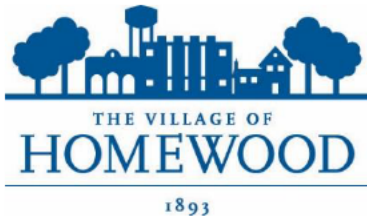


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

October 22, 2026

Meeting Start Time: 6:30 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the August 20, 2026 meeting of the Planning and Zoning Commission.

Approve minutes from the September 17, 2026 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 26-67: Variance from Section 44-04-14 Accessory Use Standards to allow the construction of a 352 square-foot shed at 17748 Gladville Avenue.

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:

<https://us06web.zoom.us/j/99184811606?pwd=UkU5TiBQc0VOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 20, 2026

PLANNING AND ZONING COMMISSION

6:30 pm

Village Hall Board Room

2020 Chestnut Street

Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:37 pm.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development and Napoleon Haney, Village Manager. There were 3 members of the public in attendance, and there were no members of the public on Zoom webinar.

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

NAYES (ABSENT): 1 (Member Sierzega)

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for approval of the minutes from the July 9 meeting.

Member Alfonso requested that the wording on page 7 of the minutes be revised from "Date care center" to "day care center."

A motion to approve the minutes with amendments from the July 9th by Member O'Brien; seconded by Cap.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

PUBLIC COMMENT:

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

- There were no public comments.

REGULAR BUSINESS:

Case 26-47: Zoning Text Amendment for Accessory Uses for Non-Commercial Places of Assembly:

Chair Bransky introduced the case and asked Director Schumerth if Case 26-47 should be continued.

Director Schumerth recommended proceeding with a vote on the continuance, noting that staff is still working on the amendment.

Member Cap made a motion to continue case 26-47. Second by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Case 26-48: Variance from Table 44-03-01 Bulk and Dimensional Standards to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad:

Chair Bransky introduced the case.

Anthony Binion of Homewood was sworn in.

Mr. Binion stated that he is the property owner of 2840 Willow Road. He explained that the previous owner of the property constructed a basketball court on site that accounts for approximately 13.5% of the property's total impervious surface area. Mr. Binion requested relief from the Bulk and Dimensional Standards accommodate a concrete pad for a grill as well as a swimming pool. He noted that he also plans to construct a deck, which would not count toward the property's impervious surface coverage limit.

Chair Bransky clarified that, as indicated in the case materials, the requested relief is due to the cost of removing the existing concrete pad used as a basketball court. Mr. Binion confirmed.

Member Alfonso asked if the existing concrete pad gets used.

- Mr. Binion stated it gets used very rarely.

Member Alfonso asked if the proposed pool would sit on a concrete pad, what material would be used to construct the deck, and where the deck would be located.

- Mr. Binion stated the pool would not sit on a concrete pad, it would sit on the deck. The deck would be made of wooden slats and be placed against the existing single family home.

Member Alfonso asked if the proposed desk would replace the existing patio on site.

- Mr. Binion affirmed that the deck would be placed above the existing concrete patio.

Member Cap asked about drainage conditions in the neighborhood.

- Mr. Binion noted no issues of flooding after the storms on his property, but noted that sometimes the end of the block floods.

Member Cap explained that the impervious surface coverage restriction is intended to help prevent flooding neighboring properties. Member Cap asked whether the existing basketball court could be removed incrementally to reduce impervious surface coverage on the property.

- **Mr. Binion stated that he had only recently learned that a variance was required for the proposed work and had not considered requesting a quote for the incremental removal of the existing basketball court.**

Member Cap noted that the Planning and Zoning Commission could request that the property owner evaluate the site's drainage to determine whether stormwater could be retained on-site before being discharged downstream.

- **Mr. Binion stated that he was unsure how much additional runoff the proposed improvements would generate, noting that the deck would be constructed of wooden slats that would allow water to pass through to the ground below.**

Member Cap requested that the property owner explore either incrementally removing the existing concrete basketball court or installing piping to direct stormwater runoff from the property to the existing stormwater inlets, noting his concern of potential flooding issues.

- **Mr. Binion proposed removing the existing concrete patio beneath the planned deck as an alternative to bring the property's impervious surface coverage within the allowable limit.**

Director Schumerth calculated the proposed changes and noted that, although a variance would still be required, the amount of relief needed would be reduced from 3% to 1.3%.

Member O'Brien concurred with Member Cap, noting that Mr. Binion purchased the property with an existing basketball court that contributed significantly to the property's impervious surface coverage.

- **Mr. Binion acknowledged that he was aware of the basketball court when he purchased the home approximately four years ago. He explained that, given the competitive real estate market at the time, he and his family purchased the property to ensure their children could attend school in the district.**

Member O'Brien asked whether Mr. Binion considered the existing basketball court a detriment or an asset to the property.

- **Mr. Binion stated that he did not consider the basketball court a detriment and acknowledged that it could be an asset. He noted that he had no plans to sell the property and had not received any complaints about the basketball court from neighboring property owners. He also stated that he would do what the Village requires of him to mitigate concerns with granting the variance.**

Member Johnson asked whether the case had been discussed with the Village Engineer.

- **Director Schumerth confirmed that a brief discussion had taken place but noted that no formal referral or study had been requested.**

Member Johnson asked whether the Zoning Code includes provisions addressing elevated swimming pools.

