

2025

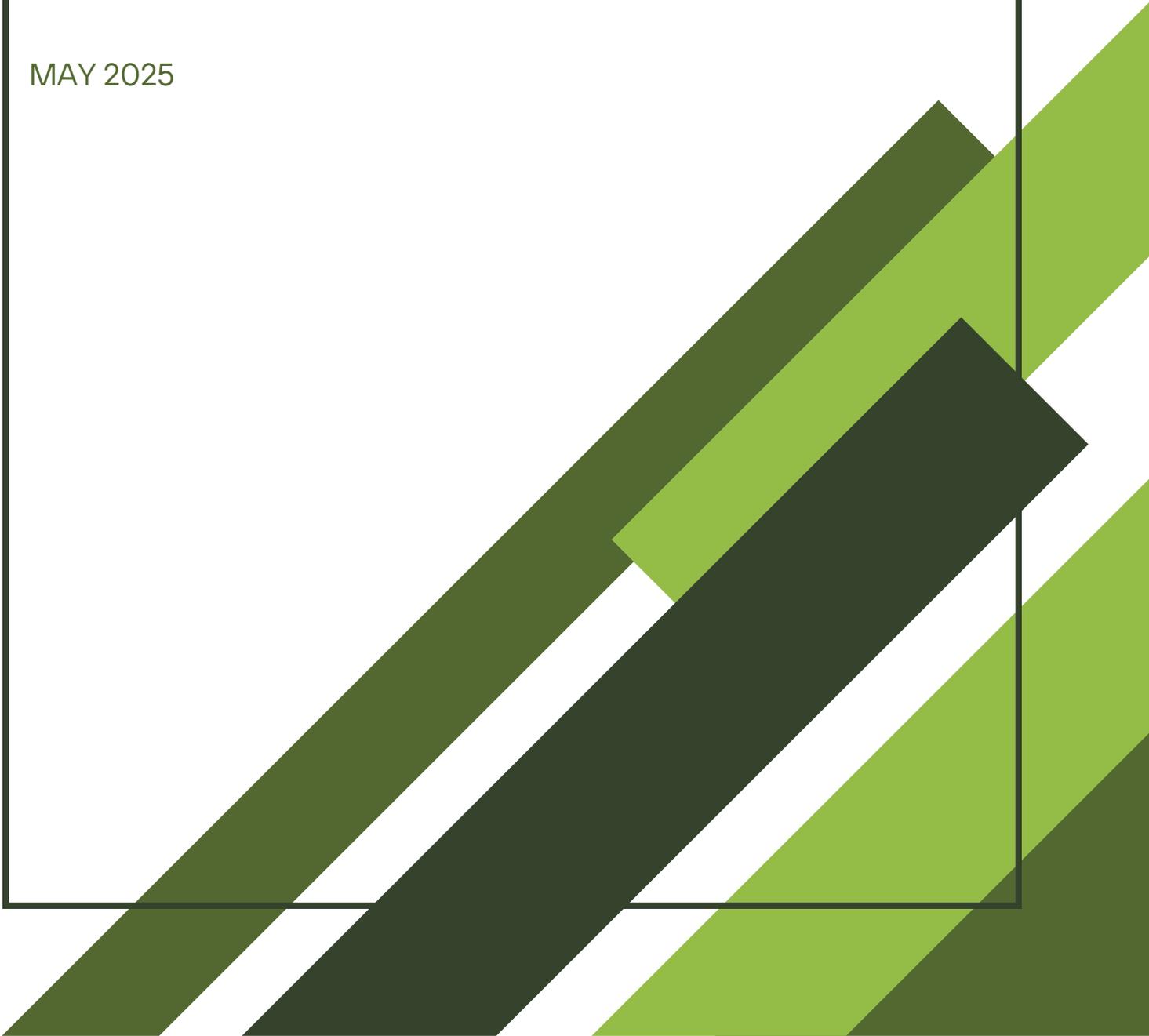
ANNUAL REPORT

PLAN COMMISSION

MAY 2025



HOMER GLEN



ABOUT THE COMMISSION

This Commission serves as the planning agency and zoning authority of the Village. The Plan Commission monitors developments and planning trends and makes recommendations to the Village Board. They prepare, maintain, review, and update the Village comprehensive plan and make recommendations on proposed developments to the Village Board. Additionally, the Plan Commission serves as the Zoning Board of Appeals

