

# Plan Commission

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Minutes of the Meeting on  
February 1, 2024

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 was led by Commissioner Stanly**

**3. Roll Call**

Director King said, I'd like to make a quick announcement. This evening staff received Steve Fiskow's resignation from the Plan Commission. I don't have any further information. I just wanted to share that before we start the meeting. He obviously won't be here tonight and when Sarah calls roll, she won't call his name either.

Members present: Commissioner Stanly, Commissioner Foley, Commissioner Bradarich, Vice-Chair McGary and Chairman Hand. Also present were Planning and Zoning Director King, Assistant Planner Udarbe and Plan Commission Secretary Pesavento.

Not present: Commissioner Bugos-Komperda

**4. Minutes.**

**a) January 4, 2024**

A motion was made to approve the minutes from January 4, 2024 by Commissioner Stanly, seconded by Vice-Chair McGary. All in favor, zero (0) opposed. The motion carried.

**5. Public Comment.**

None.

The Plan Commission Secretary swore in all wishing to speak. Chairman Hand provided a statement as to the order and operation of business for the Plan Commission process.

**6. New Business and Possible Action or a Recommendation.**

**a) Case No. HG-2401-V, 18127 S. Parker Rd, Mokena, Illinois [within Homer Glen Corporate limits], (Public Hearing): Consideration of a request for approval of a Variance to increase the maximum aggregate square footage of accessory structures from the allowed seven thousand six hundred and twenty-three (7,623) to ten thousand eight hundred and twenty-one (10,821) square feet, where in no event shall the total square footage of accessory structures exceed the lesser of 10,000 square feet or 3.5% of the lot size for certain real property located in the A-2 Rural Residential District at 18127 S. Parker Rd, Mokena, Illinois (within Homer Glen Corporate limits). [HG-2401-V]**

Assistant Planer Udarbe presented the facts of this case. This is a consideration of a request for approval of a variance to increase the maximum aggregate square footage of accessory structures from the allowed seven thousand six hundred and twenty-three (7,623) square feet to ten thousand eight hundred and twenty-one (10,821) square feet, where in no event shall the total square footage of accessory structures exceed the lesser of ten thousand (10,000) square feet or three-point five (3.5) percent of the lot size for certain real property located in the A-2 Rural Residential District at 18127 S. Parker Road, Mokena, Illinois (within Homer Glen Corporate limits). The applicant, Walter Gorczowski, owns the subject property at 18127 S. Parker Road. He's proposing to install a thirty-six (36) by twenty-four (24) foot accessory structure or eight hundred and sixty-four (864) square feet. It's going over an existing detached

garage. It is bigger than the existing one. Per the zoning regulations in the A-2 Rural Residential district, the total maximum accessory structure square footage permitted is not to exceed the lesser of ten thousand (10,000) square feet or three-point five (3.5) percent of the lot size. This five (5) acre property is permitted seven thousand six hundred and twenty-three (7,623) square feet by right. With this proposed structure, the aggregate square footage of structures on the property will total ten thousand eight hundred and twenty-one (10,821) square feet. In 2009, the previous owners were granted a variance to allow up to nine thousand four hundred and sixteen (9,416) square feet to construct a seven thousand five hundred and sixty (7,560) square foot riding arena. That's the large structure in the back of the property. Per the plot of survey, it looks like this building had been installed a little larger than what was presented at the Plan Commission meeting during 2009. The property is over what has already been granted that variance for.

Staff has not received any public comments on this case.

For the first variance, maximum aggregate total for accessory structures in the A-2 zoning district is allowed a maximum of ten thousand (10,000) square feet or three-point five (3.5) percent, whichever is less. This five-acre property is permitted seven thousand six hundred and twenty-three (7,623) square feet. The proposed structure puts them over the ten thousand (10,000) square foot threshold at ten thousand eight hundred and twenty-one (10,821) square feet. The applicant has also been granted an administrative setback for garages. The existing structure itself is not meeting the required twenty (20) feet. This new structure is going to be six (6) feet away from that north property line. Staff did receive a letter of support from this neighbor to the north. That was an attachment in the packet. As far as other bulk regulations, the structure itself is meeting everything except for this maximum aggregate square footage for accessory structures.

