

# Plan Commission

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Minutes of the Meeting on  
February 19, 2026

Village of Homer Glen  
14240 W 151<sup>st</sup> Street, Homer Glen, IL 60491  
Village Board Room

**1. Call to Order.**

The meeting was called to order at 7:03pm by Chairman Hand.

**2. Pledge of Allegiance to the Flag.** The Pledge was led by Commissioner McGary.

**3. Roll Call.**

Present: Commissioner Foley, Chairman Hand, Commissioner Stanly, Commissioner Mesaf, Vice Chair McGary, Planning Director Gruba, and Assistant Planner Kahn.

Members absent: Commissioner Marshall and Commissioner Lyons.

**4. Approval of Amendments to the Agenda**

None.

**5. Approval of the Agenda**

Not called because there were no changes to the agenda.

**6. Minutes.**

- a) **January 15, 2026:** Commissioner Stanly made a motion to approve the minutes as amended, which was seconded by Commissioner McGary. A voice vote was taken, all were in favor, zero (0) opposed and the motion carried.

**7. Public Comment.**

Commissioner Hand asked if there was anyone that wanted to speak on anything that was not on the agenda. There were no public comments related to items not on the agenda.

**8. New Business and Possible Action**

- a) **Case No. HG-2603-V, 18032 S. Virginia Lane:** A request for approval of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois (PIN: 16-05-35-406-005-0000).

Planner Kahn introduced the case and stated that the residents, Nader Ayyad and Eman Abushamah are requesting a Variance to increase the max permitted gross width of their existing driveway from 28' to 46'. This project was part of a new residential permit. Several contractors switched in the middle of constructing the home. The TCO was issued in December 2024 for final grade approval, vegetative cover, and parkway trees. The TCO expired on June 1, 2025. The TCO date will be set after the public hearing process.

Several members of the public called staff members to ask about the case but the residents did not provide any comments or concerns.

In October 2025, staff members provided the applicants with three options:

- 1. Remove the circle drive to match the 2022 final grade survey that had been approved,
- 2. Revise the driveways to meet the 14' width at front property line by removing concrete, or;
- 3. Request a zoning variance to permit an increase in maximum driveway width from the required 14' each to 28' and 16' and keep the driveway as is.

Ultimately, the homeowners opted for the third option. Planner Kahn showed the approved site plan under permit #2022-4106 versus the existing site plan with the additional circular driveway and two walkways.

*Commissioner McGary made a motion to open the public hearing, seconded by Commissioner Mesaf. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was opened.*

**Petitioner Comment:**

Nader Ayyad, the homeowner, said that he and his wife are requesting a variance for the existing horseshoe driveway. Mr. Ayyad stated that there were a lot of issues while working with the original builder. Mr. Ayyad said that the house should have closed in 6 months but ended up taking 2.5 years. Mr. Ayyad worked with Casey, the Building Department Manager, throughout the process. The homeowners ended up paying ~\$35,000 for the horseshoe driveway. Mr. Ayyad was under the impression that the builder received all the permits. The applicant had to spend \$25,000 on landscaping because the builder neglected the project. Mr. Ayyad is working with the IL State's Attorney and his own attorney to try to recoup these costs. Mr. Ayyad's attorney said that the builder has done this multiple times at other properties. Mr. Ayyad did the final building and plumbing inspections because the builder stopped answering. Mr. Ayyad said that the driveway does not harm anyone, does not interfere with traffic, and does not impact drainage.

**Public Comment:** No public comment.

**Plan Commission Discussion:**

Commissioner Stanly mentioned that the driveway adds elegance to the property and fits the in with the neighborhood. Chairman Hand said that he is fine with the driveway because the lot is over an acre. Chairman Hand asked about the walkways that were also added but not on the approved survey. Planner Kahn shared that the walkways would just be work without a permit and that the property is under the impervious surface maximum. Staff will follow up about permits for the walkways.

