

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

January 8, 2026

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.

ROLL CALL:

Roll call was performed by Chair Sierzega. Present from the Village were Director 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 was 1 member of the public in attendance, and there was no one on Zoom webinar.

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

NAYES (ABSENT): 1 (Member Alfonso)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the November 13, 2025 meeting.

Member Bransky stated that Chair Sierzega should be marked absent for the November 13 meeting.

Member O'Brien stated on page 4 at the bottom, it should be changed from "bug" to "big. In the middle of the page "if the salon" should be added to the question about the access to the salon. At the bottom in the last line the "1:1 ratio" should be removed and replaced with the "the lower and ground levels". On page 5 in two locations in the middle in Ms. Pittman's comments should be corrected from "it" to "is".

Member O'Brien asked about the fire alarm mentioned at the top of page 6.

- **Building Department Secretary Leonard stated the fire alarm would be required if one is not in place.**

Member O'Brien stated on page 6 in the middle it is a contradictory statement from the comments at the bottom of page 3. In the middle of page 9 in Mr. Glapion's comment it should be changed from "sated" to "stated". And at the bottom of page 9 he stated a copy of what Staff has would be helpful.

A motion to approve the minutes as amended by Member Castaneda; seconded by Member Cap

AYES: 5 (Members Bransky, O'Brien, Johnson, Castaneda, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Cap)

ABSENT: 1 (Member Alfonso)

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

There were no changes.

A motion to approve the minutes from December 11 by Member O'Brien; seconded by Member Cap.

AYES: 5 (Members Cap, Johnson, Castaneda, O'Brien, Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Bransky)

ABSENT: 1 (Member Alfonso)

PUBLIC COMMENT:

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

- **There were no public comments.**

REGULAR BUSINESS:

Case 25-55: Special Use Permit for Motor Vehicle Rental Facility at 1149 W. 175th Street:

Chair Sierzega introduced the case and asked if there were any responses.

- **Staff Liaison Mesaros stated no.**

Chair Sierzega swore in Gary Daggett, the real estate agent for the applicant.

Chair Sierzega asked if the proposal is to have a Hertz Rental at 1149 175th Street.

- **Mr. Daggett stated yes. The new owner of the building will be building out the space which is a former office. Two doors will be added in the back and a wall will be moved approximately 2 feet to the east for vehicle staging. There will be a drop catch added for washing and service. There will be 2-3 employees and expects 7-10 customers at the business at the busiest times. The landlord is providing 10 parking spaces for the business, which may increase depending on what businesses open to the south of the location, which could increase site parking by an additional 5-7 spaces. The new business will use 5 spaces in the front and 5 spaces in the rear of the building. The doors will be installed where currently there are 2 windows.**

Member Bransky asked if the client is satisfied with the number of parking spaces.

- **Mr. Daggett stated yes, they are satisfied with 10 spaces.**

Member Cap asked where the inventory of cars would be kept and how they would be allocated to customers.

- **Mr. Daggett stated there is an inter-store delivery system for vehicles, and they will transfer vehicles around as needed based on the demand.**

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Member Cap asked where the nearest staging area is located and asked if the operation model is to have the reservations done online and then position the cars.

- **Mr. Daggett stated Orland Park and near O'Hare. Mr. Daggett stated they will have some cars onsite for customers to walk in. He works with the regional manager and store manager. The company has set parameters and 10 spaces works for them.**

Member Cap asked the number of employees.

- **Mr. Daggett stated typically 2, but at shift change there would be 3 for half an hour or so.**

Member O'Brien stated to staff that the special use standard #2 answer doesn't make sense. On page 23, #12 is not listed and sometimes it's there and sometimes it's not. It should be included all the time.

- **Staff Liaison Mesaros stated the answer to #12 would be no.**

Members Johnson and Cap asked what the question is.

Member O'Brien recommended that it be included from here on and stated that #7 in the Findings of Fact is mis-stated.

- **Staff Liaison Mesaros stated it is not listed in the staff review and it should be in it.**

Member Castaneda stated it is a copy and paste error.

- **Staff Liaison Mesaros stated "salon" should be removed from #7.**

Member O'Brien stated on page 25 it is not listed on the request if it is a special use.

- **Staff Liaison Mesaros stated it is a special use.**

Member O'Brien stated that #11 & #12 can be answered no. on page 28 the answer should be no, on page 30 the last line of the top paragraph, "allowed" should be changed to "required". And asked why on page 31 the trees are being removed.

- **Mr. Daggett stated the trees would block the signage on 175th Street side and are small trees. He believes they have already been removed by the property owner.**

Member O'Brien asked if the bathrooms are ADA compliant.

- **Mr. Daggett stated they are planning on making them compliant. They will convert the 2 restrooms into 1 larger ADA restroom.**

Member Johnson asked specifically where the parking is located.

- **Mr. Daggett stated there are spaces in the rear that will likely be designated the rest would be in the lot in the front of the building.**

Member Johnson asked if oil changes would be done onsite.

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- **Mr. Daggett stated they are not planning on it. Service is done at the dealerships. But he would have to ask to get a clearer answer before it goes to the Board.**

Member Castaneda stated she had no questions as all she had had been answered. She understands why they want to open here.

Chair Sierzega asked what the hours of operation would be.

- **Mr. Daggett stated Monday-Friday 8-6, Saturdays 9-12, and maybe abbreviated hours on Sundays.**

Chair Sierzega asked about the procedure if someone couldn't make it by closing.

- **Mr. Daggett stated there would have to be clarity to the procedures. There is an ability to provide key drop-offs, but Daggett stated that he is not sure about car pickup.**

Chair Sierzega asked when they anticipate opening.

Mr. Daggett stated 6-8 weeks will be needed for construction and a week for the inside branding, so 6-9 weeks.

Chair Sierzega asked if it's MWRD.

Building Department Secretary Leonard stated it's in Thorn Creek jurisdiction.

Staff Liaison Mesaros stated they would need a permit or letter from Thorn Creek.

Motion by Member Bransky to approve Case 25-55, a request for a special use permit to allow the operation of a motor vehicle rental facility in the M-1 Limited Manufacturing zoning district at 1149 W. 175th Street and Incorporating the amended Findings of Fact into the record; Motion seconded by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Members Alfonso)

Case 25-56: Special Use Permit for Crematorium at 1131 W 175th Street:

Staff Liaison Mesaros stated the case was withdrawn as there is no landlord permission to operate and it is too close to Isaak Walton.

OLD BUSINESS:

None.

NEW BUSINESS:

Chair Sierzega asked the date of the next meeting.

- **Staff Liaison Mesaros stated there will not be a second meeting in January.**

Chair Sierzega asked when they will get building plans for the project.

- **Staff Liaison Mesaros stated March.**

Member Bransky asked what the proposals are for.

- **Staff Liaison Mesaros stated that proposals were for the transit-oriented development opportunities in the Village Hall lot and the Matrix building. There are four proposals and other have shown interest. They may have to put out for alternative bids.**

Chair Sierzega stated one has underground parking.

- **Staff Liaison Mesaros stated yes, and another has all parking on the first floor.**

ADJOURN:

Member Cap made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 7:47 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Alfonso)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development