

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: November 21, 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 7:02 pm and stated the meeting will end at 9pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Castaneda, Johnson, O'Brien, Castaneda, and Chair Sierzega. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 8 members of the public in attendance.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from October 24, 2024.

Member Castaneda stated there is a typo in the list of attendees, she is listed twice and one should be Member Cap.

Member O'Brien complimented Economic Development Director Mesaros for the training session and stated it was the best training meeting ever attended and stated he will be submitted a memo for the record regarding it. Member O'Brien stated there was a question to Member Bransky at the end about past cases that needed context.

Member Bransky stated that in discussions of current cases they need to be cautious about discussing past cases as the attorney stated there is no precedence.

Member O'Brien motioned to approve the minutes as corrected from October 10, 2024; seconded by Member Bransky.

AYES: Members Alfonso, Bransky, Cap, O'Brien, Johnson, Castaneda

NAYES: NONE

ABSTENTIONS: Chair Sierzega

ABSENT: NONE

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Last Revised: 01/08/2025

PUBLIC COMMENT:

None

REGULAR BUSINESS:**Case 24-32: Site Plan Review for Redevelopment at 2124 183rd Street.**

Chair Sierzega introduced the case and swore in the applicant, Animesh (Andy) Kumar, who presented the case.

Chair Sierzega asked if the existing structure will be used.

- **Mr. Kumar stated the existing structure will be used, but the interior will be completely remodeled. The area is very tight with only 12 parking spaces. He also owns the neighboring gas station and they will be using spaces there for extra parking. Between the two properties there should space for 18-20 cars at a time. Mr. Kumar stated he also bought the residential property behind is so employees can park there.**

Member Castaneda stated that local plants will be incorporated and glad that they had spoken to the arborist regarding the landscape plan.

- **Mr. Kumar stated they are doing 120% of what the State requires and 130% of what the Village requires.**

Member Johnson asked about installation of an outdoor grease trap and any curbing.

- **Mr. Kumar stated the Village wants an outdoor grease trap and one will be installed. By the proposed usage one can be installed inside, but the outside one would be bigger and need less cleaning out.
Mr. Kumar stated the area on the east side by 183rd Street will be paved at the Illinois EPA's instructions and added that nothing can be put there.**

Member O'Brien stated that #2 on page 16 for the grease interceptor is incomplete.

Assistant Director Schumerth stated it should have the technical details for what can be installed.

Member Cap asked if the Village Engineer has been satisfied for drainage and if an oversized pipe will be needed for drainage.

- **Mr. Kumar stated all the codes, including stormwater, have been met and his engineer is doing a study to determine the runoff. They are waiting for the civil engineer to provide the report to know if an oversized pipe is needed.**

Member Cap stated the storm sewer is to be at the southeast corner of the property and asked how they would cross the property and if the entire parking lot will be resurfaced.

- **Mr. Kumar stated it depends on the civil engineer's report and he is unsure at this time if the entire lot will be repaved.**

Chair Sierzega asked the seating capacity, hours of operation, and work start date.

- **Mr. Kumar stated it would be considered full at 30-40 people, but would be able to hold more. The hours are not guaranteed but are proposed to be 11am-12am on weekdays, 11am to 2am on weekends if the Village allows it, and 11am-10pm on Sundays. The original plan to start was June 2024 but sine the weather has changed it won't be before March 2025 and expect 4-4 ½ months to complete.**

Member Bransky asked Staff if a special use permit is needed for the video gaming machines.

Staff Liaison Mesaros stated no as the liquor license for restaurants includes it.

Chair Sierzega asked if there were any public comments.

- **Routher Montgomery from Martin Avenue asked about cycle parking as it's not on the plans.**

Mr. Kumar stated there is space next to the patio it can be put at, but it depends on if approval is given to remove a tree.

Member Bransky motioned to approve Case 24-32 to approve the Site Plan review for 2124 183rd Street, as proposed by J. Scott McKay, Architect, subject to the following conditions the location of an outdoor grease interceptor to accommodate the proposed restaurant must be identified in revised site drawings submitted to Village Staff before the issuance of any building permit; proposed improvements within public right-of-way with the removal of a curb cut on Morris Avenue, including parkway improvements, must be identified in revise site drawings; and a photometric plan showing the location of lighting fixtures, photometric values, and any proposed lighting product details shall be submitted prior to the issuance of any building permits; and to be compliant with the requirements from the Village Engineer for the site improvements; seconded by Member O'Brien.

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

NAYS: None

Abstentions: None

Absent: None

Case 24-46: Text Amendment to Permit Child Care Centers as Special Use in B-2 Downtown Transition Zone:

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

Assistant Director Schumerth stated no public comments were received and presented the case.