*Commissioner Stanly made a motion to close the public hearing, seconded by Commissioner McGary. A voice vote was taken, all voting in favor, zero (0) opposed. The public hearing was closed.*

Motion for Consideration

*Commissioner Foley made a motion to recommend approval, seconded by Commissioner McGary, of a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [HG-2603-V]. The motion carries 5-0.*

*Commissioner Foley made a motion to recommend approval of findings of facts, seconded by Commissioner McGary, for a Variance to increase the maximum permitted gross width of a circular driveway from twenty-eight (28) feet to forty-six (46) feet, in accordance with the reviewed plans, public testimony, and findings of fact, in the R-2 Single-family Residential District at the common address 18032 S. Virginia Lane, Mokena, Illinois [HG-2603-V]. The motion carries 5-0.*

*This case will go to the Village Board on Wednesday, March 11, 2026 for a final action.*

- a) **Case No. HG-2423-APUD (Non-Public Hearing Item):** A request for approval of Final Plat of Subdivision and Final Plan (Site Improvement Plans) for Phase 1 only, for certain real property located at the southeast and southwest corners of W. 159<sup>th</sup> Street and S. Hidden Valley Trail (PINs: 16-05-23-200-025-0000, 16-05-23-100-049-0000, 16-05-23-100-048-0000), Homer Glen, Illinois.

Director Gruba clarified that this is not a public hearing. In the Zoning Ordinance, after preliminary approvals of the PUD's preliminary plan and Plat, the final plan (not Plat) comes before the Plan Commission. Rezoning has already been approved. The Board would potentially approve the final plan and the final Plat. Then, the applicant can submit building permits and start construction of Phase 1.

This case is for Phase 1 only, which has 14 duplex buildings (28 units). Phase 2 will need an extension by the Board because they're still working on engineering. Phase 1 is 12.59 acres with 3 outlots for ponds, 3 outlots for open space, and 28 lots for residential units. The density for Phase 1 is 3.65 dwelling units/net acre where the R6-A District has max density of 6 dwelling units/net acre. Phase 1 requires review by the Board, and then the applicant needs to obtain approval of a Special Services Area (SSA) Agreement by Board. If the developer fails to maintain open space or the ponds, then the Village would do that work and charge the developer. The SSA is the last step before Mr. Marth, the developer, can get permits. Phase 2 will have to return to Plan Commission for the Final Plan once they are ready.

Director Gruba explained the main changes since the Plan Commission last saw this case. The development was divided into 2 phases. Outlot E changed from a public park to private open space with an extra duplex building. Outlot H (south half of the detention pond in Hidden Valley Estates) was added to project and would be included as part of the Final Plat. The detention pond along 159<sup>th</sup> Street was slightly enlarged with additional landscaping.

Based on the grading plan, there will be a berm along 159<sup>th</sup> street. The requirement for a berm in front of the pond was waived by IDOT. For the west development, there is a ~3-foot-tall berm behind the duplexes along 159<sup>th</sup> street.

There are two options for the exterior architecture for the buildings, Option A and Option B. Director Gruba stated that the building elevations are scaled. There is one ground sign for Phase 1. There are retaining walls in the ponds because of the slope. There will be a split rail wooden fence as a safety feature next to the retaining wall.

For the landscape plan, they are planting more than required. There will be conservation easements to protect the trees in perpetuity.

**Plan Commission Discussion:**

Mr. Marth, the applicant, said that he is looking forward to the project and the construction.

Chairman Hand asked about split rail fence and it is along the retaining wall. Matt Klein, the attorney for the project, stated that this fence is just on the south side of the pond and confirmed that the north side won't have any fencing. Chairman Foley asked about the south side of the pond on both sides where the retaining walls are. Mr. Klein confirmed that there is a split rail fence where the retaining walls are.

Chairman Hand said that he's impressed with the number of trees. Mr. Klein stated that there is a mix in height of trees and that it should be a nice buffer.

Chairman Hand asked how the HOA will work. Mr. Klein stated that there will be an HOA for the east and south side (28 households and 22 households). They will keep Hidden Valley West as one. The Village will not own the open lot, while the HOA will be in charge of the ponds. The applicant explained that the SSA will guarantee that the ponds will be taken care of by the HOA; the SSA is a special tax to protect the ponds.

Commissioner Foley asked if the corner of eastern portion will be a grass area with a bench. Mr. Klein said it will be a grassy area with trees as a tree preserve and conservation area, not an area for people to walk around. The HOA can never cut down the trees in those areas.

Commissioner Foley asked when they plan to start to constructing. Mr. Klein and his client want to start right away. The applicant stated that engineering and photometrics have been approved. Some people have already set deposits.

