

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 27, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:35 pm. Chair Bransky apologized for the late start.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development and Darlene Leonard, Building Department Secretary. There were 2 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 5 (Members Alfonso, Sierzega, Cap, Castaneda, and Chair Bransky)

NAYES (ABSENT): 2 (Members O'Brien & Johnson)

APPROVAL OF MEETING MINUTES:

Chair Bransky stated there were no minutes to approve.

Director Schumerth apologized for the lack of minutes as stated that the one week turn around was too short a time to get the minutes typed up with current staffing. Schumerth noted that they are to be scheduled for review on the agenda at the September 10 meeting.

PUBLIC COMMENT:

Chair Bransky asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:

Chair Bransky asked if Case 26-47 should be moved to the end or just continue it now.

Director Schumerth stated to vote on the continuance now.

Case 26-47: Zoning Text Amendment for Accessory Uses for Non-Commercial Places of Assembly:

Chair Bransky introduced the case and stated Director Schumerth would make the presentation.

Director Schumerth stated the text amendment is for the addition of accessory uses in non-commercial places of assembly in residential districts to host small accessory uses. Staff and the legal team need more time for it and recommend continuing it to the September 10 agenda.

Member Cap made a motion to continue case 26-47 to the September 10 meeting. Second by Member Castaneda.

AYES: 5 (Members Alfonso, Sierzega, Castaneda, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members O'Brien and Johnson)

Case 26-53: Variance to Place of Assembly Use Standards at 18148 Martin Avenue:

Chair Bransky introduced the case and asked what the correct case number should be.

- **Director Schumerth stated it should be 26-53.**

Chair Bransky asked if any comments had been received.

- **Director Schumerth stated no.**

Chair Bransky asked if, because it's a different case number, if the applicant needs to be sworn back in.

- **Director Schumerth stated the case was discussed in the previous case last week.**

Florence Hardy of Homewood was sworn in.

Ms. Hardy stated it is a business content creation house. People will do podcasts, webinars, seminars, etc. What needs the variance could have 10-15 people, members are professionals that are trying to grow their business. It's mostly marketing.

Member Alfonso stated she had no questions and didn't think the traffic for the business will interrupt the traffic on the street.

Member Sierzega asked how many people are expected at each session.

- **Ms. Hardy stated no more than 15, but there is capacity for 25.**

Member Sierzega stated there are stairs in the front and asked if the location is ADA accessible.

- **Ms. Hardy stated there is a ramp on the side.**

Member Cap stated he is glad for the traffic study. The date on it was before Stoney Point and that the traffic has probably increased since then.

Member Castaneda stated she had no questions; everything was answered last week.

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Chair Bransky stated the traffic study is a little outdated and asked if the time frames are during the day or in the evenings.

- **Ms. Hardy stated it would be during the day. There would be some night workshops, but they would be out by 8.**

Chair Bransky asked if there are parking spaces in the rear.

- **Ms. Hardy stated there are 7 lined spaces and the drive leads to the alley which has 5 more spaces and there are 12 spaces on the street. One of the properties is residential, but is unsure if the other is residential or commercial.**

Director Schumerth stated it is residential.

Chair Bransky asked if the majority of the events would occur during day time.

- **Ms. Hardy stated yes, and added that there are cameras to make sure everyone is out.**

Member Sierzega asked if it would be open on weekends.

- **Ms. Hardy stated maybe, but there is no parking on the west side of the street and if anyone is there it would be during the day.**

Chair Bransky asked for a motion to approve Case 26-53: Variance for Place of Assembly Use Standards (Section 44-04-04) at 18148 Martin Avenue, to allow the operation of an indoor commercial place of assembly on a local classification street and Incorporate the Findings of Fact into the record.

Member Alfonso made a motion to approve Case 26-53; and incorporate the Findings of Fact into the record; and second by Member Cap.

AYES: 5 (Members Alfonso, Sierzega, Castaneda, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members O'Brien & Johnson)

Director Schumerth stated the special use and the variance will go to the Village Board on September 8 and the business application will be routed and will work with the Building Department.

Case 26-56: Planned Development Approval to allow the Development of a light manufacturing facility at 1313-1351 175th Street with approved modifications in the M-1 Limited Manufacturing zoning district:

Chair Bransky introduced the case and stated it is a renewal of a PUD and asked if any comments were received.

- **Director Schumerth stated no.**

Director Schumerth presented the case and stated it was heard originally in 2024 and since then they have been working on obtaining financing. According to the language of the ordinance it is considered null & void and they must go through the entire process again. . There have been some minor changes to the plans. Also, because of the language that makes it null and void, they are not bound by the **previous colors.**

Chair Bransky swore in John LaRoy of Oak Forest.

