

# Plan Commission

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Minutes of the Meeting on  
May 6, 2021

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

**1. Call to Order**

The Meeting was called to Order at 7:00 PM

**2. Pledge of Allegiance to the Flag.**

**3. Roll Call**

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

Members Not Present: Member McGary

**4. Minutes**

**a) April 1, 2021**

Chairman Kozor asked for a motion to approve the minutes from the April 1, 2021 Plan Commission, as written without any changes. Member Foley made the motion, seconded by Member Stanly. All in favor, zero (0) opposed. The motion carried.

The Plan Commission Secretary swore in all present, wishing to speak.

**5. Public Comment. NONE**

**6. New Business**

**a) Case No. HG-2109-AV, 14327 S Dixon Lane (*Public Hearing*):** Consideration of a request for [1] Rezoning the subject property from A-2 Rural Residential to R-2 Single-Family Residential, and [2] a Variance to establish the front lot line of this corner lot as Dixon Lane, the longest lot line adjacent to a street right-of-way, for certain real property located at 14327 Dixon Lane Homer Glen, Illinois.

Senior Planner King provided the case information to the Plan Commission.

This is an application to request a rezoning. The applicant is proposing to build a single-family home, the property is currently A-2 but didn't meet the min lot area 2.5 acres required, 1.74 acres existing, or lot width 300' required, 179.5 existing. A solution to this issue is to rezone. Applicant is proposing to rezone to R-2 single family. House is going to be set back far from the street. Adjacent property on Dixon is also R-2, however there is a mixture of uses. There is a lot of R-2 in this area. Their proposed layout for the home is facing Dixon Lane.

Staff hasn't received any public comment. Melissa concluded her presentation.

At this time, a motion to open the Public Hearing was made by Member Hand, seconded by Member Zarebczan. All in favor, zero (0) opposed, the motion carried.

Applicant approached to ask about 143<sup>rd</sup> St widening, and said this is why they moved their home as far from 143<sup>rd</sup> as they could and still meet setbacks. Staff told applicant we do not have specifics as to timeline for widening. It is a county road and a county project. Staff

would only be able to provide whatever info is provided by the County. Applicant didn't have any other questions.

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

The Plan Commissioners felt this plan makes perfect sense, feels this is a good compromise for the owner of the land. There was some discussion about the possibility of wanting to subdivide the parcel if they wanted to utilize the portion along 143<sup>rd</sup> as Commercial if the property next door goes commercial, dependent on the Comp Plan. The Plan Commission agreed that if this were the case and the owners wanted to subdivide, they would need to come to the Plan Commission.

No further discussion by the Plan Commission. Chairman Kozor asked for a motion.

Motion to close the Public Hearing made by Member Foley, seconded by Member Verdun. All in favor, zero (0) opposed, the motion carried.

*Chairman Kozor asked for a motion. Member Foley made a motion to adopt the staff's findings as the findings of the Plan Commission to recommend approval of [1] Rezoning the subject property from A-2 Rural Residential to R-2 Single-family Residential, and [2] a Variance to establish the front lot line of this corner lot as Dixon Lane, the longest lot line adjacent to a street right-of-way, for certain real property located at 14327 Dixon Lane, Homer Glen, Illinois. [Case No. HG-2109-AV]. The motion was seconded by Member Verdun.*

*A Roll Call vote was taken. The Vote passed unanimously with Commissioners Kozor, Hand, Foley, Verdun, Stanly and Zarebczan all voting in favor with six (6) to zero (0) opposed. This case will go before the Village Board on May 26, 2021.*

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

Senior Planner King announced there would be one (1) case for the next Plan Commission meeting on May 20, 2021.

Member Verdun discussed the last Board Meeting was the last Board Meeting of the current board.

**8. Adjournment**

Member Hand made the motion to adjourn, seconded by member Stanly. All in favor, zero (0) opposed. The meeting was adjourned at 7:15 pm.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (Plan Commission Secretary): Gia Cassin

Approved Date: 5/20/2021