

Village of Homer Glen

**12115 West 159th Street
Homer Glen, Illinois 60441**

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

Board of Trustees

Workshop Meeting

**Tuesday, June 25, 2002
(Immediately following a
Special Meeting which began at 8:03 p.m.)**

**Homer Junior High School
15711 Bell Road
Homer Glen, IL**

A. CALL TO ORDER

The meeting was called to order at Homer Junior High School, 15711 Bell Road, Homer Glen, by Mayor Russ Petrizzo at 10:15 p.m. immediately following a Special Meeting. (The Special Meeting was called to order at 8:03 p.m. at the Village Office at 12115 West 159th Street, Homer Glen, recessed due a lack of seating space, and reconvened at Homer Junior High School at 8:27 p.m. The Special Meeting adjourned at 10:14 p.m.)

Trustee Snyder made a motion to call the Workshop to order; second by Trustee Sabo.

Roll Call Vote:

Ayes: (6) Trustees Andrews, Niemiec, Polke, Sabo, Snyder and Ward

Nays: None

Abstained: None

Absent: None

The Mayor did not vote.

Motion carried.

Present at 10:15 p.m. were Mayor Russ Petrizzo, Trustees Brian Andrews, Mary Niemiec, Margaret Sabo, Tom Polke, Gail Snyder and Laurel Ward. All were present throughout the entire meeting. Also present on behalf of the Village were Clerk Christine Luttrell, Village Manager Glenn Spachman, and Village Attorney Ken Carlson. A quorum was established.

B. APPROVAL OF AMENDMENTS TO AGENDA

Trustee Sabo made a motion to amend the agenda as follow; second by Trustee Niemiec.

1. Add Item C-5: Will County Storm Water Management Ordinance Letter
2. Withdraw Item C-3: Purchasing Procedures
3. Withdraw Item C-4: FEMA

Roll Call Vote:

Ayes: (6) Trustees Andrews, Niemiec, Polke, Sabo, Snyder and Ward

Nays: None

Abstained: None

Absent: None

The Mayor did not vote.

Motion carried.

C. WORKSHOP ITEMS

1. Case No. HG 0206-MS (Homer Township) – Map Amendment from A-1 to E-1 (Lot One) and from A-1 to C-2 (Lot Two) with a Special Use Permit for a Planned Unit Development; and a Plat of Subdivision – 14740 S. Bell Road

Discussion:

John McIntyre, Homer Township Community Development Director, gave a presentation on Homer Township's Founders Crossing development. Homer Township voters previously approved the development by referendum. Parcel One is a Senior Housing component. Parcel

Two is for future commercial development fronting Bell Road. Also, ten acres were identified for a possible future community center. Parcel 4 is to remain open space. The developer is seeking a P.U.D. spreading 32 units over the site, making the density one unit per acre. They are also seeking a variance for Parcel Two from 30 feet to 15 feet to allow parking in 15 feet of the required front yard along the commercial property. The need for the front yard variance appears to have been caused by a Will County requirement for a 75 ft. right-of-way dedication on the west side of Bell Road.

The Village previously examined the 30 ft. front yard requirement in general and expressed the desire to maintain it. The Board may require the developer to landscape the 15 ft. front yard if the variance is granted. They may also require landscaping part of the Will County right-of-way. This appears to be satisfactory to Will County as long as the developer understands that the landscaped area may eventually be taken as right-of-way. There was concern from the Board that a precedent was being set for the entire Bell Road corridor. It was explained that the project has been planned for years. As interest is accruing, there is justification for granting the variance because of hardship. Future developers would need to prove a hardship before getting the same type of variance.

The first floor masonry requirement was previously waived by the Village.

Regarding the commercial parcel, the developer felt that C-2 was the best fit for the property, expecting the use to be office or possibly a banquet hall. The future community center component could only be developed by referendum. Until then, it will remain unused open space.

Homer Township Supervisor Bud Fazio and Homer Township Trustee Pam Meyers attended. They believe the development will offer affordable senior housing for Homer Township and Homer Glen residents and that the commercial parcel will be first class.

At their meeting on June 20, the Plan Commission voted 7-0 to recommend the rezoning of the subject property to E-1 Planned Unit Development (P.U.D.) for Parcel One and to C-2 P.U.D. for Parcel Two with a variance to allow parking in 15 ft. of the required front yard for Parcel Two.

Trustee Sabo made a motion to suspend the rules; second by Trustee Snyder.

Roll Call Vote:

Ayes: (6) Trustees Andrews, Niemiec, Polke, Sabo, Snyder and Ward

Nays: None

Abstained: None

Absent: None

The Mayor did not vote.

Motion carried.

Trustee Sabo made a motion to approve Case No. HG 0206-MS as follows; second by Trustee Snyder.

- a. Approval of the Map Amendment of Parcel One from A-1 to E-1
- b. Approval of the Map Amendment of Parcel Two from A-1 to C-2 with a Special Use Permit for a Planned Unit Development
- c. Granting of a 15 ft. variance to allow parking in 15 feet of the required front yard along the commercial property subject to Will County's requirement of a 75 ft. right-of-way dedication, to be reduced if Will County does not require a 75 ft. right-of-way.

- d. Approval of the preliminary site plan with the condition that the housing is for senior housing.
- e. Requirement of landscaping in the dedicated area for 75 ft. right-of-way.
- f. The legal descriptions of Parcels One and Two are to be included.

Roll Call Vote:

Ayes: (6) Trustees Andrews, Niemiec, Polke, Sabo, Snyder and Ward

Nays: None

Abstained: None

Absent: None

The Mayor did not vote.

Motion carried.

Trustee Andrews made a motion to resume workshop rules; second by Trustee Sabo.

Roll Call Vote:

Ayes: (6) Trustees Andrews, Niemiec, Polke, Sabo, Snyder and Ward

Nays: None

Abstained: None

Absent: None

The Mayor did not vote.

Motion carried.

2. Case No. HG 0205-M (Pitsilos) – Map Amendment from C-2 to C-3 P.U.D. – 14316-20 S. Bell Road

The developer's attorney Wayne Kwiat attended. The developer is requesting rezoning from C-2 to C-3 Planned Unit Development for an auto repair/muffler facility. Landscaping was questioned. The Mayor recommended that a separate landscaping plan be presented and reviewed by the Board at a future meeting. The developer was aware of the 75 ft. dedicated right-of-way along Bell Road and the 30 ft. required front yard. Will County, the authority that grants curb cuts, will determine if right-in/right-out cuts will be required. The Village Manager requested that the developer provide a signage plan. The map amendment and preliminary site plan is expected to be on the July 16 agenda.

The lots to the south are contemplated for detention area to be built when the larger parcel is built, subject to engineering review.

3. Purchasing Procedures

This item was withdrawn from the agenda.

4. FEMA

This item was withdrawn from the agenda.

5. Will County Storm Water Management Ordinance Letter

The Will County Governmental League (WGCL) has requested that municipalities respond to Draft Three of Will County's Storm Water Management Ordinance. Trustee Sabo drafted a letter

addressing the concerns she believes should be included in the Ordinance. Storm water management is a definite issue in Homer Glen, having two watersheds and five creeks. The consensus of the Board was to submit the letter to WCGL on June 26.

The Village Manager announced that about one month ago a resident advised the Village that Lucent was willing to donate office furniture. The Village received a 42' truckload of office furniture from Lucent on Friday, June 21.

D. ADJOURNMENT

Trustee Polke made a motion to adjourn the Workshop Meeting; second by Trustee Sabo.

Roll Call Vote:

Ayes: (6) Trustees Andrews, Niemiec, Polke, Sabo, Snyder and Ward

Nays: None

Abstained: None

Absent: None

The Mayor did not vote.

Motion carried.

The meeting adjourned at 11:07 p.m.

Christine Luttrell
Christine Luttrell
Village Clerk

Approved at the Board of Trustees Meeting dated September 17, 2002.