

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

May 14, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:01 pm.

ROLL CALL:

Roll call was performed by Chair Pro Tem Bransky. Present from the Village were Noah Schumerth Interim Director of Economic & Community Development acting as Staff Liaison, Darlene Leonard, Building Department Secretary, Assistant Village Manager Terence Acquah, and Village Manager Napoleon Haney. There were 2 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 6 (Members Alfonso, Cap, O'Brien, Johnson, Sierzega, and Chair Bransky)
NAYES (ABSENT): 1 (Member Castaneda)

Staff Liaison Schumerth stated that Member Bransky would now be Chair of the Commission and thanked Chair Sierzega for his 49 years of service as Chair and that he would continue as a Member on the Commission. It will be formalized at the Village Board Meeting on May 26 where he will be recognized for his contributions to the Village.

APPROVAL OF MEETING MINUTES:

Chair Bransky stated there was a technical snafu that prevented the minutes from going out with the packet so they were sent out in the last 48 hours. And asked if the Commission was comfortable with voting on the minutes, if not it can be done at another meeting.

Chair Bransky asked for any changes to the minutes from the April 23, 2026 meeting.

Member O'Brien stated there were no page numbers, but on page 3 in Cases 25-13, 25-15, and 25-16 he questioned the description of the CN tower as abandoned which implies a state of disrepair. The term should probably be inactive if CN's intent is to maintain the tower, which should be confirmed. And in Case 25-45 a hypothetical question was asked if a developer today proposed a 5-story building similar to Holladay Properties and not be required to provide any parking. The answer was yes, hypothetically.

Chair Bransky stated on page 2, the project is Van Buren and Millennial not Van Drunen. In the Vote on page 7, the count for the Ayes should be 5 as he abstained.

A motion to approve the minutes as amended by Member O'Brien; seconded by Member Cap.

AYES: 5 (Members Alfonso, Cap, O'Brien, Johnson, and Chair Bransky)
NAYES: 0 (None)

ABSTENTIONS: 1 (Member Sierzega)
ABSENT: 1 (Member Castaneda)

PUBLIC COMMENT:

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

- **There were no public comments.**

REGULAR BUSINESS:

Case 26-32: Special Use Permit for Salon/Spa Establishment at 18332 Kedzie Avenue:

Chair Bransky introduced the case and asked if any feedback had been received.

- **Staff Liaison Schumerth stated no comments were received.**

Chair Bransky swore in the petitioner, Stanley Nevels of Park Forest.

- **Mr. Nevels stated he wants to move from Chicago Heights, has 8 barbers, and runs a full service shop.**

Chair Bransky asked how long he has been in business.

- **Mr. Nevels stated 2 years.**

Member Johnson asked if anything other than barber services would be offered and asked if the hours would be 8-8 all days, with Sunday and Monday being by appointment.

- **Mr. Nevels stated no other services would be offered and confirmed the hours. Mr. Nevels stated that the appointments would be available from 8-8.**

Member Johnson stated there are two other salons in the strip plaza and asked if there would be any similar services.

- **Mr. Nevels stated one does braiding and the other nails and that he would not offer any similar services.**

Member Johnson asked if Mr. Nevels was concerned about the parking lot.

- **Mr. Nevels stated no.**

Member O'Brien asked the suite number.

- **Mr. Nevels stated there isn't a suite number, it's located in the plaza next to the vacant paint store.**

Member O'Brien stated to Staff in the Findings of Fact and on page 6 the ownership information doesn't match.

- **Staff Liaison Schumerth stated it would have to be looked up and would have the information by the end of the meeting.**

Member Cap asked Staff if the location on Kedzie is subject to the state parking pre-emption, the "People over Parking Act."

- **Staff Liaison Schumerth stated it does not apply as it the location is outside of the ½ mile buffer. Full parking requirements in the code would apply.**

Member Sierzega asked if the 8 workers will be independent contractors, and if everyone would be working at the same time.

- **Mr. Nevels stated the workers are independent contractors and not everyone would be working at the same time. Working hours would be based off client schedule. Saturday would be the busiest and most barbers will be working, and walk-ins would be accepted on Saturdays.**

Member Alfonso stated it seems like a perfect spot and there would be minimal buildout and asked who would be there to open and close.

- **Mr. Nevels stated he would be there for the most part or his wife, but there would be a key holder.**

Chair Bransky stated he had no questions and thinks it's a good spot.

Motion by Member Alfonso to approve Case 26-32: Special Use Permit for salon/spa establishment at 18332 Kedzie Avenue, and incorporate the Findings of Fact into the record with the company name verified ; seconded by Member O'Brien.

