

# VILLAGE OF HOMEWOOD



**MEETING MINUTES**

**DATE OF MEETING: October 24, 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, Castaneda, Johnson, O'Brien, and Chair Sierzega. Member Alfonso was absent. Member Cap arrived following the completion of roll call. 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. Two representatives were present to provide scheduled training: David Silverman of Ancel Glink and Jason Berry of the Village of Lemont. Fourteen students from the Chaddick Institute of DePaul University were also in attendance a part of university activities. One member of the public was in attendance (Jim Scheffke of the Village Appearance Commission)

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

## **APPROVAL OF MEETING MINUTES:**

Chair Pro Tempore Bransky requested any requests for changes in the minutes.

Member O'Brien provided a statement requesting a change to page 5 of the minutes, clarifying the square footage and calculations of building capacity for the salon and spa use considered at the previous meeting.

Member O'Brien requested that a paragraph on page 5 referring to a previous case be deleted.

Member O'Brien motioned to approve the minutes from September 26, 2024; seconded by Member Johnson.

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

NAYES: NONE

ABSTENTIONS: Member Alfonso

ABSENT: Member Cap, Chair Sierzega

## **PUBLIC COMMENT:**

None

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**REGULAR BUSINESS:****Planning and Zoning Commission Training Session. Presented by the American Planning Association - Illinois Chapter, in partnership with the Chaddick Institute at DePaul University.**

Chair Pro Tempore Bransky introduced David Silverman of Ancel Glink and Jason Berry of the Village of Lemont, who were present to provide training for Planning and Zoning Commission members.

Member Cap arrived at 7:09pm.

The following topics were discussed: introductions of each Commission member; the role of the Planning and Zoning Commission and other municipal boards and agencies; Commission communication; meeting procedure; Commissioner responsibilities; standards and basis for Commission decisions and LaSalle Factors; areas of authority for Commissioners; Chair responsibilities vs. member responsibilities; handling testimony; developing Findings of Fact and conditions of approval; handling special uses requests; variances; ex parte communications; ethical commitments and responsibilities; managing conflicts of interest; Open Meetings Act; and planning tools for shaping development.

The training presentation and discussion concluded at 8:56pm.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**ADJOURN:**

Member O'Brien made a motion to adjourn; second by Member Castaneda.

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

NAYES: NONE

ABSTENTIONS:

ABSENT: Chair Sierzega

Respectfully submitted,

*Noah Schumerth*

**Noah Schumerth, Assistant Director of Economic and Community Development**

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Last Revised: 12/10/2024