For more details on Plan Commission jurisdiction and responsibilities, please visit:
Village Code, Division 1, Chapter 10, Part 1, 10-1
<https://ecode360.com/28865934>

MEMBERS AND START OF SERVICE

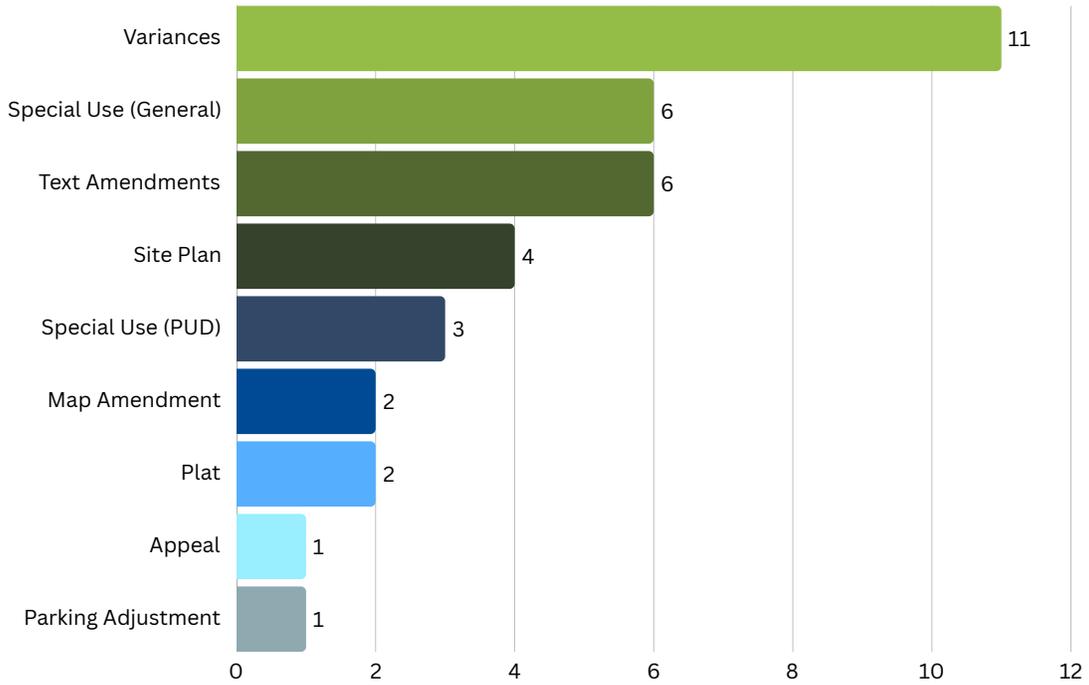
John Hand, Chair, 2019
Lynn McGary, Vice-Chair, 2011
Jay Bradarich, 2022
Laura Komperda, 2022
Dan Foley, 2019
Colleen Lyons, 2024
Dave Stanly, 2018

Chris Gruba, Director of Planning & Zoning,
Staff Liaison
Taylor Udarbe, Planner, Staff Liaison
Sarah Pesavento, Plan Commission Secretary