Member Alfonso asked if the locations not in single use buildings would be grandfathered in.

Staff Liaison Mesaros stated the conditions were only for the B-2 District.

Member Alfonso asked what the difference was.

Staff Liaison Mesaros stated B-2 is around the downtown area and they didn't want to have store fronts be taken and B-3 is strip centers.

Member Cap asked if other child care centers in the B-4 are non-conforming, as well as churches.

Member Cap asked about the Park District.

Staff Liaison Mesaros stated yes regarding the B-4 district and for the churches it is an ancillary use with day care being considered an accessory use. Staff Liaison Mesaros stated they offer activities not child care.

Member Alfonso asked about existing day care locations in the B-2 District.

Staff Liaison Mesaros stated they are grandfathered in unless they are closed for more than 1 year.

Member O'Brien asked if the text and map amendment applies to just this property.

Staff Liaison Mesaros stated it applies to all of the B-2 District, but the Special Use permit is just for this property.

Member Cap motioned to approve Case 24-46, amendments to the text of the zoning ordinance: Amend Table 44-03-04 of the Village Zoning Ordinance to add child care centers as a special use within the B-2 Downtown Transition zoning district and Amend Section 44-04-06 child Care Center of the Homewood Zoning Ordinance to add the following standards for child care: operation in the B-2 Downtown Transition district is limited to properties with a single principle use, operation in the B-2 Downtown Transition district is limited to a freestanding building, structures used for a child care center shall be a minimum of 3,000 square feet in gross floor area and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

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

NAYS: None

Abstentions: None

Absent: None

Cases 24-47 and 24-48 Map Amendment from R-2 Single Family Residence to B-2 Downtown Transition and Special Use Permit for Child Care Center at 18341 Dixie Highway:

Chair Sierzega introduced the case and swore in the applicant, Wilnetta Robinson from Georgetown Road in Frankfort, Illinois.

Ms. Robinson stated there will be a maximum capacity of 50 kids. The property has been vacant for a number of years and minor updates are needed. Ms. Robinson stated there are 5 other day cares in the area, but there is demand as the current locations have waiting lists.

Chair Sierzega asked if the applicant will be buying or renting.

- **Ms. Robinson stated renting to start and plan to purchase the property in a year.**

Member Alfonso asked if the entrance would be through the rear because of the location of the parking.

- **Ms. Robinson stated yes, and there will be 2 security gates.**

Member Alfonso asked about qualifications.

- **Ms. Robinson stated she is required to be teaching qualified by the stated and have continuing education yearly.**

Member Castaneda stated there is a definite need for child care centers in the area and the hours are nice for the parents.

Member Johnson asked if the 16 space would be enough.

Mr. Robinson stated due to the parents' work the pickup and drop off times are staggered but the peak would be from 7:30-8:30.

Member O'Brien stated #10 on page 50 is incomplete and asked if the ADA space is included in the parking count.

Assistant Director Schumerth stated the ADA space is included and the end of the sentence should state "west side of the building along Dixie Highway".

Chair Sierzega asked the hours of operation, if they would be open on weekends, the number of kids, and the number of employees.

- **Ms. Robinson stated they are finalized yet and they would depend on staffing, so they are tentative as 7am-7pm. At this time they will be closed on weekends. There are 40 rooms and there is a capacity of 50, but would maybe have 40 kids with a minimum of 4 employees and a maximum of 8**

Member Bransky motioned to approved Case 24-47 a map amendment for the property at 18341 Dixie Highway from the R-2 Single-Family Residence zoning district to the B-2 Downtown Transition zoning district; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Member Bransky motioned to approve Case 24-48 to allow a child care center as a special use permit at 18341 Dixie Highway, subject to the following conditions: the applicant must provide a revised site drawing restriping the parking lot for 16 parking spaced in the rear prior to the issuance of a business license or any building permit associated with the proposed use; the applicant must provide one (1) ADA-accessible handicap space on the site prior to issuance of a business license or any building permit associated with the proposed use; and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Case 24-53: Variance for driveway at 18148 Perth Avenue:

Chair Sierzega introduced the case and swore in the petitioner, Ruth Fulwiley.

Ms. Fulwiley stated the fence was replaced this summer, but they want to have a swing gate and they need asphalt to be put down from Stewart Avenue in the rear to 14 feet into the yard enough so the gate would open inward.

Member Johnson asked what would be parked there.

- **Ms. Fulwiley stated it would be just to have access. The driveway is off Perth at the front of the house.**

Member O'Brien questioned the 14 foot depth into the yard.

Ms. Fulwiley stated it's approximately 24 feet from Stewart to the fence and another 14 feet into the yard, so a total of about 37 feet.

