

# Plan Commission

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Minutes of the Meeting on  
March 4, 2021

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

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

Members present: Member Stanly, Member Zarebczan, Member McGary, Chairman Kozor, Vice-Chair Verdun, Member Foley, Senior Planner King and Plan Commission Secretary Cassin.

Members Not Present: Commissioner Hand

**4. Minutes****a) February 18, 2021**

Chairman Kozor asked for a motion to approve the minutes from the February 18, 2021 Plan Commission as written, including the change to the spelling of the word "patience" to "patients" on page 4. Member Foley made the motion, seconded by Member McGary. All in favor, zero (0) opposed. The motion carried.

*Chairman Kozor announced that we have one (1) case that we will hear tonight, and the second case will be postponed.* Chairman Kozor asked for those wishing to speak, to be sworn in. Plan Commission Secretary Cassin swore in those wishing to speak.

**5. Public Comment. NONE****6. New Business**

**a) Case No. HG-2105-V, 17520 S. McCarron Road (*Public Hearing*):** Consideration of a request for a Variance to increase the total maximum size of accessory structure from 800 to 1,500 square feet, for the construction of a 1,344 square foot detached garage, for certain real property located in the R-3 Single Family Residential District at 17520 S McCarron Road, Homer Glen, Illinois.

Senior Planner King started by announcing that staff did receive one (1) phone call from a resident inquiring about the case. Staff explained the case and the resident did not have any issues. Melissa presented the case to the Plan Commission. The property is zoned R-3 Residential Zoning. The applicant, Liret Mendoza, owner of the property located on the Southwest corner of W. Bruce Road and S. McCarron Road, is looking to replace her detached garage that was lost to a fire. The proposed garage measures forty-two (42) by thirty-two (32) for a total of one-thousand three hundred-forty-four (1344) square feet. Currently, there is a one-hundred and fifty-five (155) square foot shed on the property as well. The Village Code allows for an eight hundred (800) square foot detached structure. The request for the increase of the maximum allowance for detached structures from eight-hundred (800) square feet to fifteen-hundred (1500) square feet is tied directly to the lot being oversized for the Zoning District. The subject property is more than three (3) times the minimum size lot in the R-3 Residential Zoning District (minimum lot size for R-3 is twenty thousand (20,000) square feet and the subject property it is sixty-three thousand (63,000) square feet. It is the largest lot in the entire subdivision. This lot is more like an R-1 sized residential lot which

would allow an eighteen-hundred (1800) square foot detached structure. Similar variances were granted for similar situations. The original elevation showed four (4) bays facing the road, in this new detached garage. They are aware that is not acceptable, and will remove the fourth (4<sup>th</sup>) bay bringing them to code. This is not shown here, as it is not necessary, but will be checked at the time they apply for permit. This concluded Melissa’s presentation.

Chairman Kozor asked for a motion to open the public hearing. Member Verdun made the motion, seconded by Member Zarebczan. All in favor, zero (0) opposed. The Motion carried.

No comments made from the public, none from the petitioners.

Chairman Kozor asked for a motion to close the public hearing. Member McGary made the Motion, seconded by Member Stanly. All in favor, zero (0) opposed. The Motion carried.

No discussion held by the Plan Commission. Chairman Kozor asked for a Motion.

Commissioner McGary made the motion to adopt staff’s findings as the findings of the Plan Commission and recommended for approval of a Variance to increase the total maximum size of accessory structures from eight hundred (800) to fifteen-hundred (1500) square feet, for the construction of a one-thousand three hundred forty-four (1344) square foot detached garage, for certain real property located in the R-3 Single-Family Residential District at 17520 S. McCarron Road, Homer Glen, Illinois [Case No. HG-2105-V]. The motion was seconded by Commissioner Foley.

*A roll call vote was taken. The vote passed unanimously with Commissioners Zarebczan, Foley, McGary, Stanly, Verdun and Chairman Kozor all voting with six (6) in favor and zero (0) opposed. This case will go before the Village Board on March 24, 2021.*

Chairman Kozor announced that case number HG-2106-S will be postponed. This required a motion. A motion was made by Vice Chair Verdun, made a motion to postpone the consideration of Zoning Case HG-2106-S to the March 18, 2021 regularly scheduled Plan Commission meeting. The motion was seconded by Commissioner Zarebczan.

*A roll call vote was taken. The vote passed unanimously with Commissioners Zarebczan, Foley, McGary, Stanly, Verdun and Chairman Kozor all voting with six (6) in favor and zero (0) opposed.*

**7. Reports of Plan Commissioners and Staff**

**8. Adjournment**

Chairman Kozor asked for a motion to adjourn. Member Foley made the motion to adjourn, seconded by member Stanly. All in favor, zero (0) opposed. The meeting was adjourned at 7:14 pm.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary): \_\_\_\_\_

Approved Date: \_\_\_\_\_

*Gia Cassin*  
*3/18/2021*