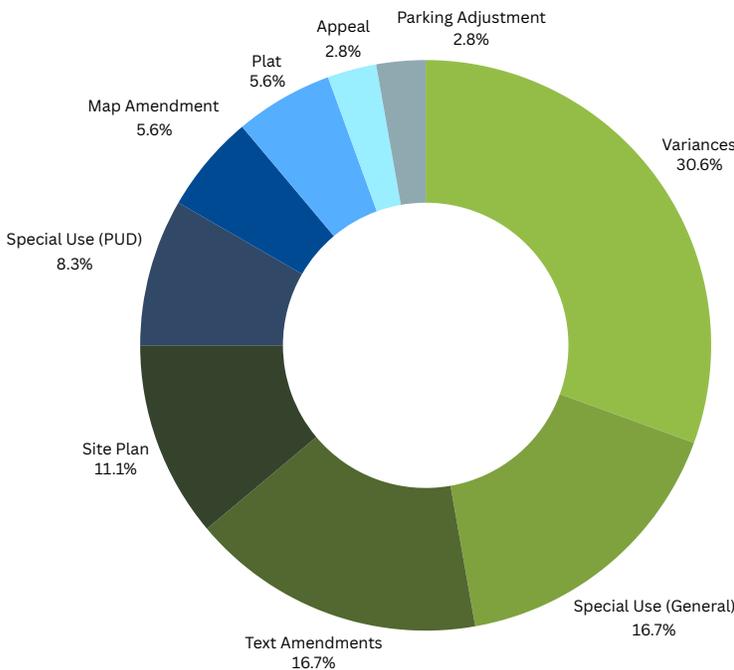
CASE REVIEW

COUNT	CASE	HEARING DATE	ADDRESS	CASE TYPE	DESCRIPTION	PC VOTE
1	HG-2411-V	06/06/24	16037 S. Syd Creek Dr	Variance	Side yard setback for a patio	Approved 6-0
2	HG-2413-APPEAL	06/13/24	12728 Beaver Den Trl	Appeal	Appeal staff's denial for a fence permit on a non-conforming lot with no principle structure	Affirmed staff's denial 4-1
3	HG-2412-SP	06/18/24	12320 W. 143rd St	Special Use Permit	Outdoor seating	Approved 5-0
4	HG-2404-PUD	06/18/24	15744 W. 151st St	Special Use Planned Unit Development; Special Use Permit; Site Plan	Trantina Farm - Planned development with special use for a community center	Approved 4-1
5	HG-2414-SP	08/01/24	13030 W. 143rd St	Special Use; Site Plan	Church addition and amending an existing special use	Approved 5-0
6	HG-2416-P	08/13/24	14059 S. Bell Rd	Parking Adjustment	Parking adjustment	Approved 7-0
7	HG-2415-V	08/13/24	12412 W. Mackinac Rd	Variance	Lot size variance for a single family home	Approved 7-0
8	HG-2417-SP	10/03/24	14059 Mallard Dr	Special Use Permit	Side yard pool	Approved 6-0
9	HG-2420-SP	10/17/24	15757 Annico Drive, Unit 1 & 2	Special Use Permit	Special Use for Automobile Repair and Service (Tire Repair Only)	Passed 6-0
10	HG-2419-V	10/17/24	14433 Dixon Ln	Variance	Accessory Structure variances for size and height	Approved 6-0
11	HG-2418-V	10/17/24	16464 S. Spaniel Lake Ct	Variance	Side yard setback for a single family home	Approved 6-0
12	HG-2421-A	11/07/24	n/a	Zoning Code Text Amendment	To allow Body Piercing Establishments in C-2 & C-3	Body Piercing Approved 4-2; Scriveners Errors Approved 6-0
13	HG-2422-A	11/21/24	n/a	Zoning Code Text Amendment	Temporary sign codes	Approved 6-0
14	HG-2425-V	01/16/25	12463 W. 151st St	Variance	Agriculture; Accessory Structure's side setback rear setback	Approved 6-0
15	HG-2427-V	01/16/25	14251 W 143rd Street	Variance	Lot width variance	Approved 6-0
16	HG-2501-A	02/06/25	n/a	Zoning Code Text Amendment	To modify the process by which map and text amendments may be made	Approved 5-0
17	HG-2502-A	02/06/25	n/a	Zoning Code Text Amendment	To amend the regulations for data centers	Approved 5-0
18	HG-2504-SP	02/20/25	15738 S. Bell Rd	Special Use Permit	Special Use for body piercing establishment	Approved 5-0
19	HG-2506-V	03/06/25	13506 W. 167th St	Variance	Accessory Structure variances for size, height, and front yard	Approved 5-0
20	HG-2423-APUD	03/20/25	Villas of Hidden Valley	Plat of Subdivision; Map Amendment; Special Use Planned Unit Development; Site Plan	Planned Unit Development; Attached Single-family residential	Approved 4-1
21	HG-2507-A	03/20/25	n/a	Zoning Code Text Amendment	To modify Board-approved time extensions for approved variances and special use permits	Approved 5-0
22	HG-2508-V	04/03/25	16312 Alberta Ct	Variance	Rear setback for single family home	Approved 5-0
23	HG-2503-A	04/03/25	n/a	Zoning Code Text Amendment	To set standards for Solar Energy Systems (SES)	Approved 5-0
24	HG-2509-V	04/17/25	13634 S. Beaver Ct	Variance	Rear setback for single family home	Approved 5-0
25	HG-2409-PUD	Workshop held 04/03/25	Dunn Farm - 14059 S 159th St	Plat of Subdivision; Map Amendment; Special Use Planned Unit Development; Site Plan	Planned Unit Development; Mixed-use Development	No Vote
26	HG-2426-SP	05/01/25	17535 Parker Rd	Special Use Permit	Special Use for large group care home	Tabled to June 5, 2025
27	HG-2511-V	05/15/25	14624 W. 136th St	Variance	Accessory Structure variances for front yard and setback (through lot)	Tabled to June 5, 2025
28	HG-2512-V	05/15/25	12034 W. Winchester Rd	Variance	Variance for corner side yard pool and deck	Approved 5-0