AYES: 6 (Members Alfonso, Sierzega, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Castaneda)

Member Sierzega stated the property owner is Intercontinental Homewood and believes the other name is the leasing agent.

Assistant Director Schumerth stated that the name in the Findings of Fact is what is on the County record for the property.

Case 26-35, Special Use Permit for Indoor Commercial Place of Assembly at 1820 Ridge Road:

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

- **Staff Liaison Schumerth stated no comments were received.**

Chair Bransky swore in the applicant Kasey Reed.

- **Ms. Reed stated she would be offering a CNA program. She has gotten approval from the Illinois Board of Higher Education to teach the program. She has been in the medical field for over 20 years and it has been a dream to open a CNA/phlebotomy school.**

Member Alfonso asked what her background is and what qualifies her to teach.

- **Ms. Reed stated she has been in nursing for over 20 years and is working towards a doctorate degree. She believes in “old-fashioned” nursing that is about care. She wants the program to be a small school. The students can work in the community for home health practitioners. It’s good for high school students or people that want to be in the medical field.**

Member Alfonso asked how long a session was.

- **Ms. Reed stated 8 weeks; most schools are 4 or 6 weeks. Classes would be Monday, Wednesday, and Thursday evenings. Eventually there would be another teacher, but for now it’s just her. And, eventually she will have online courses.**

Member Alfonso asked the number of students.

- **Ms. Reed stated that she plans on 10 students per session.**

Member Sierzega asked the difference between a CNA and a regular nurse.

- **Ms. Reed stated RNs have more functions like dispersing medications and doing assessments. CNAs are more focused on managing care in activities and daily living.**

Member Sierzega asked what education is needed before starting.

- **Ms. Reed stated be at least 16 years old and in line for graduation. She also does an interview.**

Member Cap asked if classes will be in the evenings.

- **Ms. Reed stated yes, for now.**

Member Cap stated evening classes would enable everyone for parking onsite.

Member O’Brien asked staff about the discrepancy in the materials regarding the age of the property.

- **Staff Liaison Schumerth stated the materials were based off County records which say 1970. 1970 could be the start of construction. The other date was what was provided by the realtor.**

Chair Bransky stated it is good to have something like the proposed business coming in.

Chair Bransky asked staff if it expands to AM classes would the special use need to come back.

- **Staff Liaison Schumerth stated it depends on the expansion of services. Minor amendments don’t have to come back, they can be handled by staff.**

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Member Johnson asked why there were no hours in the Findings of Fact.

- **Staff Liaison Schumerth stated the entire application is reviewed and there is no condition to specify hours for approval.**

Motion by Member Johnson to approve Case 26-35: Special Use Permit for indoor commercial place of assembly at 1820 Ride Road; and Incorporate the Findings of Fact into the Record; Seconded by Member O'Brien.

AYES: 6 (Members Alfonso, Sierzega, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (none)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Castaneda)

Cases 26-33: Special Use Permit for Drive-Through Facility at 17855 Halsted Street, Case 26-37: Variance for Front Perimeter Landscape Buffer at 17855 Halsted Street, and Case 26-08 Site Plan Review for 7 Brew Drive-Through Coffee Shop at 17855 Halsted Street:

Chair Bransky stated the cases will be continued to a later date.

Assistant Director Schumerth stated one motion can be made for the three related cases, and all three need to be approved together.

Motion to continue Case 26-33, Case 26-37, and Case 26-08 to the meeting on May 28; seconded by Member Cap

AYES: 6 (Members Alfonso, Sierzega, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (none)

ABSENT: 1 (Member Castaneda)

OLD BUSINESS:

Staff Liaison Schumerth stated special use cases have specific definitions for major and minor; it's not arbitrary by staff.

Chair Bransky stated special use is specific and wanted to clarify.

Building Department Secretary Leonard stated the Donut and Hot Dog restaurants were approved to open.

Member Alfonso asked about the Mediterranean restaurant on Maple.

Building Department Secretary Leonard stated the Building Inspector is scheduled to go by and check on it.

Staff Liaison Schumerth stated Holladay Properties is scheduled for May 28.

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Chair Bransky stated, as a courtesy, the residents should go first so they do not have to sit through the presentation.

Member Johnson asked how many cases are on the agenda for May 28.

Staff Liaison Schumerth stated the 3 that were continued and Holladay and there may be a site plan on the agenda. It just came in.

ADJOURN:

Member Alfonso made a motion to adjourn; seconded by Member O'Brien. The meeting adjourned at 7:40 pm.

AYES: 6 (Members Alfonso, Sierzega, Cap, O'Brien, Johnson, and Chair Tem Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Castaneda)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary