

# **Village of Homer Glen**

**12115 West 159<sup>th</sup> Street  
Homer Glen, Illinois 60441**

**Phone (708) 301-0632 • Fax (708) 301-8407**

## **PLAN COMMISSION REGULAR MEETING**

**Thursday, June 20, 2002  
7:30 PM**

**Homer Glen Village Office  
12115 West 159<sup>th</sup> Street  
Homer Glen, Illinois 60441**

**A. Call to Order**

The meeting of the Homer Glen Plan Commission was called to order by Chairman Drnec at 7:35 P.M.

**B. Pledge of Allegiance to the Flag****C. Roll Call; Establish Quorum**

Present were Chairman Len Drnec, Marcia DeVivo, Bill Karn, and Brian Stevens. Tom Petrou arrived at 7:50. Present on behalf of the Village of Homer Glen was attorney Cory Lund, Glen Spachman and John McIntire. The minutes were recorded by Len Drnec and transcribed by Candace Rose.

A quorum was established.

**D. Approval Of Minutes**

There were no minutes to approve.

**E. Chairman Report**

There was no Chairman's report.

**F. Public Hearings****1. Case No. HG0202-MS. (Glenbrook Properties-Walgreen's) Map Amendment from R-3 and I-1 to C-2 P.U.D. and plat of Subdivision – 143<sup>rd</sup> Street and Welter Court**

(Continued from June 6, 2002)

Chairman Drnec opens the Public Hearing on Case No. HG0202-MS.

Present on behalf of the applicant was Mr. Dean Chowanec, Project Manager for Glenbrook Properties Group, L.L.C. The property to be discussed is in a small subdivision informally known as Puckerville located on 143<sup>rd</sup> Street and Welter Court. Mr. Chowanec describes the proposed Preliminary Plat for the 4.71-acre parcel as four distinct lots. Lot 2 will designated as the Walgreen's store proper, 79-car space parking for Walgreen's customers, and drive through access for Walgreen's. The store proposed will be 14,490 sq.-ft. with a double drive through. Lots 1 and 4 will be on either side of the Walgreen's, approximately 1.25-acres and will be developed later for commercial

uses. Lot 3 will be behind the development and be used as a detention basin. The drainage for the site is generally in a southwesterly direction towards the location of the proposed detention basin and outfalls to the south onto Common Wealth Edison Property. The drainage plan proposed meets Will County Ordinance requirements. Currently all or part of the detention basin is on Common Wealth Edison property and a letter from them stating their intent to allow for the permanent installation of the detention basin as been provided to Will County. There will be an additional access road built out to Bell Road. The landscaping plan calls for numerous trees and scrubs surrounding the Walgreen's property and in the parking lot islands.

Chairman Drnec calls for questions or comments from the Public.

Mr. Jeff Forbes, 14322 Bell Road, comments that he is a resident of Puckerville, on Lot 6, and has great interest in seeing this development move ahead.

Hearing no other questions or comments from the Public, Chairman Drnec closes the public hearing and opens discussion to the Plan Committee Members.

Member Petrou inquires as to the other commercial spaces, is there specific commerce in mind for this space? Mr. Chowaniec explains that they have not yet sought any specific business for the space but is confident that when the Walgreen's is completed the space will be occupied quickly. Member Petrou asks Chairman Drnec if this will be put to a consensus vote tonight. Chairman Drnec replies, no, he will require a motion.

Attorney Cory Lund asks if the current problem with Will County Highway Department concerning the right in right out access to the site is not resolved will it be a deal breaker? Mr. Chowaniec replies that it most certainly will. If the Highway Department only allows a right in the Walgreen's will not be built.

Attorney Lund then asked if a final plat has been presented. John McIntire explains that only a preliminary plat has been received for the Committee's approval at this time.

Member Stevens asks what exactly Mr. Chowaniec would like to receive from this meeting. His reply is he would like as much approved as possible. First, the zoning, then the plat and his site plan. Mr. Chowaniec explains that they have lost much time with the Will County Highway Department problems and when it is resolved they would like to move quickly. If he gets all his approvals from the Village of Homer Glen then when the Highway issues are solved he can move ahead.

Glen Spachman Has issue with the current site plan explaining to the committee that only a 10-ft buffer zone has been planned for along 143<sup>rd</sup> Street. The village requires 30-ft front yard buffers. If this variance is granted the Village would expect exceptional landscaping along this zone. Mr. Chowaniec explains that the original design called for a 30-ft zone however, Will County requested a larger easement from them along 143<sup>rd</sup> Street. Mr. Spachman also has issue with the width of the access road which is a proposed 50-ft as opposed to the standard 80-ft.

Member Stevens asks if a larger buffer zone can be created using some of the allotted parking area. Mr. Chowaniec says not without losing 15 or 16 parking spaces. Attorney Cory Lund adds that he is not aware of any Village allowing only 10-ft buffer zone and Homer Glen may not want to set a precedent by approving one for this development. He also asks if feedback has been received from the fire department as to the width of the access road.

Member Stevens suggests the building and Bell Road access road could both be moved back 10-ft south allowing for a 20-ft buffer zone in front. Mr. Chowaniec agrees that this is possible.

Member Petrou objects to the request of zoning change on the I-1 parcel as this property belongs to Common Wealth Edison and will remain as their property even though they have granted the easement to the Glenbrook Group. There is no legal document from Common Wealth Edison requesting this change and since it is their property he feels the applicant must be changed. Mr. Chowaniec replies that he has submitted a letter from Common Wealth Edison to Will County. Member Petrou insists that Homer Glen has no copy of said letter therefore the application is not correct.

Attorney Cory Lund suggests that proof of lease and easement agreement between Common Wealth Edison and Glenbrook Group can be made as a condition of the Village Board's approval or Glenbrook Group can amend their zoning request if Chairman Drnec re-opens the Public Hearing and there is no objection. Mr. Chowaniec replies that he would be able to provide proof of lease and the easement agreement before the item goes before the Village Board.

A motion was made by Brian Stevens and seconded by Bill Karn to recommend to the Village Board to approve the map amendment from R-3 and I-1 to C-2 P.U.D. with final approval from Will County, increasing the buffer zone along 143<sup>rd</sup> Street to 20-ft, and proof of a lease and easement grant from Common Wealth Edison for the area that will include the detention basin in case No. HG0202-MS. Voice vote taken, all in favor, zero opposed. *Motion carried.*

- 2. Case No. HG0104-MS2 (P.B. Homer-Cedar Ridge) - Map Amendment from A-1 and R-2 to R-2 P.U.D. and Special Use Permit for Flood Plain Development and Plat of Subdivision – Southwest Corner of 151<sup>st</sup> Street and Cedar Ridge.**

Continued until the July 11, 2002 meeting

- 3. Case No. HG0206-MS (Homer Township) – Map Amendment from A-1 to E-1 (lot 1) and from A-1 to C-2 (Lot 2) with Special Use Permit for a planned Unit Development; and Plat of Subdivision - 14740 S. Bell Road.**

John McIntire presents Case No. HG0206-MS to the committee. Township of Homer, IL and CORLANDS under trust No. 5364, First Bank of Joliet, is seeking Map Amendment from A-1 to E-2 on one lot and A-1 to C-2 on the second lot. In addition, they are

requesting a Special Use Permit for a Planned Unit Development with a front yard setback variance from 30-ft to 15-ft on the properties.

The entire property, approximately 30-acres, will be a mix of commercial shopping, senior housing and open spaces. As John explains a five-acre senior retirement housing development planned will be funded by alternative bond sales as authorized by Homer Township residents via a referendum in 1998. It will be a 32-unit townhouse development owned and operated by Homer Township. Each unit will have a one-car garage.

In addition, future planning includes a five-acre portion of the site for a community center, if and when a referendum provides the necessary funding. The property will also have open space and will feature a walking path allowing the seniors access to the commercial portion of the development as well as the community center.

The rational for the development is to first provide affordable housing for the senior community in Homer, thus keeping our valued seniors. The second rational is to provide commercial space. The area would provide goods and services to further diversify the community, provide employment opportunities, enhance the tax base and improve the prestige and quality of life of the community. The front yard variance is requested because Will County Highway Department needed a right-of-way of 75-ft rather than the 50-ft first requested and this additional 25-ft impacted the valuable commercial space planned.

Chairman Drnec opens the public hearing and asks if there are any questions or comments. Jim Fennie asks if the senior complex will be considered as park property in Homer Glen. John McIntire replied that it will not be considered park. Ray Pecore inquires if the government will subsidize the rents. John McIntire explains that no, they will not, and that priority will be given to Homer Glen resident seniors first. If there are not enough Homer Glen seniors to fill the 32 units, space will be available for parents of Homer Glen residents. If space still remains available, former Homer Glen residents can apply to live in the units. However, John says there are currently 45 Homer Glen residents on the waiting list. With no further questions from the public Chairman Drnec asks the committee members for question and comments.

Brian Stevens asks why the village would want to take on the roll of landlord, as it will most certainly be a time consuming task. John McIntire explains that they have no choice since the referendum was passed and they set up a committee that is currently working on the details of management. Township trustee, Pam Meyers, asks Attorney Cory Lund if there any way the Village could choose not to build and manage the senior center. Mr. Lund explains that he is not familiar with the wording of the referendum to answer the question at this time.

Chairman Drnec closes the public hearing and asks for more questions or comments from the committee members. Glen Spachman asks if the road identified as Founders Circle will be a dedicated or private road. John McIntire says it will be dedicated to the village and Frank Dunn has County's intention to maintain it.

Glen Spachman asks what is the parking ratio? John McIntire replies that they have planned for 1.5 spaces per unit. Mr. Spachman explains that they are required to have 2 spaces per unit and will need a variance in addition to the front yard variance.

Member Stevens questions the need for the front yard variance. Why can't they move the road over to allow for the full 30-ft buffer zone? John McIntire explains that the road will be built on land designated as "open space" land. The property on both sides of the road will be open space land and as such only a road can legally be built on that portion of the property. The designers were trying to maximize the usable building space while maintaining the open space requirements. Member Stevens then suggests they reduce the size of the commercial to make up the difference. Member Stevens strongly states that after not allowing the full variance on the buffer zone in Case No. HG0202-MS he can not now grant it in this case.

Attorney Cory Lund agrees that it is difficult to grant the variance to one party and not to the other. He also states that he does not see that the applicant has shown the inability to make a reasonable return on investment if the variance is not granted.

John McIntire explains that the developer needs all the space designated for commercial and cannot spare more 5-ft. Member Stevens suggests that the townhouse units could be moved back to accommodate just 5 additional feet to agree with the variance granted in Case No. HG0202MS. Mr. McIntire states that open space land surrounds the complex and cannot be built on except for the road. He does not see a way to increase the buffer zone.

A motion was made by Tom Petrou and seconded by Bill Karn to recommend to the Village Board to approve the map amendment from A-1 to E-2 (lot 1) and A-1 to C-2 (lot 2) with a Special Use Permit for a P.U.D. (Both parcels) and a front yard setback variance from 30-ft to 15-ft (lot 2) in case No. HG0206-MS. Voice votes taken three in favor, one opposed. *Motion carried*

**4. Case No. HG0207-M (Nedbal) – Map Amendment from A-2 to R-3 – 14708 West 147th Street.**

Chairman Drnec opens the Public Hearing on Case No. HG0207-M.

The applicant is seeking rezoning to allow for the subdivision of his property. The property is 4.57 acres located at 14708 W. 147<sup>th</sup> Street. Currently his lot is not wide enough to allow for dividing it according to the R-2 code. R-3 will require a minimum of 22,000-sq.ft. And a lot width of at least 90-ft. The applicant is proposing to split the parcel in two. The east parcel, which contains an existing house, will be 3.54 acres and the west parcel will be 0.86 acres.

A Homer Glen Staff Report was prepared and states that the Village of Homer Glen Land Use Map designates this area as *Residential 1 Dwelling per 2.5 Acres*. The proposed amendment would allow development at a density rate of 1 dwelling per 0.5 acre.



Residents neighboring Mr. Nedbal are present and are concerned about the possibility of worsening the flooding that occurs in and around the property and the adjacent properties. Jerry Edge inquires as how Mr. Nedbal will deal with the septic system and the flooding. Stella Edges also inquires about how the village will propose to solve the flooding if they approve the re-zoning. Stella Edge states several years ago they tried to subdivide and Will County would not allow it because of flooding. Her question is why would we allow it now?

Chairman Drnec suggests that the issues raised about the flooding are valid and both the Plan Commission and the Village Board would like to see bigger lots out at this location. He suggests that Village Management should look at the property and work with Mr. Nedbal towards a better solution. Dividing the property in the way proposed by Mr. Nedbal will not preserve the integrity of the surrounding properties and homes. The Village would prefer to maintain the A-2 zoning in that area but he believes it may still be possible to subdivide. Chairman Drnec asks for a motion to continue the case until such time that Mr. Nedbal can work with the Village Management and the committee has more information available.

A motion was made by Tom Petrou and seconded by Brian Stevens to continue case No. HG0207-MS until more information is available and Mr. Nedbal has time to work with the Village Management. Voice vote taken, all in favor, zero opposed. *Motion carried*

Glen Spachman tells Mr. Nedbal that he will work out some time to get with him and discuss the issues.

## **G. Will County Zoning Cases**

## **H. Old Business**

### **1. Preliminary Plat – Erin Hills Subdivision Unit Four D**

Chairman Drnec explains that this is a 20-acre property behind Old Oak Golf Course that was granted to the Village as open space. Margaret Sabo has been working on this grant for a number of years. An additional 10-acres was donated by Citizens Utilities for the open space program. The planning and development has been going on since 1996.

Mr. Mike Finnegan shows the preliminary plat with the detention ponds, walking path, recreation park area, and limited landscaping. He explains that it is the same plat approved by the Village Board on January 31, 2001. Chairman Drnec asks if they will be paving the lot 290 area. Mr. Finnegan explains that they do plan for some head in parking spaces for those people interested in coming to the park for the walking paths. Chairman Drnec clarifies that the applicant is looking for approval of the preliminary plat from the Committee tonight.

Member Karn asks about the allotted easements. Mr. Finnigan explains that they were required by the court decree to account for both easements and side yard setbacks. In addition, they were denied the ability to build a road. Before the incorporation of Homer Glen when the issue went before the Village of Lemont, they objected to the proposed road. They were involved in the vote because they are in the 1.5-mile radius of the site. Therefore the court decree No. W79G1509MR limits the ability to put in a road. He expects that they will be back to the Committee and Village Board later with requests for a Special Use Permit and/or variances when they have complete more design planning.

A motion was made by Tom Petrou and seconded by Marcia DeVivo to recommend to the Village Board to approve the preliminary Plat for Erin Hills Subdivision Unit Four D. Voice vote taken, all in favor, zero opposed. *Motion carried*

## **2. Preliminary Plat – Windsor Court Subdivision**

Glen Spachman explains that he put this item on the agenda before he realized that the applicant would not be ready. He apologizes to the Committee and Chairman Drnec continues this item until the next Committee meeting on July 11, 2002.

## **3. Update Report: Sign Ordinance Committee**

Member O'Brien is the Chairman of the Sign Ordinance Committee and is not present. Therefore, the update report will be delayed until the next Committee meeting.

## **4. Update Report – Subdivision Committee**

Chairman Drnec asks if all committee members have had time to review the Draft Subdivision Ordinance prepared by Bill Karn. Not all members have reviewed it. Chairman Drnec had not as read it and would like more time.

## **I. New Business**

Chairman Drnec asks if there is any new business to be discussed.

Attorney Cory Lund explains that the Village is beginning to deal with some very important issues that may have serious legal ramification in the future so for the purpose of being able to record accurate and precise minutes would member please remember to not speak out of turn. It is very difficult to sort out who is speaking to what issues when several conversations are taking place at the same time. Please be careful to only speak when it is your turn and do not carry on separate conversations simultaneously.



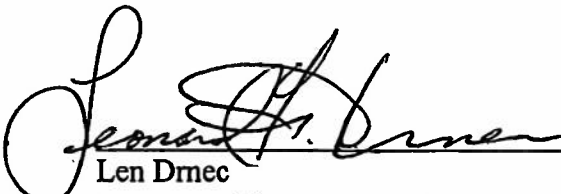
Glenn Spachman has three announcements:

1. The Tuesday Village Board Workshop and the Village Board Meeting will be held at the Junior High School this week. It will be a special meeting to discuss the Menard's store. The meeting will convene at the Village office at 8:00 but then be moved to the school. If you plan to attend please go directly to the school.
2. July 25, 2002 has been scheduled for working with the village's consultants on the comprehensive plan.
3. A Community Meeting is being scheduled for August 8, 2002. It is expected to be a short meeting. He will see that everyone gets more information as the time draws nearer.

Chairman Drnec advises the members that the next scheduled Committee meeting will be on July 11, 2002 due to the July 4<sup>th</sup> holiday.

#### J. Adjournment

Motion to adjourn was made by Tom Petrou, seconded by Bill Karn. Voice vote taken, all in favor, zero opposed. *Motion carried.* Meeting was adjourned at 10:35 P.M.

  
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Len Drnec  
Chairman, Plan Commission

Next Plan Commission Meeting  
Thursday, July 11, 2002  
Homer Glen Village Office  
7:30 P.M.

Minutes Approved July 11, 2002