Chairman Hand asked if it is the same architecture as The Villas of Old Oak. Mr. Klein confirmed that the design is very similar.

Commissioner Stanly mentioned that they are the first project to come into the 159<sup>th</sup> corridor and that they will be the foundation for 159<sup>th</sup> Street development.

Chairman Hand asked when Phase 2 will happen. The applicants hope to start next spring. They are working out the ponds with IDOT. They decided to split out each phase. When Phase 1 is 75% done, they plan to move onto Phase 2.

Motions for Consideration:

*Commissioner Foley made a motion to recommend approval, seconded by Commissioner Stanly, of the Final Development Plan for the Villas of Hidden Valley West (Phase 1) for certain real property located at the southeast and southwest corners of Hidden Valley Trail and 159th Street (PINs 16-05-23-100-048-0000, 16-05-23-100-049-0000, 16-05-23-200-025-0000 and 16-05-23-101-022-0000). The motion carries 5-0.*

*This case will go to the Village Board on Wednesday, March 11, 2026 for a final action.*

## **9. Village Board and Committee Updates**

Director Gruba mentioned that for the approved Goodings Grove townhomes (quadruplexes), two model buildings are under construction, and we have two more permits for another two buildings.

There was a Village Board workshop for the proposed Arya Development on February 11, 2026 with lots of comments from the public. The developer still wants to proceed. Next, we will need application meetings and a Plan Commission workshop. Commissioner Foley mentioned that he thinks that this development would be good for the Village. Director Gruba recommended that everyone watch the Board Meeting video for more details. There will be penthouses and condos. Commissioner Foley mentioned that Burr Ridge has similar, beautiful condos. Commissioner Stanly mentioned that affordable housing would not be included because of the cost of these homes. Chairman Hand mentioned that the public is probably not aware that the initial concept plan for Arya included 200 condos and that the developer adjusted this project to fit in with the

Village. Director Gruba stated that the applicant isn't discouraged and will move forward. Commissioner Stanly thinks that this is more functional than what they originally proposed and likes that the front of the property will have commercial features. Commissioner Stanly mentioned that Homer Glen is a destination community. Commissioner Foley said that the Village has to develop. Chairman Hand mentioned that Ayra wouldn't impact the schools that much.

For the proposed ComEd substation building, the applicants are working on providing final information to Director Gruba. The next step would be a Plan Commission public hearing.

The proposed Dunkin' Donuts on 151<sup>st</sup> and Bell Road is close to a public hearing, potentially in March 2026.

The Planners will bring small code updates to the March 5, 2026 Plan Commission meeting for EV chargers and adding uses to the Land Use Table. Chairman Hand asked about EV regulations. Director Gruba explained that currently, EV stations are classified as accessory structures which would trigger a PUD change and public hearings. Director Gruba stated that if we add regulations, then it will be easier for staff members to address and issue permits. Planner Kahn clarified that the Building Department does issue Electrical Permits for EV Charging Stations on Residential properties, but the Village does not have regulations to guide staff members for EV stations on commercial properties. The Village does have a pending permit for an EV charging station.

The Environment Committee has a special meeting on February 20, 2026 at 2pm regarding the Tree Ordinance and Village Regulations.

Commissioner Stanly stated that the trailer in the back of Runnings Supply store is gone. Commissioner Foley also asked about the donation boxes, which Director Gruba confirmed was part of the parking adjustment request that went to the Board.

Commissioner Foley asked if Chase Bank on Bell Road started construction. Director Gruba confirmed that they already applied for permits and should be moving forward with construction.

Vice Chair McGary asked about the Menards PUD case which was tabled at the last Board Meeting due to questions about the findings of fact.

**10. Other Business**

None.

**11. Attendance Confirmation**

Commissioners Hand, Mesaf, Foley, and Stanly confirmed their attendance at the March 5, 2026 meeting. Commissioner McGary will not attend the March 5, 2026 meeting.

**12. Adjournment.**

*A motion was made to adjourn by Commissioner Stanly, seconded by Commissioner Foley, A voice vote was taken with all in favor, zero (0) opposed and the meeting was adjourned at 7:51 PM.*

Minutes transcribed and respectfully submitted by:

Dana Kahn (Assistant Planner):

*Dana Kahn*

Approved Date:

*March 5, 2026*