

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 8, 2024

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:00 pm

ROLL CALL:

In attendance were Members Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega. Members Alfonso and Johnson were absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), and Assistant Director of Economic & Community Development Noah Schumerth. There were four members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any proposed changes to the minutes from the July 11, 2024 meeting.

Chairman Sierzega requested for minutes to have answers added under each question from each case.

The Board agreed to postpone the approval of the minutes and vote at the next meeting.

PUBLIC COMMENT:

Charles Dillinger from Chicago Heights spoke briefly about sustainability and the Thorn Creek water shed.

REGULAR BUSINESS:

CASE 24-21: 1947 Miller Court Variance

Chairman Sierzega read a description of the case and asked staff if there were any comments received from neighboring properties. Noah Schumerth replied no comments.

Martin and Callie Will were sworn in by Chair Sierzega.

The variance request was made due to the Homewood Brewery main entrance sitting directly in front of the driveway of 1947 Miller Ct.

The homeowners want to limit the liability of an accident occurring considering that there will be more traffic coming through the area. Also, the driveway will provide safety and functionality for the family daily purposes.

Member Castaneda had no questions and stated the idea is proactive and makes sense.

Member O'Brien asked was it previously stated during the original plans of the Brewery being built that barriers would be put up and did the barriers get installed.

- **The homeowner stated that he recommended at one of the Zoning meetings that maybe guardrails could be installed. The homeowner stated the guardrails did not get installed possibly due to the esthetics and instead a 6 inch curb was installed to prevent vehicles**

Member O'Brien asked if the Board originally approved the plans for the Homewood Brewery with parking bollards to be installed and they were not installed

- **The parking bollards not being installed was not the choice of the Brewery it possibly was due to the discretion of all sides with Engineers.**

Member O'Brien asked the homeowner is there anything from his perspective that should have been done differently or the Planning Commission may have overlooked

- **No the homeowner states he understands why it was built and it's nice but for him as a homeowner and for his family it was not good.**

Member O'Brien asked where the homeowner gets his mail and if it's delivered to him. He also asked where is his mailbox located?

- **The mail is delivered by the post office. A brick mailbox is located in front of the residence.**

The mail delivery and garbage pickup are potential issues for the traffic in the area.

Member O'Brien requested for a correction to be made on page 8 paragraph 1 under "Discussion" for the date to read January 10, 2023.

Member Cap asked has there been any discussion for potentially making Miller Ct a one way street going east? He asked the homeowner how do you feel about Miller Ct being a one way?

- **Staff stated they don't know and they would have to speak with Public Works regarding that but there would be no way out since Miller Ct becomes a dead end.**

Member Bransky provided testimony on reason why Miller Ct cannot become a one way.

Member Cap asked where do your visitors park?

- **They park on Miller Ct in front of the house but now with the business they would have to park on Dixie Hwy because Miller Ct is too narrow for parking and traffic coming through.**

Member Cap asked the homeowners have they approached the owner of the Brewery regarding parking for their guest after business hours.

- **No but maybe sometime in the future when we plan to host an event**

Member Cap asked the homeowner do you intend at all to have a sliding entry gate for the driveway entrance.

- **Yes it was something we discussed prior to the Brewery being built**

Member Cap asked who installed the landscaping along the fence?

- **Homewood Brewery installed the landscaping**

Member Bransky suggested to homeowner to place temporary barricades on his property to prevent cars being on his property at night and also suggested that the Village post NO PARKING signs along the homeowner fence to prevent customer parking on the homeowner's property particularly during winter months.

Member O'Brien requested for a change on pg. 14 question #7 to be changed from Yes to No.

Member O'Brien asked if the garbage cans that are sitting in the street on Miller Ct will they be damaged when vehicles are coming down the street.

- **garbage is the biggest issue in the area and the homeowners have talked with the disposal company and have tried of multiple options to relocate the garbage cans but none of them work due to the pickup person not being able to see or get to the garbage cans**

Member Bransky motioned to approve the variance request for 1947 Miller Ct and Member O'Brien second

AYES: Members Bransky, Cap, O'Brien, Castaneda, Chair Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso and Johnson

CASE 24-27: Special Use Permit for Salon/Spa at 18154 Harwood Ave.

Destiny Wheatley, business owner for Des Beauty Galore, was sworn in by Chair Sierzega.

Chairman Sierzega read a description of the case and asked staff if there were any comments received from neighboring properties. Noah Schumerth replied no comments.

Destiny introduced herself and provided a brief description of her business which will be a Nail Salon.

Currently she is relocating from a smaller space in Calumet City that has been established for 3 years. The business hours will be from 10am-7pm Monday through Saturday.

Member Bransky asked if Destiny was leasing two spaces that would be adjoining.

- **No she will be only leasing one space unit 202**

Member Cap asked if the square footage for the business on pg 25 is correct.

- **The square footage of 400 is incorrect and should be 276**

Member O’Brien asked if Destiny completed the Special Use application.

- **Yes, she completed the application to the best of her knowledge**

Member O’Brien stated that the Special Use application had irrelevant questions that don’t pertain to a Salon business.

Member O’Brien asked why Destiny chose Homewood as a place to relocate her business.

- **She learned of the space from word of mouth and was already interested in looking for a larger space to relocate the business in a better community.**

Member Castaneda asked how many clients do you typically get in a day?

- **2-4 clients depending on the amount of services. Sometimes it could be more if they get a single service.**

Member O’Brien states that he does not understand some of the answers and they don’t make sense. Question #6 she state building instead of neighborhood.

Member Cap asked aren’t most doors opague?

- **No not in offices**

Member Bransky proposed a motion to approve the Special Use for Des Beauty Galore Salon/Spa and Member O’Brien second.

- ❖ AYES: Members Bransky, Cap, O’Brien, Castaneda, and Chair Sierzega
- ❖ NAYS:
- ❖ ABSTENTIONS:
- ❖ ABSENT:

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Castaneda.
The meeting adjourned at 8:23 pm.

Respectfully submitted,

Charise L Campbell

Charise Campbell
Building Division Permit Clerk