

Plan Commission

Minutes of the Meeting on
April 4, 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 7:00 p.m. by Vice-Chair Lynn McGary.

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

Members present at 7:00 p.m. were Vice-Chairman McGary, Members Beth Verdun, Lynn McGary, Dave Stanly, Broque Backal and Bryan Kozor.

Also present at 7:00 p.m. were Village Manager Karie Friling, Planning Director Vijay Gadde and Plan Commission Secretaries Chris Comardo and Gia Cassin. The minutes were recorded and transcribed by Plan Commission Secretary Gia Cassin.

Members absent: Chairman Mitchell & Member Jerry Young.

4. Public Comment.

None.

5. Minutes.

March 21, 2019: Vice-Chairman McGary stated that the minutes from the March 21, 2019 Plan Commission meeting were being presented for approval. Member Verdun made a motion to approve the minutes from the March 21, 2019 meeting; seconded by Member Stanly. All in favor – motion passed.

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

6. New Business.

- a) **HG – 1906-V, 14423 S. Pine Grove Drive (*Public Hearing*):** Consideration of (1) a Variance to allow a 6-foot fence in the corner side yard; and (2) a Variance to permit a deck less than 10 feet from the side property line for certain real property located in the R-4 Single – Family Residential District at 14423 Pine Grove Drive, Homer Glen, Illinois.

Director Gadde introduced the case and provided background information. He stated that this case applies to the Old Oak Estates subdivision, which was platted in 1988, prior to the incorporation of The Village of Homer Glen. Director Gadde stated that there were two (2) Variances to discuss/consider: (a) the replacement of an existing 6-foot privacy fence on a corner lot and (b) the replacement of an existing deck in the yard. Director Gadde stated that staff looked at standards required to review the hardship and suggested that the Commission look at the pictures. He stated that the deck is encroaching on a drainage easement area, and the Commission take that into consideration. He pointed out that in the second picture, you see the pool was half in the ground, requiring the higher fence, which he stated, seemed to be a justifiable hardship. He added that the applicant was present to discuss any comments.

Vice-Chairman McGary asked if there was a motion to open the Public Hearing to discuss case number HG-1906-V, 14423 S. Pine Grove Drive. Member Verdun made a motion to open the Public Hearing, seconded by Member Stanly. All in favor – the motion carried.

Vice-Chairman McGary announced the Commission would hear from the petitioner at this time.

The applicant, Rachel Sweet took the podium to reiterate the facts as presented in her Variance paperwork. She stated her intent would be to replace the fence as it stands today, stated she understands the requirement of the 4-foot fence, but added in her case, her fence is basically her neighbor's fence. She said they would like to replace it mainly because of the pool and for privacy. Mrs. Sweet added she has two (2) young children as well as a dog. She stated her neighbors have provided surveys stating they don't have any issue with the 6-foot fence. She stated that they were looking to add a small section (1.5 fence sections) to shield their garbage receptacles also, which she felt would be an improvement.

Mrs. Sweet then discussed the deck, and stated she originally spoke with (Village Planner) Kyle McGinnis, and learned about the steep costs associated with the Variance and so put in for both the fence and the deck on one (1) Variance application. Resident Sweet stated at the time she applied for the Variance, she wasn't aware there were so many issues with the deck. She does not want to lose the ability to have a deck, as it stands today. She stated that the deck is original to the house, said it doesn't seem to be a nuisance, feels a new simple clean deck with new materials would be an improvement. Mrs. Sweet said it would be a hardship to her family to move the fence in from where it sits today because it would cut into the pool and they would need to remove the pool. Mrs. Sweet stated on the deck side, the backyard is very slanted, and the deck facilitates a flat surface where her kids can play. They would landscape around it to make it nicer. She concluded her statement and was seated.

Homer Glen resident Charles Brown spoke next. He lives on a corner lot as well, across the street from the Sweet home. He stated that all the neighbors are good neighbors. No one is objecting to the fence and said it is set back so far that it does not interfere with the roads. He stated he can appreciate the variance requirement, but added the current fence is deteriorated, and added that replacing it will be a nice addition to the corner. He further added that as far as he is concerned, it should be a moot point, as long as the variance paperwork is handled. Mr. Brown stated the Sweets are good neighbors and he concluded his statement.

Vice-Chairman McGary asked if there was a motion to close Public Hearing for case number HG-1906-V. Member Stanley motioned to close the Public Hearing; seconded by Member Kozor. All in favor - motion carried.

Vice-Chairman McGary initiated the discussion by the Plan Commission. Member Kozor asked if there were any drainage issues or concerns for the neighbors (located at 14417 Pine Grove) to the north of the property located at 14423 S. Pine Grove. Director Gadde responded there were none.

Member Verdun had a question for Director Gadde, seeking clarification of the side and front yard as it pertains to the deck portion. Director Gadde referred to the Plat of Survey, and stated the current deck is sticking 1.5 feet out in front of the building line. Member Verdun then stated (for further clarification) that being on the other side of the building line makes that piece the front yard. Director Gaddened stated that was correct.

Vice-Chairman McGary asked Mrs. Sweet directly if there are currently any drainage problems and Mrs. Sweet stated there currently are none with her property, nor do the neighbors have any issues currently.

Resident Brown commented the resident who resides to the south of the Sweet residence, lives by herself. Mr. Brown occasionally assists her and stated they have had conversations about this and she too does not object to any of the changes taking place with respect to the fence and the deck.

Vice-Chairman McGary stated she drove by the property at 14423 Pine Grove Drive and took note of the situation, and further stated that this fence needs help.

No further comments were made. Vice-Chairman McGary asked if there was a motion for this agenda item. Member Verdun made the following motion to adopt the findings of the Planning Commission and to recommend approval of (1) the Variance to allow a 6-foot high fence at the corner side yard, and (2) the Variance to permit a deck less than 10 feet from the side property line for certain real property located in the R-4 Single Family Residential District at 14423 S. Pine Grove Drive, Homer Glen, Illinois. The motion was seconded by Member Stanly. In favor (5) Backal, Kozor, McGary, Stanly, Verdun. Opposed (0). Motion carried.

Director Gadde stated to all that the case would be further discussed at the Village Board meeting, scheduled for April 24, 2019.

Village Manager Friling spoke up to formally introduce herself to the Planning Commission, explained she just started on Monday the 1st, and provided some background on where she has worked previously and her experience. The Commission warmly welcomed Village Manager Friling.

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

Vice-Chairman McGary asked if there were any reports from the Village staff.

Director Gadde stated that for the next Plan Commission meeting to be held on April 18, 2019, the following two (2) items would be discussed; (1) Konow Farm Train Depot P.U.D. change to allow for planned events, (2) Variance Permit for an addition at 14530 136th Street.

Member Verdun reminded the Plan Commission that she would not be present at the April 18 meeting.

Vice-Chairman McGary asked if the Fire Department would be present at the next Plan Commission meeting because she is aware that the sprinkler system was a concern. Member Stanly said at this point the building is just a shell, there is not anything yet in place inside the building. Director Gadde stated that there is a list in place to discuss with the architects once the P.U.D. change has been resolved.

7. Adjournment.

Motion to adjourn was made by Member Backal; seconded by Member Stanly. Motion carried.

The meeting was adjourned at 7:21 p.m.

Approved

_____ 4/18/19

Chairman Mitchell

_____ *A. A. Mitchell*

Lynn McGary