

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

March 28, 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 p.m.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, and Castaneda, and Chair Sierzega. Present from the Village was Assistant Director of Economic & Community Development Noah Schumerth, who served as Staff Liaison for the hearing, and Village Manager Napoleon Haney. There were two people in the audience. The public was able to watch and listen to the meeting via Zoom webinar. There were no attendees on the Zoom webinar recording.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked if there were any changes or corrections to the minutes of March 14, 2024. No edits were made by the Planning and Zoning Commission members present.

Staff Liaison Noah Schumerth noted that Member O'Brien had requested several edits and submitted this request prior to the hearing. Schumerth noted that Member O'Brien had made the following requests for corrections:

1. Replace language:

"O'Brien also cited concrete walls and wrought iron fences along 183rd Street near the train viaduct as creating visibility challenges for cyclists, especially near the intersection of Park Avenue and 183rd."

With the following language:

*"O'Brien also cited concrete walls and wrought iron fences along 183rd Street near the train viaduct as creating visibility **and safety** challenges for cyclists, especially near the intersection of Park Avenue and 183rd."*

Staff Liaison Schumerth also noted several corrections for the staff memo provided for the case considered in the following meeting, Case 24-07: Upham Subdivision. Member Bransky made a motion to approve the minutes as amended; seconded by Member Cap.

AYES: Members Bransky, Cap

NAYS: None

ABSTENTIONS: Members Alfonso, Castaneda, Chair Sierzega

ABSENT: Members O'Brien, Johnson

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REGULAR BUSINESS:**CASE 24-07: Upham Subdivision, 3043-3055 Ridge Road**

Chair Sierzega introduced the case and called the applicant, George Arnold, forward to the podium. Staff Liaison noted that an open public comment period was necessary prior to the commencement of regular business. The applicant noted that the other member of the audience was in attendance with him and did not wish to provide any public comment. Chair Sierzega swore the applicant in.

The applicant stated that the old Brunswick property would be broken into four lots, with three commercial lots and a lot dedicated to the Village of Homewood for a pumphouse. Per the applicant's plans, two lots will be located along frontage on 183rd Street to provide space for additional commercial outlots, and a large parcel will include the existing buildings on the site. The fourth lot is very small and only provides space for needed public infrastructure.

The applicant asked for clarification from staff regarding questions from Member O'Brien left with staff prior to the hearing. Staff Liaison Schumerth noted that Member O'Brien requested clarification about the tax bill address included on the application form on page 15 of the meeting packet. The applicant clarified that the address belongs to the contracted party who will be developing the commercial properties on the site.

Member Castaneda noted that the memo is complete and provided a good understanding of local platting processes, and stated that she wished to hear the thoughts of other Commissioners about the proposed resubdivision.

Member Cap expressed concerns around stormwater retention on the site, and asked Staff Liaison Schumerth about whether there will be another opportunity for the Planning and Zoning Commission to review development plans on the site. Staff Liaison Schumerth noted that there is a multi-step process for reviewing development proposals for this site, and that this process is only to look at the initial plat drawings for the site and assessing the acceptability of the layout of the lots within the proposed resubdivision. Schumerth noted that the Planning and Zoning Commission will receive future development plans through the Site Plan Review process, which will provide much more detail into plans for stormwater management and other infrastructure on the site.

Member Cap stated that he generally sees plats and development plans proposed together, particularly when plats are reaching the final plat approval process. Member Cap noted that final plat drawings are usually closely related to development plans for a site. Member Cap reiterated his question about whether there will be additional opportunities to review the development plans, including the final plat drawings. Staff Liaison Schumerth noted that this is a common but not required practice, and that this proposal only provides the layout of the new property boundaries and easements proposed for the existing site.

Member Cap asked if approval of these drawings prior to receiving development plans in the Site Plan Review process will constrain the ability for the Planning and Zoning Commission to have a say in the design of other development features. Staff Liaison Schumerth stated that this is generally not the case, as staff have the opportunity to state that the applicant must revisit the plat should there be changes in the required infrastructure for the site, such as stormwater, which require adjustments to easements or

other recorded site features. These changes may be requested through the Site Plan Review process by Village staff, the Planning and Zoning Commission, or the Village Board of Trustees.

Member Cap stated that there is generally a set of certifications on the plat, which are not all included in this plat drawing. Cap expressed reservations about the protections that the Village has to ensure that stormwater and other site impacts are adequately addressed. Applicant George Arnold stated that the meeting is not reviewing a final plat with finalized engineering work, and that the certifications for the plat, including the final certification for surface water control, will be included with the final plat drawings. Schumerth stated that the Site Plan Review process will have close involvement with the Planning and Zoning Commission.

