadde announced that the Final Plat for the Goodings Grove Townhomes development would be on the agenda for the January 17 Plan Commission Meeting. Director Gadde asked the Commission for available dates for a training in February. If there were no cases on the regular meeting nights the training will be scheduled in its place.

Member Verdun asked about the status of the farm animal ordinance discussion. Director Gadde responded that the Environment Committee has reviewed the ordinance and Chief Building Official Joe Baber is continuing to do research on comparable ordinances. Director Gadde stated that the ordinance would be on a Plan Commission agenda in February.

Chairman Mitchell asked about the status of the property at 16905 S. Bell. A variance was discussed at the November 1 Plan Commission Meeting, and there appears to be ongoing code enforcement issues at the property regarding vehicles and parking.

8. Adjournment.

Motion to adjourn was made by Member Young; seconded by Member Verdun. Motion carried.

The meeting was adjourned at 7:45 p.m.

Approved

2-7-19

Chairman Mitchell

