

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **September 25, 2025**

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 Alfonso, Bransky, O'Brien, Johnson, and Chair Sierzega. Present from the Village were Staff Liaison Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 2 members of the public in attendance, and 2 members of the public were attending on Zoom via webinar.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the September 11, 2025 meeting.

Chair Sierzega stated that on page 3 at the bottom in Ms. Cole's comments should read as "pain management" not "paint management," and at the end of the comments the word "surrounding" should be added.

Chair Sierzega stated that on page 4 in Staff Liaison Mesaros' comments near the bottom should state "way" not "want".

A motion to approve the minutes as corrected by Member O'Brien; seconded by Member Bransky.

AYES: Members Alfonso, Bransky, O'Brien, Johnson, and Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Cap and Castaneda

PUBLIC COMMENT:

Mr. Steven McDowell of 1340 Idlewild spoke about the "4 to 3" proposal for 183rd Street and stated he has concerns about it. Mr. McDowell stated he has a background in design and engineering with roads and streets, and stated that without a proper traffic study it is difficult to determine the impact of the proposed lane changes.

Chair Sierzega asked when the Village Board will discuss it.

- **Staff Liaison Mesaros stated that the Board will discuss the item October 14. Mesaros stated that the meeting was supposed to be on September 23, but that meeting was cancelled.**

Chair Sierzega asked if a traffic study was done.

- **Assistant Director Schumerth stated one was done in 2021 and looked at traffic volume and accident history. There is an option for the Village Board to request an update of what was studied.**

Mr. McDowell stated he would return for the meeting on October 14.

REGULAR BUSINESS:

Case 25-27: Resubdivision, Washington Park Plaza Commercial Subdivision, 17748-17956 Halsted Street:

Chair Sierzega introduced the case and asked if any public comments were received.

- **Assistant Director Schumerth stated no.**

Chair Sierzega swore in Sofia Sianis, who stated that she is an attorney for the property owner and was an attorney for the previous property owner. Applicant Ken Vang attended virtually. Todd Siegel, a real estate representative, also attended virtually.

Chair Sierzega asked why they resubdivision is being done now.

- **Ms. Sianis stated there is a new owner now and the resubdivision would provide flexibility in managing the location. Some of the outlots are already subdivided, but one strip should be on its own and it also affects the taxes. The new owner wants the flexibility to do whatever may need to be done to manage it better.**

Member Johnson asked how it would affect the parking lot.

- **Ms. Sianis stated Ken Vang the engineer was able to add spaces in the rear, but nothing is changing. There is no redevelopment; they are just subdividing it to manage it better.**
- **Mr. Vang stated the new owner wants flexibility for leasing, etc. and they have added new parking stalls as required by the Village.**

Member Johnson asked how many spaces were added.

- **Ms. Sianis stated some were added in the back for staff and some were added in the front to meet the zoning requirement for each parcel. The parking is sufficient for the use, which isn't changing, and all sharing and agreements with remain in place.**

- **Mr. Vang stated the land use isn't changing and no square footage being added. The existing property did not have the required parking stalls according to the zoning code, so additional were added to comply in revised plans.**

Member O'Brien stated that currently it is 8 lots and 6 outlots and the proposal is for 9 lots coming from the 2 largest parcels.

- **Assistant Director Schumerth stated the 6 outlots previously subdivided are not included in the subdivision. Schumerth stated that the application concerns two large parcels. The two parcels will become 9.**
- **Ms. Sianis stated one large existing parcel is a large "L-shape" of the building with a strip plaza on the side, and the property line between the two properties cutting through one building that is either TJ Maxx or Marshalls.**

Member O'Brien stated on page 10, the memo states that Lot 5 has 83 new spaces. A table in the memo states 80 spaces on Lot 5, and asked which total is correct.

- **Assistant Director Schumerth stated is was miscounted in the table. Lot 5 is not having spaces added, it should be 83.**

Member O'Brien stated in the Findings of Fact in #6, it should be 2.44 acres as a maximum instead of 2.35 acres, given information for Lot 4 on page 8. And asked if the Suite number for the owner's address on the application should be 323 or 32.

- **Assistant Director Schumerth stated the information in the Findings of Fact can be updated.**
- **Mr. Siegel stated it is a typo and the Suite number is 323.**

Member O'Brien asked about the number of sheets, and asked why Sheets 1 and 2 listed in the attachments don't line up.

- **Ms. Sianis stated it might be because of the printing onto the smaller sheets of paper, and if the sheets are put together, they make one single drawing. Ms. Sianis stated the drawing is very large and split between sheets corresponding to one another.**

Member Bransky stated he had no questions and it seems straightforward.

Member Alfonso stated she had no questions and asked about the purpose of the proposed resubdivision.

- **Ms. Sianis stated it would be for easier management of taxes, and potential resale value. The resubdivision will also disperse property risk.**

Member Alfonso asked if there has been any interest in sale of individual properties.

- **Ms. Sianis stated there has been sale interest in some of the outlots.**
- **Mr. Siegel stated there has been interest from some of the current tenants to purchase their own parcels, and some tenants have stated they wish to transition to a ground lease. Mr. Siegel stated that the owners are still trying to find a use for the space behind the Old Navy & Five Below, but that there will be no change in the use and all floor space will remain retail. The splitting can allocate the repair costs and the tenants would be paying for their parcel and the portion of shared parking on their property. Mr. Siegel added that the taxes are approximately 80% of operating costs for the center and the subdivision can reduce the impact and potential undesirability of the property caused by the taxes.**
- **Ms. Sianis stated that the resubdivision will add value to the property overall.**

Motion made by member Bransky to approve Case 25-27 the resubdivision for Washington Park Plaza Commercial Subdivision at 17748-17956 Halsted Street, and affirm the acceptability of the preliminary plan to be considered as a final plat, and incorporate the Findings of Fact as amended in #6 on Page 8 and with memo revisions in the table for Lot 5 and in the number of parking spaces identified for Lot 5 and Lot 9; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, O'Brien, Johnson, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Cap and Castaneda

OLD BUSINESS:

None.

NEW BUSINESS:

None

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Johnson. The meeting adjourned at 7:37 pm.

AYES: Members Alfonso, Bransky, O'Brien, Johnson, Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: Members Cap and Castaneda

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

Noah Schumerth

Noah Schumerth, Assistant Director of Economic and Community Development