Member Cap asked Staff if being a double frontage lot the frontage on Stewart is to someone else's front yard and if the fence is considered a front yard fence.

Assistant Director Schumerth stated there are 3 or 4 properties that are double frontage.

Building Department Secretary Leonard stated the fence permit would have been issued as a rear yard fence and not flagged for review because it is for the rear yard.

Member Cap asked if a second house can be built.

Staff Liaison Mesaros stated they would have to go before the Planning and Zoning Commission, meet the necessary requirements, and subdivide the property. Staff Liaison Mesaros added that the code says the fence along the street lot lines are considered front lots.

Motion by Member Bransky to approve Case 24-53 to allow a variance of Section 44-05-05.d.1.a of the Homewood Zoning Ordinance, to permit the construction of a second driveway at 18148 Perth Avenue, subject to the following conditions: approval of construction plans for the driveway by the Homewood Building Division which meet all requirements of Homewood building codes and ordinance and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

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

NAYS: Member Cap

ABSTENTIONS: None

ABSENT: None

Case 24-49: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway:

Chair Sierzega introduced the case and swore in the petitioner, Niya Jones of Park Forest.

Ms. Jones presented the case and stated the location would be a special event space.

Chair Sierzega asked if the location was 1100 square feet, about the parking in the rear, the interior layout, and if there was a single restroom.

- **Ms. Jones stated the location is 1100 square feet with a 3-compartment sink, there is 1 parking space in the rear that she would use, the space is divided into 2 areas where she plans on having tables and chairs in the front and have the food and a kitchenette in the back with no cooking on site. She is unsure of the number of restrooms.**

Chair Sierzega asked if a second restroom would be required.

Staff Liaison Mesaros stated she is not sure and Assistant Director Schumerth stated it would have to be looked into.

Chair Sierzega asked they types of events that would be at the location.

- **Ms. Jones stated repasts, parties, birthday, bridal showers, and small weddings.**

Chair Sierzega asked about the parking and if the lot at the Church would be utilized as 4 parking spaces is required.

- **Ms. Jones stated the public parking and possibly the Church and she would be reaching out to them.**

Chair Sierzega asked about the occupancy with seating and with high tables, the hours and days of operation, and the number of employees.

- **Ms. Jones stated the occupancy would be 50 with seating and 60 with high tables, she is unsure about the hours but she is thinking 11-12am 7 days a week and her getting there at 10am to set up. She is looking at just weekends, to start but will consider weekdays. She will not have any employees, just herself and her husband.**

Chair Sierzega stated he has concern about the parking for the people.

- **Ms. Jones stated she considered the location as a restaurant, but the property owner doesn't want that and she is hoping to work with the Church for the parking.**

Member Bransky questions Staff about #7 in the Findings of Fact and if it is correct.

Staff Liaison Mesaros stated it is correct and Assistant Director Schumerth added that there are 4 spaces behind the building with 1 for her space. They are not shared.

Member Bransky stated there is a concern about the parking not being conducive, but the concept is good. The parking is a hardship for the applicant and the surrounding businesses. Without a parking agreement and the limited public parking it is unclear how it would work.

Member Johnson suggested tabling the case to give the applicant a chance to get an agreement with the Church since parking is a problem.

Chair Sierzega asked Ms. Jones if she can come back with an agreement and to let the case be tabled for now.

Member Cap asked if there is a contingency in the event the Church says no as the peak hours coincide on the weekend with the Church.

- **Ms. Jones stated the dental office is a second choice.**

Staff Liaison Mesaros suggested Ms. Jones speak with the dental office as they allow parking for Asian Harbor.

Member Cap stated there is a large parking area between the taekwondo place and the building to the north that may accommodate 20 spaces and stated that the property owner listed in Findings of Fact #2 does not match the application.

Member O'Brien asked about events that are larger than what is listed on the application.

Ms. Jones stated larger events would not have seating.

Motion made by Member Johnson to continue Case 24-49 to a future date to be determined; seconded by Member O’Brien.

AYES: Members Alfonso, Cap, Bransky, Johnson, O’Brien, Castaneda, and Chair Sierzega

NAYES: None

ABSTENTIONS: None

ABSENT: None

Member O’Brien stated that this bumps into the principal request and it impacts the parking, but there is a need for small meeting rooms. This needs to be addressed in the Zoning Ordinance and the restrictions on it. It would have to be defined to be allowed or not and implement guidelines.

Member Johnson stated the Board should be asked about parking.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member Bransky made a motion to adjourn, second by Member Cap. The meeting adjourned at 8:54PM.

AYES: Members Alfonso, Cap, Bransky, O’Brien, Johnson, Castaneda, and Chair Sierzega

NAYES: NONE

ABSTENTIONS:

ABSENT: NONE

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary