

About the Commission

“There is hereby created and established in and for the Village of Homer Glen a Plan Commission, to consist of seven members, to be appointed by the Village President with the advice and consent of the Village Board, with one of the aforesaid seven members being annually designated by the Village President to serve as the Chairperson of the Plan Commission. All members of the Plan Commission shall be residents of the Village of Homer Glen.”

*Source: Village Code
Division 1, Chapter 10, Part 1, 10-1
<https://ecode360.com/28890302>*

Members

John Hand, Chair, 2019
Lynn McGary, Vice-Chair, 2011
Jay Bradarich, 2022
Laura Bugos-Komperda , 2022
Dan Foley, 2019
Colleen Lyons, 2024
Dave Stanly, 2018

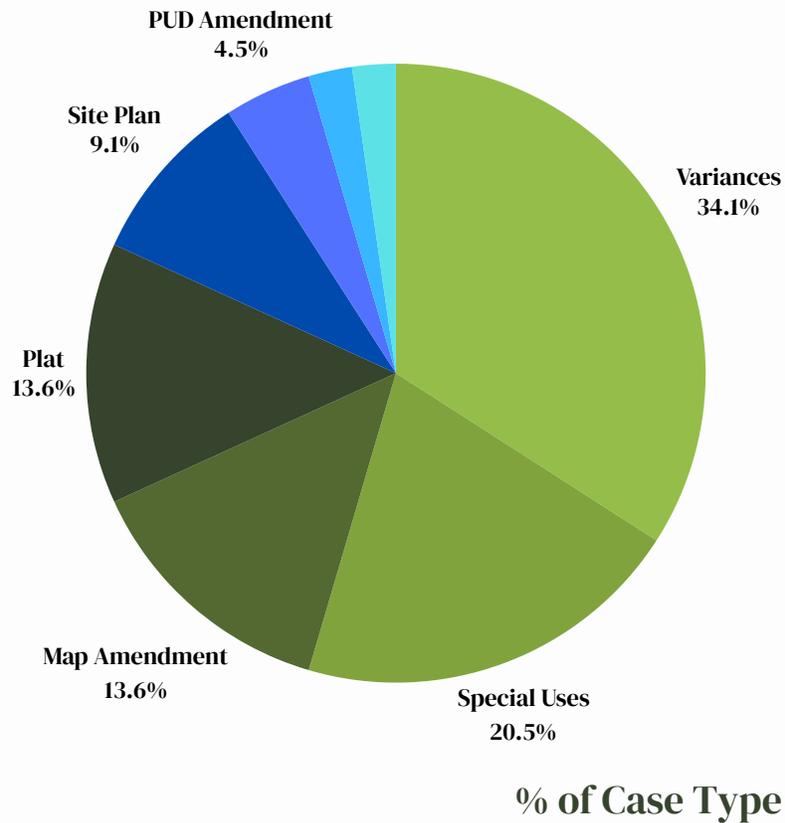
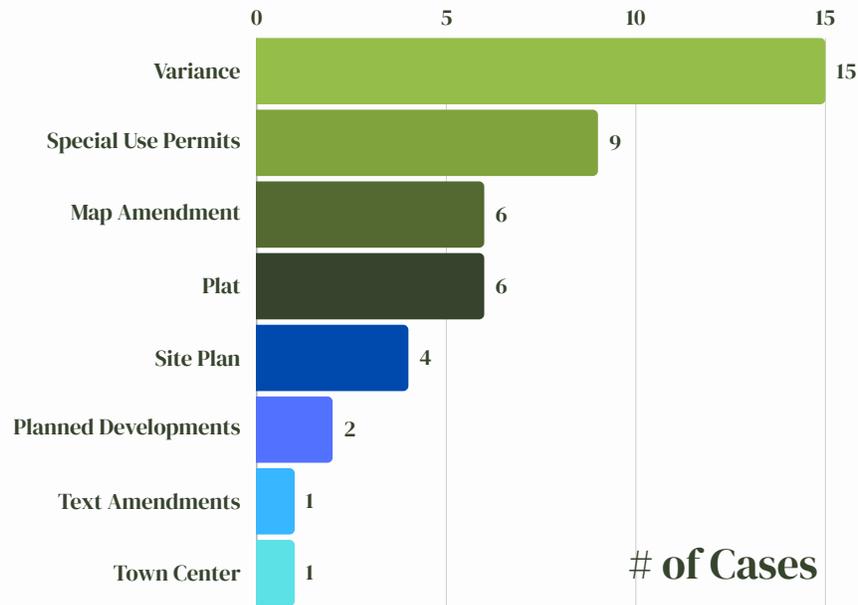
Melissa King, Director of Planning & Zoning, Staff Liaison
Taylor Udarbe, Assistant Planner, Staff Liaison
Sarah Pesavento, Plan Commission Secretary

