

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **September 11, 2025**

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 7:03 pm.

ROLL CALL:

In attendance were Members Bransky, Cap, O'Brien, Castaneda, and Chair Sierzega. Present from the Village were Staff Liaison 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 no members of the public were attending on Zoom via webinar.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for a motion to approve the minutes from the June 26, 2025 meeting as corrected. A motion was made to approve the minutes as corrected by Member O'Brien; seconded by Member Cap.

AYES: Members Bransky, Cap, Alfonso, and O'Brien

NAYES:

ABSTENTIONS: Members Johnson, Castaneda, and Chair Sierzega

ABSENT:

CHAIR Sierzega asked for any changes to the minutes from the August 14, 2025 meeting.

Member O'Brien asked on page 9 near the top, if the findings of fact should be stated rather than the conditions. Staff Liaison Mesaros stated that it is correct. Member Bransky stated it should be conditions of approval.

Member O'Brien stated on page 10, in Member Bransky's comments in the middle, that the parking issue should be discussed and that the Commission should revisit the square footage requirements in the code.

- **Staff Liaison Mesaros stated it can be revisited.**

Member Bransky stated on page 12 his comments after the Motion should remove "grocery store" and add "Dominick's" and change "on" to "by".

A Motion to approve the minutes as corrected by Member O'Brien; seconded by Member Cap.

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

NAYES:

ABSTENTIONS: Members Alfonso and Johnson

ABSENT: None

Member O'Brien stated he missed a statement in the June minutes related to the fence on the property line. O'Brien stated that it should go back to the Appearance Commission to revisit, and the Arborist should have a ready list of vegetation that is "walk proof" or durable and recommends it in similar situations. O'Brien recommended that similar cases be reviewed by the Appearance Commission if the Planning and Zoning Commission approves them.

PUBLIC COMMENT:

None.

REGULAR BUSINESS:

Case 25-32: Special Use for Massage Therapy at 17956 Halsted Street:

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

- **Assistant Director Schumerth said no public comments were received.**

Chair Sierzega swore in the applicant, Jamie Cole of Matteson, and asked about the size and the location at 17956 Halsted #6.

- **Assistant Director Schumerth stated it is 115 square feet and would operate 7 days a week from 9-7 by appointment.**
- **Ms. Cole stated the business is massage therapy and she specializes in stretching, lymphatic drainage, pain management, and pain relief therapy and is currently trying to get the pre-natal certificate. The location is suitable for her business as it's close to the expressway and she has a Groupon so she has clients from the surrounding areas.**

Chair Sierzega asked if there is a current location.

- **Ms. Cole stated yes.**

Member Alfonso asked how long she has been doing massage, if there are any regulations, and if there is enough space.

- **Ms. Cole stated 2 years, she has gone to school for it that is about 11 months and have to test out before taking the State test, and there is enough space.**

Member Alfonso stated it is a fine addition to what else is being offered at Essence Suites.

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Member Bransky stated he has no questions for the applicant and asked Staff if the Special Use is just for #6.

- **Staff Liaison Mesaros stated the Fire Department would have to be asked if they check each suite when doing their inspections. As that is the only way to catch it.**

Member Bransky asked if the owner is aware it is for just the one unit.

- **Staff Liaison Mesaros stated the owner was invited.**
- **Assistant Director Schumerth stated the owner was unable to attend but was aware. Schumerth said that in theory, if it is approved without conditions, there is nothing to stop there being another one and conditions have been added before to impose limits. Schumerth noted that staff added conditions to limit the number of massage therapy businesses.**
- **Staff Liaison Mesaros stated it only allows this one business. It is specific to her use. If anyone else wants to do massage they would have to come back as a separate special use.**

Member O'Brien asked if the current business location is a facility or a building.

- **Ms. Cole stated she rents a suite at a location.**

Member O'Brien stated to Staff that on page 16 it contradicts the conditions on page 15. It stated one massage business in the location, but others are being discussed. And asked what the potential negative impacts are that are expressed in the materials.

- **Staff Liaison Mesaros asked why we would want to limit the type of business.**

Chair Sierzega stated that someone else could come in, but they would have to get their own special use.

- **Staff Liaison Mesaros stated by limiting it any other suite would have to get their own special use and there is a way to track the operators in the business.**

Chair Sierzega asked who is responsible for anyone that came to the salon suite.

- **Staff Liaison Mesaros stated the owner of the business; they have to establish leases with each proprietor.**
- **Assistant Director Schumerth stated they will recommend in the approval letter and that they are aware of the process as well.**

Member O'Brien stated in the past they have gotten an approval letter for the application from the owner, but not this time.

Member Bransky stated on page 18 it only lists the owner as Essence Suites and the rest of the information is redacted.

- **Member Schumerth stated they do not require the owner to sign.**

Member Johnson asked if the letter of authorization goes to the business.

- **Assistant Director Schumerth stated they have been in contact with the owner and he is available for questions, but was unable to attend.**

Member O'Brien asked about the referenced negative impacts in the application.

- **Assistant Director Schumerth stated there are practical concerns like if every suite becomes massage the area could become oversaturated and making sure they are being run in a responsible manner and are licensed.**

Member Johnson asked about the hours of operation are from 9-7 and if they are by appointment.

- **Ms. Cole stated yes.**

Chair Sierzega asked if it just going to be massage and it's going to be by appointment only.

- **Ms. Cole stated correct.**

Motion made to approve Case 25-32, and incorporating the Findings of Fact and two conditions into the record; seconded by Member Alfonso.

Member Johnson stated to confirm the size of the location as it looks like 116 square feet.

- **Staff Liaison Mesaros stated it is 115 square feet.**

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

OLD BUSINESS:

None.

NEW BUSINESS:

Member Johnson stated that Member O'Brien asked about landscaping going back to the Appearance Condition and asked how it would work.

- **Staff Liaison Mesaros said that currently it would go to the Village Arborist to make sure the plants are okay, but that it is not clear if they would look at the design. Mesaros stated that the Appearance Commission does not currently look at those cases.**

Member Bransky stated it wasn't discussed with the new ordinance and suites businesses and stated that he thought it was built in as it is a big thing now.

- **Staff Liaison Mesaros agreed and stated that B-4 is the one zone that a special use permit is not needed for a salon. Any location except Halsted would need a Special Use.**

Chair Sierzega asked if any feedback had come in about 24-hour access buildings.

- **Staff Liaison Mesaros stated no, but maybe in this particular case with massage therapy, they may be able to limit it.**

Member Bransky stated they proposed hours restrictions for the business that wanted to go into the old shelter. Member Bransky asked if hours can still be controlled on Halsted.

- **Staff Liaison Mesaros stated yes, hours in this instance can still be controlled.**

Chair Sierzega stated he has spoken with the Police Chief and she is against it.

Member Bransky stated it may have to be rephrased to business hours from 24-hours.

Chair Sierzega asked if there will be a meeting in a few weeks.

Assistant Director Schumerth stated yes, on September 25th.

ADJOURN:

Member Alfonso made a motion to adjourn; seconded by Member Bransky. The meeting adjourned at 7:38 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

Noah Schumerth

Noah Schumerth, Assistant Director of Economic and Community Development