

# **Village of Homer Glen**

**14933 S. Founders Crossing  
Homer Glen, Illinois 60491**

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

## **PLAN COMMISSION REGULAR MEETING**

**Monday, August 17, 2009  
7:30 PM**

**Village Council Chamber  
14917 S. Founders Crossing  
Homer Glen, Illinois 60491**

**A. Call the Plan Commission to Order**

The meeting of the Homer Glen Plan Commission was called to order by Chairman Stevens at 7:30 P.M.

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

Present were Chairman Stevens, Ted Kagainas, Joe Maska, Marcia DeVivo, Kevin Hoffmeister, Tom Bernicky and Bud Fazio. Present on behalf of the Village of Homer Glen were Erin Venard and Ed Cage. The minutes were recorded and transcribed by Candace Rose.

**D. Approval of Minutes****July 20, 2009**

A motion to approve the Minutes from July 20, 2009 as written was made by Member Fazio, seconded by Member DeVivo. Voice vote taken, all in favor, none opposed.  
*Motion Carried.*

**E. Agenda Items**

- 1. HG-0901-SV Highlander Farms (Public Hearing, open and table to August 3<sup>rd</sup>): Consideration of a special use for a Planned Unit Development, variation of building materials for a residential structure and variations for the lot area, lot width and number of horses allowed per acre for the subject property located at 14828 W 147th Street, Homer Glen, Illinois.**

Chairman Stevens swears in anyone wishing to speak at tonight's public hearing.

A motion to open the public hearing in Case No. HG 901-SV was made by Member Maska, seconded by Member Hoffmeister. Voice vote taken, all in favor, none opposed.  
*Motion Carried.*

Ed Cage explains that the petitioner is requesting to continue and expand on the current use on the subject property of a horse farm and replace the existing stable on the property with an indoor riding arena and associated horse stable. The current ordinance permits 1 horse per acre and the petitioner has a subject property of 6.57 acres and is requesting to house 6 horses.

The petitioner has submitted a final PUD plan and building elevations to staff for review, however, staff is waiting on the engineering submittal for the proposed indoor riding arena and associated horse stable. There are a number of issues for the Plan Commission to discuss in relation to this petition and these are as follows:

- The proposed height and size of the indoor riding arena.
- The proposed building materials of the indoor riding arena.
- The proposed number of horses to be housed at the subject property.
- The proposed dedication of land to the Village for the future King Road.

- The proposed reduction in the A-1 agricultural lot width of 330-feet to 328-feet.
- The proposed new residence to be constructed on the subject property.

Mr. Cage recommends that the petitioner discuss these issues at the public hearing with the Plan Commission and staff and make a comprehensive plan re-submittal that addresses all of the outstanding issues.

Ed Cage states that the applicant representative is Mike Assad and is present to answer any questions tonight.

Mr. Assad states that his client is looking to remodel the existing house and tear down the old barn and replace it with a new 20,000-sq. ft. riding arena.

Chairman Stevens calls for questions or comments from the audience.

Mr. Frank Kucera from 14850 W 147<sup>th</sup> Street states that he is the neighbor to the west of this property. Generally he is very pleased with all the work being done on the property. It has all been an improvement over the original condition. His only issues are in regards to the drainage and the manure disposal. He indicated that they will be removing manure weekly but there has been a growing pile there for some time. His other concern is a drain culvert that was installed. When he replaced the culvert under his driveway he was told by the county that it must be a 15-in culvert. They replaced their culvert but only used a 12-in pipe. He is concerned that this will cause water to back up onto his property.

Mr. Cage states that as for the drainage issue, the applicant will have to submit the engineering plans to the Village for review and he assures Mr. Kucera that they will look into the drainage issue.

Member Bernicky states that he is concerned about the manure issue. Mr. Assad states that the owners plan is to place manure in a covered container and have it picked up twice a week.

Member DeVivo asks why the right-of-way for King Road is being required. Mr. Cage states that it was already within the plans when he arrived at the Village. He states that the Village is being proactive and is requesting the ROW land, where requested and

documented in the Transportation Plan, up front when there is a development under review. Whether this leads to building a road or not has not yet been decided but this way the Village will at least have the ROW land to do this.

Chairman Stevens asks about the building material for the arena. Mr. Cage states that the Village ordinance requiring brick will apply to the house but not the arena due to agricultural zoning requirements. He also states that the case is not yet ready for a vote, but Staff decided to have the public hearing because of the continued interest of the neighbors.

Member Hoffmeister asks if the owner will be living on the property. Mr. Assad states that the owner lives in a home in equestrian estates in Lemont and a blacksmith and groom will be living at this site. Member Hoffmeister asks if the owner is remodeling the house for a blacksmith and a groomer. Mr. Assad states that he thinks he will allow family and friends use the house when they come to ride.

Mr. Cage states that between the applicant and Staff, they will provide all the answers to these questions the next time the case is presented to the Plan Commission. Member Fazio states that the issue about the culvert needs to be addressed. Mr. Cage states this will be addressed with the engineering submittal the next time the case is presented.