- **Director Schumerth confirmed that the Zoning Code contains provisions for swimming pools and noted that the Village Engineer had raised concerns regarding impervious surface coverage, which prompted the variance request before the Commission.**

Member Castaneda expressed appreciation for the Applicant's thoughtful and measured responses to the Commission's concerns. She asked whether the Applicant would consider removing only the amount of existing concrete from the basketball court necessary to reduce the requested relief from 1.3% above the impervious surface coverage requirement to come into compliance

- **Mr. Binion stated that he would comply with the Commission's direction to resolve the case. Director Schumerth explained that the Commission could direct the Applicant to further explore options for removing portions of the unused basketball court to reduce or eliminate the need for a variance.**

Member Johnson noted that the variance would be for approximately 147 square feet, which could be addressed by removing a 5' wide strip from the end of the existing basketball court. He noted that he would be comfortable approving the variance given the relatively small area of relief requested. However, he expressed concern about the proposed placement of the swimming pool on the deck and the potential structural load on the home's foundation.

Chair Bransky asked the Applicant whether he wished to work with staff to explore alternatives to the variance request or proceed with a Commission vote on the request as proposed.

Director Schumerth clarified that the Commission had two options: consider a motion to approve the variance as proposed, subject to the condition that the existing concrete pad be removed, or table the case to allow Mr. Binion to work with staff to explore alternatives that could further reduce or eliminate the need for a variance.

- **Mr. Binion confirmed that he would like the case tabled at this time to work with staff on exploring alternatives.**

Chair Bransky asked for a motion regarding Case 26-48: Variance from Table 44-03-01 Bulk and Dimensional Standards to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad and Incorporate the Findings of Fact into the record.

Member Cap made a motion to table Case 26-48; and incorporate the Findings of Fact into the record; and second by Member Castaneda.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Case 26-51: Special Use Permit approval to allow the operation of a members-only wellness retreat center (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue:

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

- Director Schumerth stated no.

The Applicant, Florence Hardy, is present to answer any questions and was sworn.

- Director Schumerth introduced the case for the special use permit to allow for the indoor commercial place of assembly. He noted in the Zoning Code, indoor commercial places of assembly are required to be placed on roadways designated as collector or arterial streets. He noted that the case also requires a variance from that provision, as Martin Avenue is designated as a local street. The variance in association with this property will go before the Planning and Zoning Commission at the August 27 hearing.

Ms. Hardy introduced the business as a wellness content creation space where members could record podcasts, vlogs, interviews, and other digital marketing content. She explained that the business would serve women working in the self-care and wellness industries, providing a space for business owners to market their wellness services without performing those services on-site.

Chair Bransky asked to confirm that the space would be used for podcasts, seminars, and educational and marketing opportunities.

- Ms. Hardy affirmed.

Member Castaneda noted that the business model was an interesting one and that she had no additional questions.

Member Johnson asked about the anticipated membership and noted the hours of operation.

- Ms. Hardy explained that the business would not generally be open to the public and that seminars and workshops would be limited to no more than 15 participants at a time.

Member O'Brien asked to clarify the stated number of rooms in the building on their findings of facts versus the number of rooms shown in the plan drawing submitted for the Commission's review.

- Ms. Hardy clarified the floorplan with the Commission, confirming five rooms on the first floor and four rooms on the second floor. Rooms do not include restrooms.

Member O'Brien asked to confirm the total floor area of the building.

- Ms. Hardy confirmed the total business square footage is 2,400 square feet, or 1,200 square feet per floor.

Director Schumerth noted that the business certificate also stated a square footage of 1,200 and noted that staff will fix that number to reflect the correct square footage of 2,400.

Member O'Brien asked about the exclusivity of events and membership.

- **Ms. Hardy clarified that only members may host events, but attendees would not necessarily need to be members to participate in workshops or seminars held at the facility.**

Director Schumerth clarified that business incubators typically operate as coworking spaces; however, this business is being classified as an indoor commercial place of assembly due to the events component of its business model.

Member O'Brien asked for clarification regarding the stated 8:00 p.m. cutoff time, given that the listed hours of operation were 10:00 a.m. to 6:00 p.m.

- **Ms. Hardy clarified that members would have 24-hour access to the building; however, all events and related activities involving attendees would be required to conclude by 8:00 p.m. To avoid confusion, Ms. Hardy agreed to list the business hours as 10:00 a.m. to 8:00 p.m.**

Member Cap raised concerns about the availability of parking, noting that the building has seven parking spaces while events may accommodate up to 15 attendees. He asked how Ms. Hardy anticipated addressing the potential need for additional parking.

- **Ms. Hardy noted that public parking is available on the east side of Martin Avenue, along with additional on-street parking nearby. She stated that she had not experienced any parking issues to date and that, although events may accommodate up to 25 attendees, no adverse parking impacts had been observed.**

Member Alfonso asked whether members have assigned spaces, how rooms are managed, what equipment is provided, and how the membership structure operates.

- **Ms. Hardy explained that two members have permanent setups, but members generally do not have assigned spaces. She noted that a house manager oversees the facility to help ensure events run smoothly. The business provides podcasting equipment, a fully equipped kitchen, and select craft supplies. Memberships are offered on a monthly basis and may be canceled at any time.**

Chair Bransky expressed support for the business concept and asked Director Schumerth to clarify the recommended motion to continue the case.

- **Director Schumerth explained that the Commission has historically continued cases to the following meeting to consider related applications together. However, the Commission could also approve the special use permit subject to the condition that the variance scheduled for consideration at the next meeting is approved.**

Chair Bransky asked for a motion to approve Case 26-51: Special Use Permit approval to allow the operation of a members-only wellness retreat center (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue, on the condition that the variance scheduled for consideration at the next meeting is approved.

Member Cap made a motion to approve Case 26-51; and incorporate the Findings of Fact into the record; and second by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Case 26-52: Special Use Permit approval to allow the operation of a healthcare career school (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 1820 Ridge Road:

Chair Bransky introduced the case and asked whether any public comments had been received. Director Schumerth confirmed that none had been received. The Applicant, Tori Tolbert, attended remotely via Zoom, was sworn in, and was available to answer questions from the Commission.

Ms. Tolbert introduced the project, noting that she is a board-certified nurse practitioner with more than 20 years of experience in the healthcare field and a passion for teaching. She currently offers CPR classes and has submitted an application to the Illinois Board of Higher Education to offer Certified Nursing Assistant (CNA) classes. She stated that, pending state approval, she intends to expand the school to offer nursing education programs.

Member Alfonso asked whether Ms. Tolbert would be instructing nurses or students interested in becoming nurses.

- Ms. Tolbert clarified that she currently provides CPR certification courses and is completing instructor training to offer additional healthcare-related certification courses required for providing patient care. She reiterated her plans to offer Certified Nursing Assistant (CNA) classes for individuals interested in working under the supervision of a licensed nurse.

Member Alfonso asked about the expected duration of the coursework and the anticipated number of students.

- Ms. Tolbert explained that the program would take approximately 10 weeks to complete on a part-time basis or 8 weeks on a full-time basis. She confirmed that each class would be limited to 10 students with 2 staff present at maximum.

Member Alfonso asked whether Ms. Tolbert was aware that the property was listed for sale and whether the building owners had indicated that she could continue using the proposed space.

- Ms. Tolbert noted her business has occupied space in the building since February 2026.

Member Alfonso expressed support for the business and indicated that she had no further questions.

Member Cap asked when Ms. Tolbert would conduct classes.

- Ms. Tolbert confirmed business hours are from 9 a.m. to 6 p.m.

Member O'Brien asked whether multiple classes would be held simultaneously or scheduled individually.

- **Ms. Tolbert confirmed that classes would be scheduled one at a time.**

Member O'Brien asked to confirm the square footage of the proposed business.

- **Director Schumerth confirmed that the space measures 440 square feet and noted discrepancies among the business certificate, lease, and application. He stated that he would work with Ms. Tolbert to reconcile and correct the information.**

Member Castaneda asked if Ms. Tolbert would be handling medical supplies or chemicals as part of the training courses.

- **Ms. Tolbert confirmed that no medical supplies or chemicals would be handled.**

Chair Bransky asked for a motion to recommend approval of Case 26-52: Special Use Permit approval to allow the operation of a healthcare career school (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 1820 Ridge Road.

Member Alfonso made a motion to recommend approval of Case 26-52; and incorporate the Findings of Fact into the record; and second by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

NEW BUSINESS:

Director Schumerth provided status updates on the Holladay property and Village Hall parking lot redevelopment, upcoming Planning and Zoning Commission review of approvals for Apparel Redefined, and the St. John Neumann project.

OLD BUSINESS:

Director Schumerth asked whether the Commission would find an internal newsletter summarizing the status of previously reviewed cases helpful, which the Assistant Director could prepare. The Commission expressed support for the proposal.

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Alfonso. The meeting adjourned 8:12 pm.

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

NAYES: 0 (None)

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ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Respectfully submitted,

Danielle Stewart

Danielle Stewart

Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: September 17, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:35 pm.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development and Darlene Leonard, Building Department Secretary. There were no members of the public in attendance, and there was 1 member of the public on Zoom webinar. Member O'Brien arrived at 6:36.

AYES: 5 (Members Alfonso, Sierzega, Cap, Castaneda, and Chair Bransky)

NAYES (ABSENT): 1 (Member Johnson)

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for any changes to the minutes from the August 27 meeting.

Member Cap asked about software for the minutes.

Director Schumerth stated they have been using software to transcribe the minutes and he is still figuring out the best template to use with the Plaud.AI system.

Chair Bransky asked for a motion to approve the Minutes from August 27, 2026 meeting.

Motion to approve by Member Sierzega; seconded by Member Cap.

AYES: 5 (Members Alfonso, Sierzega, Cap, Castaneda, and Chair Bransky)

NAYS: 0 (None)

ABSTENTIONS: 1 (Member O'Brien)

ABSENT: 1 (Member Johnson)

PUBLIC COMMENT:

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

- There were no public comments.

REGULAR BUSINESS:

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Last Revised: 10/16/2026

Case 26-57: Site Plan Review to allow the development of a 45,110 square-foot light manufacturing facility at 1313-1351 175th Street, on 6.38 acres in the M-1 Limited Manufacturing zoning district:

Chair Bransky introduced the case and asked if the applicant needed to be sworn in again.

Director Schumerth stated no, Mr. LaRoy did not need to be sworn in again.

Director Schumerth stated to clarify for the Commission, this is a public meeting for a site plan review. The site plan is for specific aspects of the development. A few changes were made, but they are identified in the packet.

Member Sierzega stated on page 13 about the lighting. There appears to be a typo and asked if 6 or 7 light poles will be installed.

Director Schumerth stated 6.

Member Alfonso stated her packet didn't print properly so she does not have some of the drawings and asked why the equipment was moved to the east side of the factory facility.

Mr. LaRoy stated 2 years ago they did not have a detailed floor plan with the layout. The equipment will be on the east side of the building and that is where the loading dock is. The west side of the building is the lightest and easiest to move. Mr. LaRoy stated the east side is permanent with the meeting rooms and lunch room.

Member Alfonso asked if a decision had been made on the connector; if it would be one or two stories.

Mr. LaRoy stated the plan is still for two stories, but they are waiting on bids. The cost of steel went up 15% on Friday across the nation. They are trying to stay within budget.

Member Alfonso asked if the loading dock is in the front.

Mr. LaRoy stated yes, it is facing 175th Street.

Member Alfonso asked about the landscaping changes. It says minor changes and it's good that it's being reviewed by Staff.

Director Schumerth stated there were a lot of changes made in 2024 and this shows all the changes.

Mr. LaRoy stated the loading dock has always been in the front. That has not changed from 2024.

Member Cap asked how the driveways will relate to the across the street.

Director Schumerth stated there is largely not a lot of conflict and nothing was identified by the Village Engineer.

Member Cap stated there is no conflict for the existing driveway for the office building and stated it is the western driveway that is the question. There may be a potential conflict with a business across the street. There may be times when the egress out may interfere with traffic.

Director Schumerth stated it may still be single-family residences across from the western access.

Chair Bransky stated right now it's residential and that he looked at it as well. During the day there have been trucks in the center land waiting to get in. The building if far back enough from the street that if any trucks were waiting to exit onto the street they would be in the driveway, there may be a delay.

Member Cap stated the western entrance does align with the street in East Hazel Crest.

Member O'Brien stated the drawings look wonderful and he is glad the ingress and egress was changed from the 2024 submittal.

Member Castaneda stated to Staff on page 12 in the second paragraph, the color is gray, white, and red.

Director Schumerth stated it is gray and white.

Mr. LaRoy stated the existing building will be stained just the gray.

Member Castaneda asked how many employees will be onsite per shift.

Mr. LaRoy stated 50.

Chair Bransky asked for a motion to approve Case 26-57, Site Plan Review for Apparel Redefined at 1313-1351 175th Street, as proposed in the drawings submitted by Bruce F. Roth Architects and Metz and Company Landscape Architecture, and PG Enlightened, subject to the following conditions: 1. A revised landscape plan with the plant materials as proposed by the Village Arborist shall be submitted with building permit applications prior to the issuance of building permits. 2. An application for lot consolidation of the six (6) parcels included on the subject site shall be approved prior to the issuance of a certificate of occupancy for any building. 3. A plat of vacation for "Outlot A" as indicated on the attached plat of survey dated 10/07/2023, shall be approved by the Village Engineer, prior to the issuance of a certificate of occupancy for any building.

Member O'Brien made a motion to approve Case 26-57; and incorporate the Findings of Fact into the record; and second by Member Sierzega.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Johnson)

Case 26-56: Planned Development Approval to allow the Development of a light manufacturing facility at 1313-1351 175th Street with approved modifications in the M-1 Limited Manufacturing zoning district:

Chair Bransky introduced the case.

Director Schumerth stated the proposed text amendment is for accessory uses in non-commercial places of assembly. There has been an uptick in requests to open smaller businesses in non-commercial

places of assembly such as clubs, lodges, and places of worship. The applicants are looking to open spaces without closing the original use. The Code has an issue. They are only allowed in residential districts R1-R4. The amendment would create a new use category "accessory office/personal service" category as a special use. It would limit the size to 25% of the floor are of the principal use, it limits the signage, and limits the location to be fully inside. And it would be a recommendation of the Planning & Zoning Commission to the Village Board.

Member Castaneda asked what about 25% makes it the sweet spot.

Director Schumerth stated it is the threshold elsewhere in the code. It maintains consistency. After that it becomes a more prominent use in the facility.

Member Castaneda asked if there would be inspections or review of the special uses.

Director Schumerth stated inspections are done by the Fire Department, and the process can be streamlined.

Member O'Brien asked how many are in non-residential zones.

Director Schumerth stated 3. They are all on Dixie Highway; 2 are in B-2 and 1 is in B-1.

Member O'Brien asked how they are enforced in non-residential.

Director Schumerth stated they are all legal non-conforming. They existed before the current code was written.

Member O'Brien stated at the top of page 31, the sentence stops.

Director Schumerth stated it should state "the accessory use has to close". The accessory use cannot operate on its own if the principal use closes.

Member O'Brien stated he wants to go back to the exceptions, and asked how this would impact commercial properties because the language isn't there.

Director Schumerth stated it can be addressed. It can be expanded to allow it as a special use in commercial districts.

Member O'Brien asked, about inspections, how the Village is approaching the existing property requirements, what the process is to allow it. If there is some sort of requirement or change to offset the inspections.

Director Schumerth stated they are continuing to evolve the special use process and are creating electronic reviews. The Building Department looks at it for use and if it's habitable. The processing is being developed now.

Member O'Brien asked what would happen if the property owner doesn't have the resources needed for the property maintenance.

Director Schumerth stated it is currently done with the business application process review. Currently, any issues need to be resolved before anyone can operate there. It is a challenge now and will continue to be a larger challenge.

Member O'Brien stated there is an organization that could assist and be given to the applicants, and asked if Staff is aware of it. Member O'Brien stated it is called Partners of Sacred Spaces out of Philadelphia. They work specifically with Churches.

Director Schumerth stated he is unaware of them would like to get their contact information.

Member O'Brien asked, for clarification, if the accessory use cannot operate if the principal use cannot, then it's a moot point.

Director Schumerth stated there are businesses now that can operate unless it's a life safety issue.

Chair Bransky stated it could create problems for existing buildings.

Building Department Secretary Leonard stated currently the Fire Department knows about commercial buildings better. The Building Department is aware of existing violations on the exterior of a building, but the Fire Chief has said no new businesses can open until the violations are corrected.

Member Cap asked if the amendment applies to places of assembly in residential areas only.

Director Schumerth stated it can be adjusted to include the legal non-conforming ones, but the amendment would have to be reworded.

Member Cap asked how it would affect the existing ones.

Director Schumerth stated they are allowed to operate. The commercial zoning districts were left out intentionally. By creating the amendments only allowing them in the residential districts it is very transparent.

Member Cap stated it could be approached by the ones in the commercial districts, and asked what would prohibit them from approaching the Village and transforming underutilized space.

Director Schumerth stated that right now they couldn't.

Member Cap stated it raises other questions.

Director Schumerth stated that it would be treated per property if it is something they want to explore. It would have to be revisited and adjust the language. It is written very conservatively because of the uses that have come in. They didn't include commercial because the existing uses are legal non-conforming and have to be careful with the changes of the non-conforming uses.

Chair Bransky stated it would make sense to keep the commercial in the commercial zones separate from the residential. For the flexibility to remove the restrictions in commercial and allow flexibility to tailor as needed and may not have it in residential vs. commercial.

Chair Bransky stated with the way it is written now it doesn't affect the existing ones in the commercial district. Chair Bransky stated it is pretty limited on what can go in.

Director Schumerth stated most of what has come in has been small, under 1,000 square feet.

Chair Bransky asked if the size could be increased with a variance or as part of the special use, or not at all.

Director Schumerth stated with a variance. And it does not include salons/spas and massage businesses. They are separate from personal service in the code.

Member Cap asked how it would affect parking and parking variances.

Director Schumerth stated it is not necessarily part of the analysis. They would see some, but not a lot. A lot of them have larger lots than what is being used and needed.

Member Cap asked if a parking variance could be asked for.

Director Schumerth stated yes.

Chair Bransky asked if a vote would be appropriate or if more time is needed for discussion.

Member Sierzega stated he would like more time.

Chair Bransky asked if it could be continued to another date and request the Board to send questions or repeat the discussion as another meeting.

Director Schumerth stated it can be continued to another meeting and Staff is available for questions.

Member O'Brien asked if the 25% was pulled from somewhere as it's an arbitrary amount. Is the 25% enough for the property owner to breakeven.

Director Schumerth stated it is an interesting question that could merit further research.

Member O'Brien asked what the conditional requests are to go to the Planning & Zoning Commission.

Director Schumerth stated they are whether or not it is appropriate for the location and the proposed restrictions/qualifications. They may want to incorporate them into the special use process.

Chair Bransky asked if the limitation is going to economically discourage anyone from using the space. But, he can see why the space would be limited as the business shouldn't overtake the primary use.

Member O'Brien stated he does not understand the second highlighted sentence on page 33.

Director Schumerth stated the definition borrows from the restaurant and rental candidate. It limits it to appointment traffic only and limited customer traffic from walk-ins. The language is a bit arcane, but it uses existing language in the code.

Chair Bransky asked for a motion to continue Case 26-47, Zoning Text Amendment for Accessory Uses in Non-Commercial Places of Assembly.

Member Cap made a motion to continue Case 26-47; and second by Member Alfonso.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Johnson)

OLD BUSINESS:

None

NEW BUSINESS:

Director Schumerth stated Holladay Properties is getting close to plan submittal for the property on Chestnut. Big Rocco's on 183rd Street are about ready to move forward. There are a lot of things coming down the pipeline. There will only be one meeting in November and one meeting in December because of the holidays. There is going to be training on October 22 and the Appearance Commission will be attending.

Chair Bransky stated he attended and online chair person training and it was interesting and knowledgeable.

Chair Bransky offered Director Schumerth congratulations on his upcoming nuptials and honeymoon and added that the break is well deserved.

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member O'Brien. The meeting adjourned 7:58 pm.

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

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Johnson)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

Meeting Minutes | September 17, 2026

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 22, 2026

To: Planning and Zoning Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-67: Variance for Accessory Use Standards for Shed Construction at 17748 Gladville Avenue

APPLICATION INFORMATION

APPLICANT	Tony Bomar
ACTION REQUESTED	Residential variance approval to allow the construction of a 352-square-foot shed in the R-2 Single-Family Residence district at 17748 Gladville Avenue.
ADDRESS	17748 Gladville Avenue Homewood, IL 60430
PIN	29-31-204-033-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	R-2 Single-Family Residence	Single-family residence
SURROUNDING	N: R-2 Single-Family Residence	Single-family residence
	E: R-2 Single-Family Residence	Single-family residence
	S: R-2 Single-Family Residence	Single-family residence
	W: R-2 Single-Family Residence	Single-family residence

LEGAL NOTICE

Legal notice was published in the *Daily Southtown* on October 7, 2026; Letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	4	Tony Bomar, Applicant	9/28/2026
Plat of Survey	1	Tony Bomar, Applicant	10/7/2026
Materials List	1	Tony Bomar, Applicant	10/7/2026

BACKGROUND

Tony Bomar ("Applicant") is requesting a variance to permit the construction of a 352-square-foot accessory storage building (shed) to accommodate lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials necessary for the maintenance and improvement

of his property. The Applicant indicates that the proposed structure would be used exclusively for residential storage and property maintenance purposes and would not be used as living space or for commercial activities. The property previously contained a 144-square-foot storage shed, which sustained storm damage. The Applicant is seeking to construct a replacement shed with additional storage capacity to better accommodate his property maintenance needs.

DISCUSSION AND VARIANCE STANDARDS

Village of Homewood Zoning Code Section 44-04-14(b)(4) establishes the bulk and dimensional standards for sheds. The Code permits:

- One shed per lot;
- A maximum area of the lesser of 144 square feet or 30 percent of the required rear yard area;
- Sheds may not be located within an easement;
- Must maintain a minimum setback of three feet from all lot lines.

The Applicant is seeking a variance to Village Zoning Code Section 44-04-14. – Accessory Use Standards to permit the construction of a 352-square-foot accessory storage building, above the 144-square-foot limit, to accommodate lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials necessary for the maintenance and improvement of his property.

All variance applications are reviewed against the two sets of Variance Standards found in Section 44-07-12 of the Village Zoning Ordinance – one set of required minimum standards for a variance, and an additional set of standards evaluating the degree of hardship and impacts on neighboring property.

Village staff have reviewed the proposed variance with these standards and provided staff findings below.

- (1) **No variance shall be granted unless findings of fact for each specific application demonstrate a true hardship and the least deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:**

a. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

The request to allow a 352-square-foot accessory storage building would provide additional space for lawn care equipment, landscaping supplies, gardening tools, seasonal items, and other materials necessary for property maintenance. The structure would be used exclusively for residential storage and property maintenance purposes and would not serve as living space or be used for commercial activities. The Applicant has indicated a willingness to comply with all applicable building codes and other requirements in his application for the variance. The Applicant previously had a 144-square-foot shed on the property that sustained storm damage.

b. Is the plight of the owner due to unique circumstances?

The Applicant states that the unique circumstances justifying the request are based on the storage and property maintenance needs specific to the subject property. The Applicant acknowledges that storage needs may vary among neighboring properties and indicates that the proposed accessory structure is intended to provide adequate storage to maintain the property in a safe, orderly, and well-kept manner.

c. If granted, will the variance alter the essential character of the locality?

The Applicant states that the proposed 352-square-foot accessory storage building would be used exclusively for residential storage and property maintenance and would not alter the character of the locality. The Applicant further indicates that the structure would be appropriately sited, maintained in an orderly and attractive manner, and designed to complement the existing property and surrounding neighborhood. Although the proposed structure would exceed the 144-square-foot size of the shed that previously existed on the property, its intended use would remain accessory to the principal residential use.

Additionally, the Village's zoning regulations permit certain accessory structures associated with residential uses to be substantially larger than the proposed shed. Specifically, a structure of up to 936 square feet could be permitted by-right for use as a living space, subject to applicable zoning requirements. This provides additional context for evaluating the proposed shed's scale relative to what may otherwise be permitted on the property.

Based on the proposed structure's intended residential storage use, the Applicant's stated commitment to property maintenance, and the continued residential use of the subject property, the proposed variance is unlikely to adversely affect neighboring properties or alter the essential character of the surrounding locality.

- (2) **Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's response to each of the following standards. Not one of the standards is controlling.**

d. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

There are no known physical conditions of the property which place a particular hardship on the owner. The Applicant states that the available storage areas on the property are not sufficient to accommodate the equipment and materials needed for its upkeep.

e. Would the conditions upon which the petition for variance is based be generally applicable to other property within the same zoning classification?

The conditions upon which the petition for variance is based on is generally applicable to other properties within the same zoning classification. The Applicant states that the request is based on the particular needs and conditions of his property and its available storage space.

f. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

The purpose of the proposed structure is to accommodate the Applicant's storage and property maintenance needs. In this case, the alleged difficulty/hardship inflicted on the property is created by the current use of the property (i.e., use of larger or additional maintenance equipment).

g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?

The variance is unlikely to be detrimental to the public welfare or injurious to neighboring properties. Potential impacts would be minimized through appropriate placement of the structure at the back of the property and ongoing maintenance to ensure it remains neat and well-kept. Additionally, the structure is not expected to obstruct neighboring views or otherwise adversely affect surrounding properties.

h. If granted, will the variance: impair an adequate supply of light and air to adjacent property; or substantially increase the danger of fire or otherwise endanger the public safety; or substantially diminish or impair values of neighboring property?

The variance is unlikely to impair access to adequate light and air on adjacent properties, increase fire hazards, endanger public safety, or substantially diminish the value of neighboring properties. The proposed structure will be subject to applicable zoning and building requirements and is expected to be safely constructed and properly maintained. Accordingly, the variance is not anticipated to result in adverse impacts on surrounding properties, public safety, or neighboring property values.

STAFF COMMENTS

The Planning and Zoning Commission is a *recommending body* for most variance applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application.

In evaluating the requested variance, the Commission should consider the Applicant's stated need for additional storage, the property's existing conditions and layout, and the potential impacts of the proposed 352-square-foot accessory storage building on neighboring properties and the surrounding residential character. The property previously contained a 144-square-foot shed that sustained storm damage. The Commission may consider the circumstances surrounding the former shed, the proposed replacement structure's increased size, and the Applicant's stated storage needs when evaluating the nature of the alleged hardship.

The Commission should also consider the proposed structure's placement, visibility, design, and anticipated effects on adjacent properties, along with the applicable standards for granting a variance under the Village's Zoning Code. The Applicant's statements regarding property maintenance, neighborhood compatibility, and the minimization of potential impacts should be evaluated in conjunction with the evidence presented and the applicable variance criteria.