- **Mr. LaRoy gave a brief background of the business and what they do. The existing building would be office staff & customer service. The new building would be stock, work, and storage equipment. Originally the building was going to 210'x210', but it has been reduced to 210'x170'. It is still in the plans for the expansion to be done in 2-3 years and have the fire lane on the west side of the building. There is a lot of groundwork for the specialized financing. They removed the parking on the south side of the existing building because it isn't needed. The look of the building and the materials are not changing. It will still have the flat panel material on the front and the corrugated on the rear and sides.**

Chair Bransky asked Mr. LaRoy to explain the logic & reasoning for the access on the side.

- **Mr. LaRoy stated they did not want the door in the front because of the expansion. It would be for standard box trucks like FedEx and UPS.**

Chair Bransky asked about semis.

- **Mr. LaRoy stated if there are any semis they would pull up to the receiving dock at the east side of the building. The photometrics and landscaping remain the same.**

Member Cap asked if it was part of the original package for the exterior building materials.

- **Director Schumerth stated yes. The flat panel is in tier 2. It is the corrugated material that isn't allowed. The variance is to allow the material and the brick building will be clad.**
- **Mr. LaRoy stated the existing building won't be clad. It will be painted or stained to match the other building.**

Member Cap asked if the dock will be replicated on the side with the expansion.

- **Mr. LaRoy stated yes and it will be recessed down.**

Member Cap asked if the west lot entrance would line up with the expansion.

- **Mr. LaRoy stated no, the addition would be about 50,000 square feet and be much further west than the entrance.**

Member Sierzega asked, with the removal of the parking on the east side, if there would be enough parking.

- **Mr. LaRoy stated yes and the lot will expand with the building.**

Member Sierzega asked if the materials would be changing.

- **Director Schumerth stated the materials are not changing. It is a modification of the code to allow the corrugated on the sides. It needs modification of the ordinance for the new building.**

Member Sierzega asked if the new building will still be connected to the existing building and if it would 1 or 2 stories.

- **Mr. LaRoy stated it will still connect, but the decision will be made as the financing comes in. The building is ADA compliant as it already has an elevator in it.**

Member Alfonso asked if the plan is still to expand to the west.

- **Mr. LaRoy stated correct.**

Member Alfonso asked if the lighting on the building was addressed for across the street.

- **Mr. LaRoy stated the photometric plan addresses it and shows it. The existing building photo packs are bright now and the lot lights point down. The sign will be backlit and nothing would exceed what the wall packs are now.**

Chair Bransky asked to clarify with staff the expansion and material changes.

- **Director Schumerth stated for the expansion, the plans in the original set included the expansion. They still have the expansion as future consideration. The material changes do not cancel the need for a future variance. The front needs to be included in the ordinance. It doesn't change what is needed.**

Chair Bransky asked if the variance would show up at a future meeting.

- **Director Schumerth stated it is a modification not a variance. It allows the ability to vary the code provided it meets one of the standards of the code. It won't need to come back.**

Member Cap asked Staff, if the flat panel material is the modification or is it acceptable, and what the tier is for it.

- **Director Schumerth stated it is in tier 2. It can be used but at a maximum of 50% and they want to do 100% and allow the usage of the corrugated which is normally prohibited. It was approved in 2024. Staff has no issue with it and recommended approval of it.**

Member Cap asked if the west side would be punched through or dismantled for the expansion.

- **Mr. LaRoy it would be removed and reused for the expansion.**

Chair Bransky asked if there were any public comments.

- **There were no public comments.**

Chair Bransky asked for clarification on the working in the recommendation, if the modifications don't have to be referenced because it is in the packet as part of the recommendation.

- **Director Schumerth stated yes with the modifications as proposed those reflected in the packet will be in the memo. A Lot of it carries over from the previous ordinance.**

Chair Bransky asked for a motion to approve Case 26-56 Planned Development for 1313-1351 W. 175th Street, to allow the construction of a 45,110 square foot manufacturing facility on a 6.38-site located in the M-1 zoning district, with modifications as proposed, subject to the following conditions:

1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development. 2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy. 3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property. 4. Revise proposed development plans to relocated the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan review approval at a future meeting date. 5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date. 6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees. And 7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.

Member Cap made a motion to approve Case 26-56; and incorporate the Findings of Fact into the record; and second by Member Sierzega.

AYES: 5 (Members Alfonso, Sierzega, Castaneda, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members O'Brien & Johnson)

NEW BUSINESS:

Director Schumerth stated they are still working on the template for communication.

Chair Bransky asked of it would be at the next meeting.

Director Schumerth stated no, it would be 1-2 months.

Chair Bransky asked the date of the next meeting.

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Director Schumerth stated September 10, there will be a site plan review for PUD today and any other businesses.

OLD BUSINESS:

None

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned 7:27 pm.

AYES: 6 (Members Alfonso, Sierzega, Cap, Castaneda, and Chair Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 2 (Members O'Brien & Johnson)

Respectfully submitted,



Darlene Leonard
Building Department Secretary