I emailed these over today. These are just some character photos of the area. They're not exact measurements because it's based on GIS (Geographic Information System) aerials, but to give you an idea of some of the structure sizes and amounts in the area. I also printed these out so it's easier for all of us to see the actual numbers themselves. Notably, there is another A-2 zoned property just two (2) to the south. You can see it in this first aerial on the left side. It looks like, based on my measurements, that one of the buildings alone is around twenty-one thousand (21,000) square feet. It is two (2) properties south of the subject property. Their aggregate total, from what I estimate comes to twenty-nine thousand four hundred sixty (29,460) square feet. Based on aerials it appears that all of these structures on that property had been existing prior to Village incorporation and the property is also sixteen (16) acres in size. It is not exactly the same. It is the same zoning district. By our code they would only be allowed that maximum of ten thousand (10,000) square feet. Otherwise, this middle one is showing right across Parker Road on the west side. This is unincorporated Will County. Also, a little different. There is one aggregate that is eight thousand/seven thousand (8,000/7,000) square feet. Still not as much as what the applicant is proposing, but these are just some numbers. Further north on Parker Road towards Chicago Bloomington, this last photo, you see some other accessory structure sizes in the area. Again, not any of them that I have estimated are exceeding the ten thousand (10,000) square feet, but these are just estimated off GIS.

We have all heard these oversized accessory structures, but there is no history in the Village of us granting a variance to exceed this ten thousand (10,000) square foot maximum. We do have a long history of granting increases to square footage based on lot sizing. You can see a long

list of those variances in the Plan Commission packet. as far as the findings, the previous owners of the subject property had already been granted a variance to increase the maximum aggregate total up to nine thousand four hundred sixteen (9,416) square feet for the riding arena. Then it appears that this riding arena was built larger than what had been included in the plans for the 2009 variance. The property already exceeds this buried amount for square footage. Other accessory structures on the property were also not built by the applicant. While the subject property is oversized for the district, this is a five (5) acre parcel where in A-2 two point five (2.5) acres is the minimum size required. It is double the size of what's required. It's also not meeting the requirements for the A-1 Agricultural District, which has a ten (10) acre minimum lot size. Then in the A-1 district there are no maximum aggregate square footages for accessory structures. They are solely based on lot coverage, but that lot sizing is what staff has always usually based these variances on. You see lots in zoning districts and they're oversized for that zoning district and it's more compatible with the bigger structures and a bigger zoning district. It doesn't quite meet the A-1 minimum requirement though. It is a little different. For the last one, there are many properties in this area that have multiple accessory structures. Another A-2 property to the south of the subject property appears to have a structure that exceeds twenty thousand (20,000) square feet according to GIS. That concludes my presentation.

A motion was made to open the public hearing by Commissioner Foley, seconded by Commissioner Bradarich all in favor, zero (0) opposed. Motion carried.

The petitioner did not have anything to add.

A motion was made to close the public hearing by Commissioner Stanly, seconded by Vice-Chair McGary all in favor, zero (0) opposed. Motion carried.

Vice-Chair McGary said, the building that is there now that the previous owner got a variance for, was it just built when we were already incorporated? Assistant Planner Udarbe said, the riding stable in the back was built when we were incorporated. That is correct. The big one in the back of the property. The two (2) structures that you can see from the street, one is in the front yard and the other is in the side yard. One of them in that side yard where this new structure is going was existing prior to 2001 before they bought the property. This building is replacing an existing smaller garage. Vice-Chair McGary asked, so this is an addition to the one in the back? Director King said, correct. Chairman Hand said, the barn or the stable was built by the previous owner. They were granted a variance and then they proceeded to build it larger than the variance, correct? Assistant Planner Udarbe replied, yes. Chairman Hand said, according to my calculations, about one thousand one hundred (1,100) square feet more. The new garage is only going to be about two hundred eighty (280) square feet bigger than the old one. Assistant Planner Udarbe said, it's not much bigger. Director King said, I just did the calculation. I feel like this plat on page eight (8) shows the old structure and looks to me like it's really twenty (20) feet by thirteen (13) feet. That is about two hundred sixty (260) square feet according to my math. The new one is eight hundred sixty-four (864) square feet. It looks like a concrete pad in the back which is impervious, but not counted into that overall accessory structure.