**Dates listed above are start of service.*

Case Review

Case Number	Date	Address	Case Type	Description	Vote
HG-2213-APUD	06/15/23	13750 W 159th Street	Plat, Map Amendment, Site Plan, Special Use Permit, PUD	PUD for Senior Housing Facility	Failed 3-2
HG-2301-PUD	09/21/23	Menards PUD Lots 4 & 5	Plat, Site Plan, Special Use Permit, PUD Amendment	PUD Amendment for Car Wash and Gas Station	Passed 7-0
HG-2306-SMPV	09/21/23	12635 W 143rd Street and the property acquired to the south, see legal	Plat, Map Amendment, Site Plan, Variances	Booth Orthodontics Parking Lot Expansion	Tabled 6-0
HG-2306-SMPV	12/07/23	12635 W 143rd Street and the property acquired to the south, see legal	Plat, Map Amendment, Site Plan, Variances	Booth Orthodontics Parking Lot Expansion	Passed 4-2
HG-2312-SP	08/03/23	16549 S. Parker Road	Special Use Permit	Swimming Pool in Side Yard	Passed 5-0
HG-2313-V	07/06/24	17358 Bruce Circle and 17342 Cedar Road	Variance	Increase Maximum Aggregate SF of Accessory Structure; Allow Accessory structure in Front Yard; Increase Maximum Height	Passed 5-0
HG-2315-SP	06/15/23	13637 W Ironwood Circle	Special Use Permit	Swimming Pool in a Side Yard	Passed 5-0
HG-2316-AV	07/06/23	12513 Hadley Road	Plat, Map Amendment, Variances	Two lot Subdivision with a rezoning to large lot district	Passed 5-0
HG-2318-V	08/03/23	13631 S Maple	Variance	Side Yard Setback Reduction for Home	Passed 5-0
HG-2319-A	09/07/23	PIN 160511400025000C	Map Amendment	Welter Farm Rezoning to Open Space	
HG-2320-A	09/07/23	n/a	Zoning Code Text Amendment	Text Amendment to add farming to Open Space District	Passed 4-0
HG-2321-ASPV	11/02/23	15711, 15731 and 15733 S. Bell Road	Plat, Map Amendment, Site Plan, Special Use Permit, Variances	Homer Junior High and Hadley Middle School Addition	Passed 7-0
HG-2322-SP	11/02/23	PIN 1605041000100000	Special Use Permit	Single Family Home in A-1 under 10 Acres at least 1 Acre	Passed 7-0
HG-2323-AV	11/02/23	12513 Hadley Road	Plat, Map Amendment, Variances	Two lot Subdivision with a rezoning to large lot district	Passed 7-0
HG-2324-V	01/04/24	13455 W. Pawnee Lane	Variance	Allow 6' Fence in Corner Side adjacent to a Front Yard and allow open fence within the Clear Vision Triangle	Passed 7-0
HG-2325-SP	01/04/24	12032 W. Forestview Drive	Special Use Permit	Special Use for an Accessory Dwelling Unit	Passed 7-0
HG-2326-SP	01/04/24	PIN 160536200019000C	Special Use Permit	Single Family Home in A-1 under 10 Acres at least 1 Acre	Passed 7-0
HG-2401-V	02/01/24	18127 S. Parker Rd	Variance	Increase Maximum Aggregate SF of Accessory Structure	Passed 5-0
HG-2402-SP	02/01/24	15751 Annico Drive, Unit 2 & 3	Special Use Permit	Special Use Amendment for Auto Repair and Service (The Car Care Nut)	Passed 5-0
HG-2403-V	03/07/24	15830 S. Bell Road	Variance	Increased Number of Wall Signs (Runnings)	Passed 4-0
Town Center Workshop	03/21/24	n/a	Variance	Town Center Workshop with Lakota Group	no vote
HG-2405-V	04/04/24	16454 S. Spaniel Lake Ct	Variance	Side Yard Setback Reduction for Home	Passed 6-0
HG-2406-V	04/18/24	12034 Winchester Rd	Variance	Allow 6' Solid Fence in Corner Side adjacent to a Front Yard	Passed 4-0
HG-2407-V	05/16/24	14040 S. Cedar Rd	Variance	Side Yard Setback Reduction for Detached Accessory Structure	Passed 6-0
HG-2408-V	04/18/24	12824 W Pheasant Ct	Variance (Public Meeting)	Increased Fence Height for Residential adjacent to Non Residential	Passed 4-0
HG-2410-V	05/16/24	16465 S. Hidden Cove Ct	Variance	Front Yard Setback Reduction for Home	Passed 6-0

Case Analytics



Zoning Code Amendments

September 2023

- Open Space and Agricultural District Text Amendments - to allow Farming in Open Space District

January 2023

- Update Chicken and Bee Ordinance
- Updates to Vape Regulations
- Increased Size of Message Boards
- Increased Allowances for Canopy Signs
- Streamlined Measurement of Sign Graphic Area
- Relaxed Regulations related to Text Restrictions and Placement of Wall Signs on Building
- Reduced Setbacks for Monuments Signs to 5'
- Reduced Accessory Structure Setback for R-5 District
- Cleaned up Site Plan and PUD Process Section
- Removed Regulations to Dovetail with Building Regulations
- Numerous Updates to the Tree Preservation Ordinance
- Allow Animal Grooming as a Home Occupation
- Remove Sign Amortization Requirement
- Clarify Cross Access Requirements.

Recommendations

Code updates

- Top Priority: Establish a concept review process for new development
- Update accessory dwelling unit regulations, ADUs
- Update corner side yard fencing regulations
- Update restaurant parking requirements (*most of work is completed from 2023*)
- Update cemetery regulations
- Update massage therapy establishment regulations and establish a licensing program
- Update temporary sign/campaign signage; discuss lifting the relaxed standards for temporary signage

Comprehensive Plan

- Prioritize updating the 2005 Comprehensive Plan; important for long term planning and for funding opportunities
- Engage with a new consulting team
- Utilize a robust selection criteria/process for the Planning Firm that includes interviews at the Plan Commission.

Other Topics

- Discussion/research organizations with regional planning initiatives, south suburbs. Develop list of agencies/organizations and work to align with our Planning Initiatives.
- Protect corporate limits. Prioritize annexation of land that will protect boundaries and land along 159th Street corridor.