Following its review, the Commission should determine whether the evidence supports the required findings of fact and make a recommendation to the Village Board of Trustees for consideration and final action on the application.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-12 of the Village Zoning Ordinance for variance applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 17748 Gladville Avenue and is located within the R-2 Single Family Residence zoning district, with Cook County PIN # 29-31-204-033-0000;
2. The subject property is currently owned by Tony Bomar of Homewood, Illinois;
3. The Applicant is requesting a variance to permit the construction of a 352-square-foot accessory storage building to accommodate residential storage and property maintenance needs;
4. The subject property previously contained a 144-square-foot accessory storage shed that sustained storm damage;

5. The Applicant states that the existing property layout and available storage areas are insufficient to accommodate the equipment and materials necessary to maintain and improve the property;
6. The proposed accessory storage building is not proposed for use as living space or for commercial activities;
7. The proposed variance has been evaluated in accordance with the applicable standards for variance approval set forth in Section 44-07-12 of the Village Zoning Ordinance.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Recommend Village Board approval of Case 26-67: Variance for Accessory Use Standards (Section 44-04-14) at 17748 Gladville Avenue, to allow the construction of a 352-square-foot shed for residential storage;

AND

Incorporate the Findings of Fact into the record.



VILLAGE OF HOMEWOOD

STANDARDS FOR:
VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address:	17748 Gladville Ave	Homewood, IL 60430
Requested Variance:	352 sq	
Zoning Requirement:	144'	
Ordinance Reference:		
Applicant Name:	Tony Bonar	Date: 9/28/26

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

I am requesting a variance to allow 352 square foot accessory storage building. The additional storage space is needed to properly store lawn care equipment, landscaping supplies, gardening tools, seasonal items and other materials necessary to maintain and improve my property and comply with applicable maintenance requirements. The proposed structure would be used strictly for residential storage and property maintenance - not as a living space or commercial purposes. I am willing to comply with applicable building code and other requirements.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

I understand that the same circumstances may not apply to every neighboring property, as each property owner may have different storage and maintenance needs. My request is based on the specific needs of my property and is intended solely to provide adequate storage while allowing me to maintain the property in a safe, orderly and well-kept condition.

3. If granted, will the Variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

With the requested relief, my property will remain consistent with the surrounding residential properties in terms of use, appearance, and overall character. The proposed structure will be used solely for residential storage and property maintenance and will be maintained in an orderly and attractive manner. The additional square footage will allow necessary storage without changing the residential use of property or creating an adverse impact on neighboring properties. I intend for the structure to be appropriately located, maintained, designed to complement the existing property and surrounding neighborhood.

Continued on following page.

WORKSHEET

STANDARDS FOR A VARIANCE

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the Variance, as provided in the applicant's responses to each of the following standards. No one of the standards is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

The property layout & available storage areas are not sufficient to accommodate the equipment and materials needed for its upkeep. The requested relief would allow the site to be used more efficiently while keeping necessary items securely contained and organized.

5. Would the conditions upon which the petition for Variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

I cannot speak specific circumstances of neighboring properties. My request is based on the particular needs and conditions of my property and its available storage space.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship:

The primary benefit would be having adequate, secure storage for the equipment & materials needed to maintain & improve my property. This would allow me to keep the property organized, properly maintained and visually appealing.

7. If granted, will the Variance be detrimental to public welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

Potential impacts would be minimized through proper placement. The structure will be kept neat and well maintained. Will not cause any adverse effects on neighboring properties. In addition my property is not in street view or in anybody obstructing my neighbors view.

8. If granted, will the Variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

The proposed structure will be safely constructed and maintained, with no expected adverse impact on surrounding properties or their value.



VILLAGE OF HOMEWOOD

APPLICATION: RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17748 Glenville Ave. Homewood, IL 60430Property Index Number(s): 29-31-204-033-0000

Zoning District:

☐ R-1 ☐ B-1☒ R-2 ☐ B-2☐ R-3 ☐ B-3☐ R-4 ☐ B-4

Lot Size: _____ acres _____ sq. ft.

If the subject property is multiple lots, provide the combined area. Lots held in common ownership should be consolidated.

APPLICANT

Name Tony Bomar

Company _____

PROPERTY OWNER

Name Tony Bomar

Company _____

Role _____ ☒ Check box if the applicant is the property owner

Application Request

Select all applicable boxes for use or zoning requests below. Write a brief description in the space provided.

For any construction work, complete page 2 to the best of your ability.

- ☐ Limited Use Permit
☐ Special Use Permit
☐ Temporary Use Permit

Requested Use Describe any requested principal, accessory, or temporary use(s).

- ☒ Variance
☐ Administrative Exception
☐ Zoning Text Amendment
☐ Zoning Map Amendment

Zoning Variance or Amendment Describe any requested zoning relief or changes below.VARIANCE FROM 144" TO 382"

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Tony Bomar
 Applicant Name

Tony Bomar
 Applicant Signature

Date

APPLICATION

RESIDENTIAL ZONING REVIEW

PROPOSED DEVELOPMENT

Description:

Select the box for all existing and proposed structures. Provide the area of existing and proposed buildings, structures, and impervious surfaces, to complete the form to the best of your abilities. Enter any area of demo as a negative number.