Vice-Chair McGary asked, what is the purpose for all of these buildings? Assistant Planner Udarbe said, he's using this one for his own personal vehicles. The reason why he wanted to do it in the same spot is because it's closest to his house. He wants to park his truck in this structure. Next to the riding stable in the back, they do have another barn that they use for

actual equestrian storage. That's towards the back of the property by the riding stable. These two (2) in the front are for personal use and storage. Chairman Hand said, this is replacing the existing frame barn on the north side of the driveway? Director King said, if you look at page eight (8), it has the plat without the new one on it. Well, it has the new one in pink. The frame barn is in front and then it looks like there is an existing one car garage. Is that correct? The petitioner replied, yes. Director King said, it's small, but it looks like it is twenty (20) feet by thirteen (13) feet. Then there's a little pad of concrete in the back and then in the front, and it's replacing that one. Commissioner Bradarich said, so it is going thirty-six (36) feet by twenty-four (24) feet and that is coming down. You really can't see the second building from the street very well because it is behind the barn and there are all kinds of trees. This particular structure will actually be pretty well hidden from the street. It looks like the neighbor to the north doesn't mind it. Chairman Hand said, when the previous owner built that barn over the variance by one thousand one hundred (1,100) square feet, that's really putting pressure on these homeowners to do anything. That's how I look at this. It's not of their doing that it was built beyond the variance.

*Chairman Hand asked for a motion. Commissioner Bradarich made a motion to recommend approval of a Variance to increase the maximum aggregate square footage of accessory structures from the allowed seven thousand six hundred and twenty-three (7,623) to ten thousand eight hundred and twenty-one (10,821) square feet, where in no event shall the total square footage of accessory structures exceed the lesser of 10,000 square feet or 3.5% of the lot size for certain real property located in the A-2 Rural Residential District at 18127 S. Parker Rd, Mokena, Illinois (within Homer Glen Corporate limits) [HG-2401-V]? The motion was seconded by Vice-Chair McGary. A roll call vote was taken with Commissioners Foley, Bradarich, Stanly, Vice-Chair McGary and Chairman Hand voting in favor five (5) to zero (0). The motion passed and will go before the Village Board tentatively on February 14, 2024.*

*Chairman Hand asked for a motion. Commissioner Bradarich made a motion to adopt staff's findings as the findings of the Plan Commission. The motion was seconded by Commissioner Stanly. A roll call vote was taken with Commissioners Bradarich, Stanly, Foley, Vice-Chair McGary and Chairman Hand voting in favor five (5) to zero (0). The motion passed and will go before the Village Board tentatively on February 14, 2024.*

**b) Case No. HG-2402-SP, 15751 Annico Drive, Unit 2 & 3 (Public Hearing):  
Consideration of a request for approval of an Amendment to a Special Use Permit  
for Automobile Repair and Service for certain real property located in the C-3  
General Business District at 15751 Annico Drive, Unit 2 & 3, Homer Glen, Illinois.  
[HG-2402-SP]**

Assistant Planner Udarbe presented the facts of this case. This is a consideration of a request for approval of an amendment to a special use permit for an automobile repair and service for a certain real property located in the C-3 General Business District at 15751 Annico Drive, Unit 2 & 3, Homer Glen, Illinois. The applicant, Ahmad Ibraheem/TCCN Automotive Inc. is seeking an amendment to a special use permit for automobile repair and service in the C-3 district at 15751 Annico Drive. The original special use permit was originally tied to Unit 3 only, but the applicant is expanding into unit 2. The applicant will be producing video content for his informational YouTube channel, The Car Care Nut, and services will be by appointment only. That's the same as when he first came in a few years ago. The subject property is owned by Peterson Properties

and there are no exterior changes being proposed. The applicant plans to remodel the interior. He's going to need building permits and to meet all of our code requirements for that.

As far as public comment, we have not received any. I don't know if some of you remember, but we did have a bit of public comment when he first came around in 2022. I called this neighbor just to clarify and let her know what was happening. She said that she had no issues with the expansion. With the new request, she explained that the applicant has been a really good neighbor and he's already reached out to her personally to talk to her about his plans for his business. She just added that she has no complaints with the applicant's business.