A motion to close the public hearing in Case No. HG 0901-SV was made by Member Bernicky, seconded by Member Fazio. Voice vote taken, all in favor, none opposed.  
*Motion Carried.*

## **2. Zoning Ordinance Revisions (Workshop): Consideration of a Text Amendment to the Village's Zoning Ordinance regarding agricultural seasonal events.**

Currently the existing Zoning Ordinance reads for permitted use within an A-1 Agricultural Zoning District, the growing of farm crops, truck garden crops, animal and poultry husbandry, apiculture, aquaculture, dairying, floriculture, horticulture, nursery, tree farm, sod farm, pasturage, viticulture, and a wholesale greenhouse when such agricultural purposes constitute the principal activity on the land together with the operation of any machinery, or vehicles incidental to the above uses. This does not currently permit a seasonal event that is accessory to the principal use.

It is Staff's intention to add a seasonal event section within the special use section of the A-1 agricultural zoning district. This would permit the property owner, through Plan Commission and Village Board review and approval, to allow temporary seasonal events, such as the selling on-site of pumpkins on a temporary annual basis. Currently there are no such provisions within the ordinance. Creating a seasonal event section in the code, that is related to and is accessory to the principal use as a special use permit, is the best method of permitting the sale of pumpkins on-site, with the benefit of special use permit review by the Village. As the seasonal event use is linked to the principal use on the

property, this would alleviate the concern of having an inappropriate seasonal event within the agricultural zoned properties.

Chairman Stevens wants to know how long this process would take for the property owner. He states that since they have never had to get this special approval before that to require someone that has been operating a seasonal event every year to suddenly have to go through this process is not right. Mr. Cage states that he understands the concerns and the issue is not with those operations already in the Village but they are trying to protect the Village from unknown future uses and having these events without any control by the village. He states that he will work diligently with the existing businesses in town to make the process as painless as possible but believes that this is necessary to control unknown future uses.

Member Stevens states that if you just require business licenses then it would solve the problem because they would be forced to come to the Village first then you could control the uses at that time.

Member DeVivo asks if this process would really be that cumbersome. Mr. Cage explains that they would only have to go through the process of requesting the special use permit once. It would then be attached to the property and the owner would not have to come back again unless the owner somehow wants to change the special use.

Member DeVivo asks if a special use permit can be applied to the property owners in addition to the land. Mr. Cage states that he believes this is correct in some instances and would check with the Village Attorney on this issue.

Mr. Cage states that tonight is just a workshop on this issue and if the Plan Commission feels comfortable, he will set up a public hearing.

Member Kagainas states that he would like to see a time table as to what an applicant will be required to do and what exactly they will be required to do before he will be comfortable.

Mr. Cage states that he will provide all the information to the Plan Commission before it goes to the public hearing, if that is indeed the case.

### **3. Zoning Ordinance Revisions (Workshop): Consideration of an amendment to the Village's Zoning Ordinance regarding lot coverage.**

Mr. Cage begins by providing a definition of lot coverage. **LOT COVERAGE:** That percentage of a lot which, when viewed directly from above, would be covered by primary and accessory structures, or any part thereof, including but not limited to driveways, sidewalks and any other impervious surface, but excluding projecting roof areas. For purposes of calculating maximum lot coverage, structures shall include open

porches, patios, decks, outdoor tennis or basketball courts, or similar open accessory uses. For swimming pools, however fifty percent (50%) of the area (exclusive of patio, deck, pavement or any impervious surface) shall be calculated towards the total lot impervious. (Am. Ord 09-007, passed 03/24/09)

Mr. Cage states that Staff recommends the Plan Commission consider the impact of increased impervious surfaces within residential districts with regard to the future sustainability of the Village's storm water drainage system. This includes the ability to continue to meet the needs of the present without compromising the potential of future growth, as well as the aesthetic implications of limiting the green space and tree root areas of our most valuable green space.

Staff recommends the proposed text amendment to modify the definition of lot coverage and create a new additional definition for impervious surface coverage.

Staff recommends the addition of impervious surface coverage percentages for both the R-2 and R-3 residential zoning districts. The maximum impervious surface coverage for the R-2 zoning district would be 30% and the maximum impervious surface coverage for the R-3 zoning district would be 35%.

Member DeVivo states that she disagrees that pools should only be a 50% credit as they actually operate as if they were detention ponds. They hold the water until the event has passed and there is a better time to discharge. She states that 50% credit for pools still is better than it was before though. Member Bernicky agrees that pools should be given 100% credit.

Again, Mr. Cage states that if the Plan Commission is okay with the proposed revisions to the text he will schedule a public hearing for this item.

## **F. Adjournment**

A motion to adjourn at 9:30 was made by Member Bernicky, seconded by Member Kagainas. Voice vote taken, all in favor, none opposed. *Motion Carried.*

**Next Meeting  
August 31, 2009**

Approved on 9/21/2009

Chairman Brian Stevens \_\_\_\_\_