CASE ANALYTICS

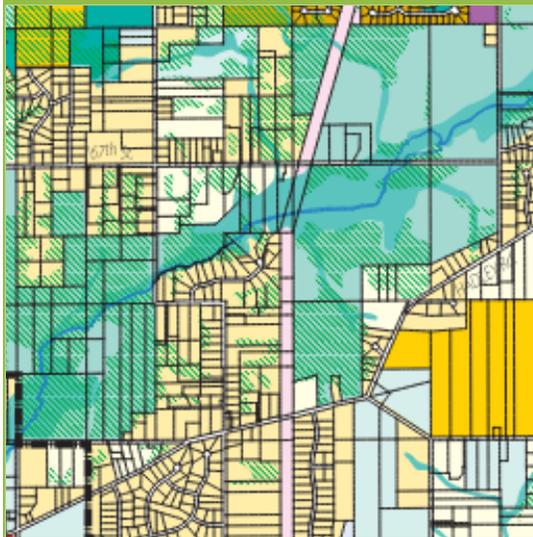
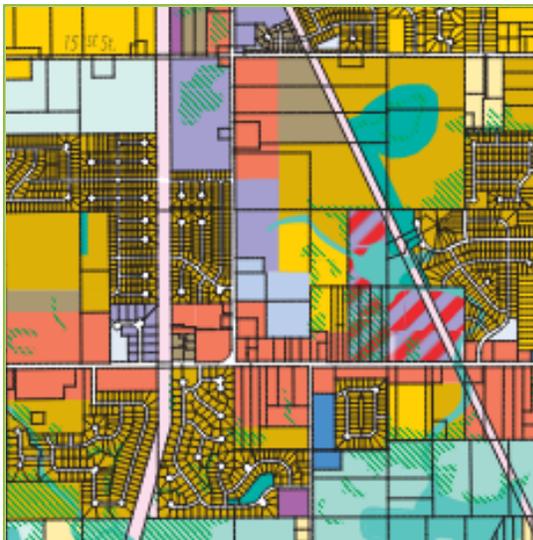


of Cases FY 2024-2025



% of Case Type FY 2024-2025

ZONING CODE AMENDMENTS



NOVEMBER 2024

- Allow Body Piercing Establishments as a Special Use Permit in C-2 & C-3
- Amend Temporary Sign Code

FEBRUARY 2025

- Modify the process by which map and text amendments may be made
- Amend the regulations for data centers

MARCH 2025

- Modify Board-approved time extensions for approved variances and special use permits

APRIL 2025

- Establish standards for Solar Energy Systems (SES)

RECOMMENDATIONS

GOALS FOR FY25-26

Code Updates:

- Update parking requirements
- Landscape Ordinance
- Update massage therapy regulations and establish a licensing program
- Ensure compliance of green burial with state law; possible minor text amendments required

Other topics:

- Prioritize commissioner training once new commissioners are appointed
- Have larger, more complex projects come before the commission as a workshop
- Public hearing efficiency – public hearing sign in slips
- Land suitable for annexation: Cedar Glen subdivision for clean up

Comprehensive Plan:

- Prioritize updates to the 2005 Comprehensive Plan; important for long term planning and funding opportunities
- Engage with new consulting team
- Utilize a robust selection criteria/process including interviews with the Plan Commission; concern was raised about finding a consultant that can help Homer think outside the box.