	Existing			New		
	No Change	Demo	Building Footprint	Addition	New Build	Building Footprint
Principal Structure						
Single family detached dwelling	☐	☐	sf	☒	☐	sf
Duplex dwelling	☐	☐	sf	☐	☐	sf
Townhouse dwelling	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Accessory Structure(s)	No Change	Demo	Area	Addition	New Build	Area
Accessory dwelling unit, attached/internal	☐	☐	sf	☐	☐	sf
Accessory dwelling unit, detached	☐	☐	sf	☐	☐	sf
Garage, attached	☐	☐	sf	☐	☐	sf
Garage, detached	☐	☐	sf	☐	☐	sf
Deck, Porch, or Patio	☐	☐	sf	☐	☐	sf
Shed, Cabana, Greenhouse, Playhouse, Gazebo	☒	☐	144 sf	☒	☐	352 sf
Solar energy collection, roof	☐	☐	sf	☐	☐	sf
Solar energy collection, ground	☐	☐	sf	☐	☐	sf
Swimming Pool or Spa	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Impervious Surfaces	No Change	Demo	Area	Addition	New Build	Area
Driveway	☐	☐	sf	☐	☐	sf
Parking Pad	☐	☐	sf	☐	☐	sf
Walkways	☐	☐	sf	☐	☐	sf
Other:	☐	☐	sf	☐	☐	sf
Impervious Lot Coverage			Area			Area
Total Impervious Area			0 sf			0 sf
Percentage of Total Site Area			0 %			0 %

Staff Notes

Do not write below this line.

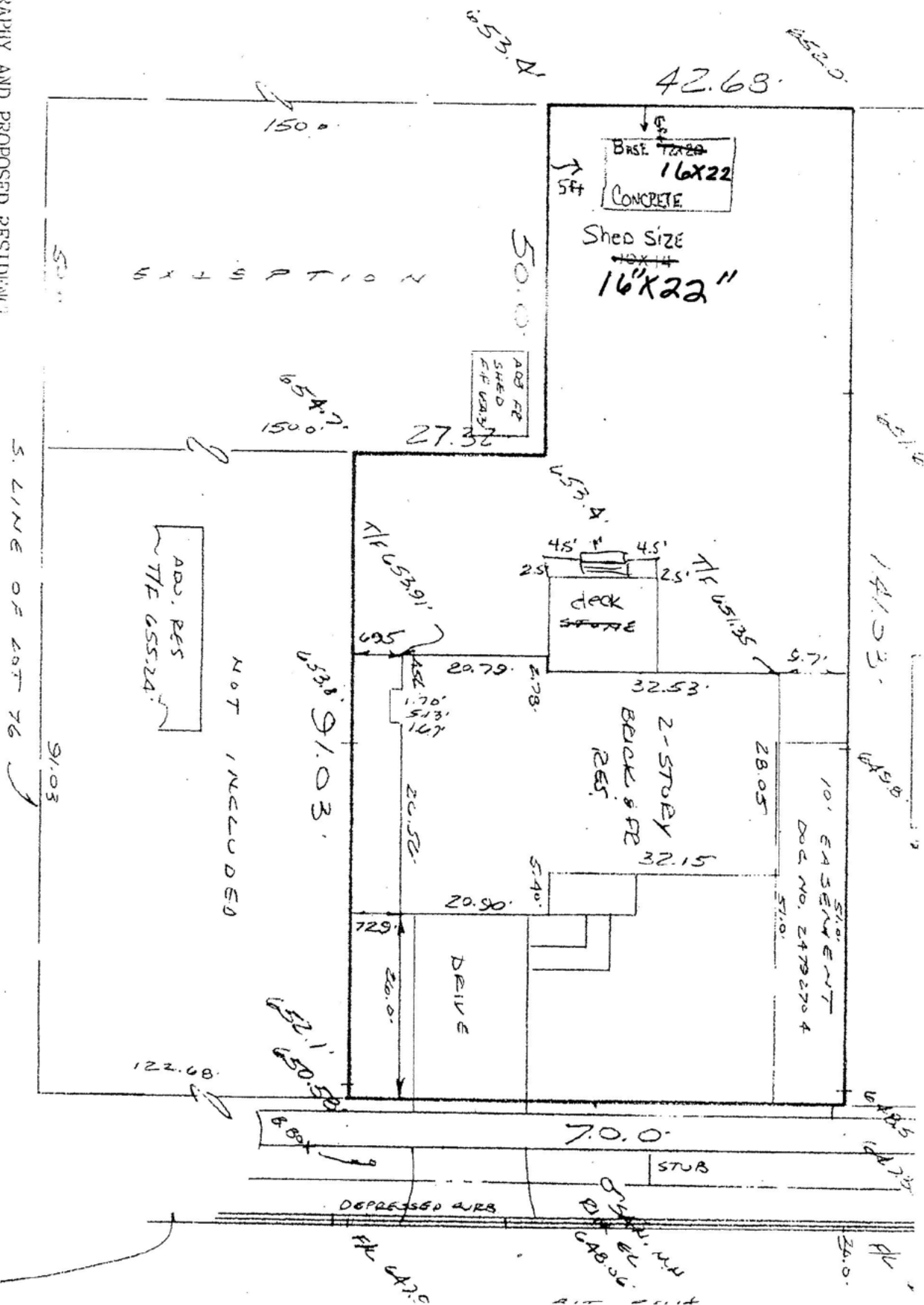
CASE NO: _____ Fee: _____ ☐ Paid _____ Date Received: _____

Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

FROM TOXICITY AND PROPOSED RESIDENTIAL
 POOL: VIKING ACOUSTICAL
 DATE: SEPTEMBER 4, 1997
 JOB NO: 5/09025



Material List

28 4x8 sheets of plywood 3/4

113 2x4x10

3 boxes of siding

13 roof Trusses

15 bingles of shingles

Shed size 16x22