Member Alfonso asked if the second box on the map provided on page 8 of the packet was the lot dedicated for the municipal pump house. Applicant George Arnold identified on the plat map where the separate dedicated lot would be located. Staff Liaison Schumerth stated that the map Member Alfonso referred to was a map of the entire 183rd TIF district currently under review by Village staff and the Village Board of Trustees; the square asked about was another commercial property owned by the Village and slated for redevelopment.

Member Bransky asked for additional clarification of the map drawing of the new West 183rd Street TIF, and asked if any part of the municipal right-of-way is included in the development proposal for the Brunswick Zone site. Staff Liaison Schumerth stated that the map was showing the entire proposed TIF district, and that this plat and the subsequent development proposal only includes a portion of the proposed TIF district; there is a second Village owned site which is part of the same TIF but not subject to this resubdivision. Schumerth noted that his parcel will not be included in the development plan for the subject site.

Chair Sierzega asked if the goal of the developer was to add new commercial buildings on the site in the two subdivided outlots. Applicant George Arnold said this was true. Chair Sierzega asked if tenants were already identified for these outlot buildings. Applicant Arnold stated that there were tenants identified for these buildings, and that these developments are not being pursued as a speculative development.

Member Alfonso asked if the large existing commercial building on the site will be razed. Applicant Arnold said that it would be razed. Member Alfonso asked for more clarification of the plans for the large existing structure on the site. Village Manager Napoleon Haney clarified that the building would not be razed and would be redeveloped. Applicant Arnold stated the question was misunderstood, and affirmed that the existing building would be reused for retail and commercial purposes.

Member Cap asked if the private sanitary sewer easement bisecting Lot 3 on the site will constrain development on the new commercial outlot. Applicant Arnold stated that this would not constrain development and asked for clarification from staff. Staff Liaison Schumerth stated that he was not fully familiar with the development specifics, as Director of Economic and Community Development Angela Mesaros had worked more closely with the design of this project. Schumerth stated that while easements are sometimes vacated and moved to more peripheral locations, there were no concerns identified with the current location of the easement.

Applicant Arnold stated that the location of the easement will be brought up with engineering staff preparing the final plat document for further review. Member Cap noted that there are concerns about reviewing the location of easements without a clear understanding of the development plan and how it

will serve future development. Staff Liaison Schumerth stated that it may be useful to provide comments on easement location at the time of the final plat review, as the preliminary plat meeting underway was to provide a general statement on the acceptability of the plan.

Member Cap said that there may be further review needed to understand if the pipe or conduit underneath the easement can be relocated and the easement can be vacated. Staff Liaison Schumerth stated that the comments would be forwarded onto the applicant team.

Member Bransky made a motion to recommend affirmation of acceptability Case 24-07 to grant resubdivision of the property at 3043-3055 183rd Street, with no disputes forwarded to the Village Board; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Chair Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: Members O'Brien, Johnson

OLD BUSINESS:

None

NEW BUSINESS:

Staff Liaison Schumerth reminded Commission members that copies of the Downtown Transit-Oriented Development (TOD) Master Plan had been provided to them for review. Schumerth stated that the Planning and Zoning Commission hearing to begin consideration the plan for approval would be held on April 11th, and that "one-on-one" meetings were encouraged between Planning and Zoning Commission members and staff. Schumerth noted that consulting partners would be present at the hearing on the 11th to answer questions and provide additional information about the plan.

Staff Liaison Schumerth provided further clarification about the final plat hearing, and stated that no formal development plans would be provided with the final plat submitted for Planning and Zoning Commission review.

Chair Sierzega asked for information on the progress of the train station reconstruction project. Schumerth noted that the much of the structural and HVAC work for the new eastern headhouse was completed in March. Schumerth noted the station closure through April and May 2024. Village Manager Haney noted that the opening date for the station will be in 2025.

Chair Sierzega asked if the historic structure on the west side of the station would be altered during the construction process. Schumerth stated that the structure would not be touched, but that the station would receive a new white paint color to restore the station to its original color as constructed in 1923, matching Ravisloe Country Club.

Member Bransky asked about renovation work at the downtown location of Starbucks Coffee. Schumerth provided updates about the internal and external improvements taking place at the coffee shop.

ADJOURN:

Member Alfonso moved to adjourn the meeting; seconded by Member Castaneda; all members voted in favor. The meeting adjourned at 7:42 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Noah J. Schumerth".

Noah Schumerth

Assistant Director of Economic and Community Development