Then conformance with zoning regulations, nothing has really changed that much with automobile repair service and body shops. Per code, we require that automobile shops not store disabled vehicles longer than two (2) weeks and that vehicles (no taller than ten (10) feet) stored outside must be screened by a fence, wall or a solid landscape screen to conceal the vehicles from adjacent properties and public right-of-way. This use will be by appointment only and vehicles will be stored indoors. We've not had any calls about this being an issue and there is an existing landscape berm on the north end of the property against the residential subdivision which gets into screening and landscaping. We require commercial properties abutting residential properties to install adequate screening and landscaping in accordance with Village ordinances. This property has an existing landscape berm. The first time this came through for a special use permit, one of the conditions was for installation of vegetated landscape screening on this berm or near the berm. Staff is recommending removal of this condition. Both parties were okay with this not happening just because of maintenance. No one was able to get a hose far enough from their own properties to the berm. I think that was kind of logistically not good for anyone so we are recommending approval. I spoke with Linda, this homeowner who was going to cost share with the property owners for this landscape screening. She said she has no issues with it being removed from the ordinance. She's had a really good working relationship with the Petersons and Ahmad himself. She feels that if anything were to happen, they could all reach out to each other and it could be civil. It doesn't need to be tied to an ordinance, especially since it didn't happen. For hours of operation, nonresidential uses may be open for business between the hours of 6:00 am and 11:00 pm. The business hours are 8:00 am to 5:00 pm, Monday through Friday. This was added as a condition of the special use approval to make sure that he sticks to these time limits. The applicant has no problem with these staying the same as what had been approved on the last special use permit. For parking requirements for this use we require three (3) spaces per service bay plus one space per employee for the work shift with the largest number of employees. With two (2) service bays and two (2) employees at the larger shift, eight (8) parking spaces are required. This requirement does not change with the expansion as the applicant intends to use Unit 2 for storage and additional office space. Staff believes this is a decrease in the required off-street parking from the previous tenant, where they would have been required to provide four (4) spaces per one thousand (1,000) square foot for an office, or sixteen (16) spaces for the unit. This is a decrease in intensity.

For findings, the applicant is expanding his Toyota and Lexus specialist repair shop. Since first occupying Unit 3, the Village has not had any complaints about the use in this location and the applicant is meeting code requirements for the special use permit and conditions. The proposed use is entirely indoors. The subject property is zoned C-3 General Business and is designated as Business Park in the 2005 Comprehensive Plan along with the draft 2020 Comprehensive

Plan. The Annico complex already houses similar commercial and industrial uses and the subject property has an existing landscape berm that provides a buffer to the residential subdivision to the north. That concludes my presentation.

A motion was made to open the public hearing by Commissioner Stanly, seconded by Commissioner Bradarich all in favor, zero (0) opposed. Motion carried.

The petitioner did not have anything to add.

Commissioner Stanly asked, how many followers do you have now? I have a couple neighbors that have visited your place. It is a good service. Thank you for being in town and not doing it someplace else, but I'm just curious how many followers you have now. The petitioner said, combined across the three (3), it is one point one (1.1) million. I think one when we started was nine hundred sixty thousand (960,000). Commissioner Stanly said, that is a lot.

A motion was made to close the public hearing by Vice-Chair McGary, seconded by Commissioner Bradarich all in favor, zero (0) opposed. Motion carried.

Assistant Planner Udarbe said, I will add that I printed out this slide. I forgot to include the conditions that were on the first one. This is removing the landscape requirement that was in the original special use permit. Then you'll notice at the end, it's basically a little blurb saying that these new conditions override the last special use permit condition. Commissioner Stanly asked, so it is okay as is? Assistant Planner Udarbe said, it should be.

*Chairman Hand asked for a motion. Commissioner Stanly made a motion to recommend approval for an Amendment to a Special Use Permit for Automobile Repair and Service for certain real property located in the C-3 General Business District at 15751 Annico Drive, Unit 2 & 3, Homer Glen, Illinois [Case No. HG-2402-SP]? Subject to the following conditions that will replace the conditions of the Special Use Permit granted through OR22-015:*

- 1. Restrict the auto-repair and service hours of operation to 8am to 8pm, Monday through Friday.*
- 2. No autobody work is allowed.*

*The motion was seconded by Vice-Chair McGary. A roll call vote was taken with Commissioners Bradarich, Foley, Stanly, Vice-Chair McGary and Chairman Hand voting in favor five (5) to zero (0). The motion passed and will go before the Village Board tentatively on February 14, 2024.*

*Chairman Hand asked for a motion. Commissioner Stanly made a motion to adopt staff's findings as the findings of the Plan Commission. The motion was seconded by Vice-Chair McGary. A roll call vote was taken with Commissioners Stanly, Foley, Bradarich, Vice-Chair McGary and Chairman Hand voting in favor five (5) to zero (0). The motion passed and will go before the Village Board tentatively on February 14, 2024.*

## **7. Old Business**

## **8. Reports of Plan Commissioners and Staff**

Director King said, we did have a case scheduled for February 15<sup>th</sup>. It was for Runnings. The business that moved in where R.P. Home & Harvest and Big R were located. They're coming in for a sign variance. It's the little signs on the bottom. All the other businesses had six (6) signs.

Assistant Udarbe said, they had seven (7) total. Director King said, they want one additional sign. It's part of their marketing brand. They did not post their public hearing sign and so it will be moved to the first March meeting. We will end up canceling that February meeting because that's the only item we had on the agenda. Then we are tentatively being asked to hold the March 21st Plan Commission meeting open for the Town Center to be presented. It will be a public meeting. A hearing is not required. Janie is asking to ask the Plan Commission ahead of time whether or not you guys will be available because we need a quorum to make sure the meeting would be able to be held at a minimum. That's all I have for upcoming stuff. Chairman Hand asked, what day is March? Director King said, March 21<sup>st</sup>. Sarah can send out the normal email, but I wanted to mention it since it's kind of a special thing. We'll try to keep cases off that like we used to do with training. If we have a small residential easy zoning case, I may allow it. Sometimes people are ready to come forward. If we can handle it and if it's not going to be difficult than I think we could do that. Otherwise, we'll try to keep cases off the agenda that night. Chairman Hand asked, will that be what we saw Tuesday night with the four (4) designs? I know they're taking feedback on it until February 15th. You can go online. It's right in the middle of our homepage. Just click on that. It takes you to the four (4) designs and you can input feedback on all four (4) of them. Then when we get to March 21st, are they going to be at the next stage with taking all the feedback? That's almost two (2) months from now. Director King said, I don't know the specifics to that. I think Janie is probably working on the details of that and whether or not we would see any edits to the framework plans. I don't know, John. That has everything to do with their contract and how many versions they're expected to update. I really don't want to speak on the details of that and misspeak. I don't know if there's more information that they're going to put out. I have no idea. They will be here personally and be presenting all of that. I would assume it's open for discussion and questions. It's still a public meeting and anybody who wants to attend can come.

Commissioner Foley said, I thought it was great to see Tuesday. I was impressed. I hope that it does happen at some point. I love the whole idea of it. Director King said, I think our staff has been very happy with Lakota as a consultant in general. They're really well known in the Chicago region. I've never personally worked with them, but I've heard about a lot of their work. Some of the planners that I worked with in Orland used to work for them. I was really impressed. We were all impressed with their site planning and thoughtfulness of the whole process. I don't know what John and Dave thought, but I thought it was great. I hope it comes. Chairman Hand said, everybody had a chance to look at each design. They had them spread out on the tables in pretty good detail. You could look at them and get a good sense of where it's going to be and then where you might want the actual Town Center, where the shopping would be. One of them was right here across the street. The other three (3) were in no more than a quarter mile. That was their cut off. Then connecting streets, one heading out to Parker Road and ultimately one to 159<sup>th</sup> Street. Many soccer fields from what I remember. More than you can count. Of course, parking was a question. If they have tournaments, where are you going to put all the cars? I am looking forward to that meeting. That's March 21st. Commissioner Foley asked, the Village must be happy with it? Director King said, I'm trying to remember. We've had a lot of public engagement, but it's been some time since this has been discussed at the Board level. I'm not sure I even have any feedback to answer to that. The Board initiated this process based on numerous plans that have mentioned this. The Comprehensive Plan talks about it, the Green Vision Plan talks about it. There's a drawing in the Green Vision Plan on this property across the street. It's just a little bit more conceptual in nature, but it's still commercial and there's a

greenspace and connected streets. I think that combined with a push from some of the trustees and a committee initiative, the Board authorized to proceed with looking at it so that has happened. Then you just go through the process. This is a very preliminary planning exercise. I think that is important in this Village because everything moves a little slower. I think that's all I would have at this stage. Chairman Hand said, it seemed to me like they were really open to ideas and listening to everybody. They respected everybody's feedback and actually mostly everyone made a lot of sense. Commissioner Stanly said, there was a gentleman there who got up and spoke. He is ninety-two (92) years old. As soon as he started talking, I was like this is going to be so negative. He had so many great ideas. This is a guy who has been here his entire life, for ninety-two (92) years. He has seen it go from dirt roads to pavement and everything else. He was cranking it out and was like you are going to need to do this and you're going to need to do that. It was really impressive. The minute he raised his hand to say something I'm like this is just going to go downhill from here and it was great. Chairman Hand said, he wanted it to be done right and to be successful. Commissioner Stanly said, definitely more positive feedback than negative for sure.

**9. Adjournment**

A motion was made to adjourn by Commissioner Bradarich, seconded by Commissioner Foley. All in favor, zero (0) opposed and the meeting was adjourned at 7:39 PM.

Minutes transcribed and respectfully submitted by Sarah Pesavento.

Sarah Pesavento (Plan Commission Secretary): Sarah Pesavento

Approved Date: 3/21/2024