

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

June 8, 2023

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 7:01 pm.

ROLL CALL:

All members of the commission were present. Present from the Village were Staff Liaison Angela Mesaros and Village Planner Valerie Berstene. There was one person in the audience. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked if there were any changes or corrections to the minutes of May 25, 2023. Member O'Brien corrected the word *posited* to *posed*.

Member O'Brien moved to approve the minutes; seconded by Member Bransky.

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

NAYS: None

ABSTENTIONS: Member Castaneda, Chair Sierzega

ABSENT: None

REGULAR BUSINESS:

CASE 23-18 – Public Hearing for a Variance for a Parking Pad

Chair Sierzega read aloud a description of the case and materials provided, then swore in the applicant, Chris Kalvig. Mr. Kalvig presented his case, highlighting the facts provided in his application.

Chair Sierzega asked how long the applicant has been in the house, and what will be replaced by the proposed parking pad. Mr. Kalvig replied since 2018, existing landscaping and grass, respectively.

Member Castaneda stated that her concerns in regards to stormwater were addressed in the report, noting there are no known flooding issues and the applicant employs rain barrels.

Member Johnson echoed the same statement as Member Castaneda and asked the applicant to describe other parking pads in the neighborhood. Mr. Kalvig described that most other homes have wider driveways, many with attached garages fronting the street.

Member O'Brien stated he had no questions.

Member Cap asked if the applicant had any recent conversations with Village Staff about stormwater flooding concerns. Mr. Kalvig stated that he had not had conversations with Staff more recently than the discussions at the public hearing for the proposed rezoning. He noted that someone had come by the house and asked about the proposed work. The Commission surmised that this was Mr. John Schafer, Director of Public Works. Mr. Kalvig said they did not discuss stormwater, and that he does not know of any flooding problems. Staff Liaison Mesaros confirmed that Mr. Schafer stated there are no known problems with stormwater flooding in this area.

Member Bransky stated that his only concern is the potential to increase stormwater run-off, which has been discussed. He noted that the driveway appears to be flat, not crowned nor sloping one way or the other. He inquired which way it typically drains. Mr. Kalvig replied that it mostly slopes to the street and any standing puddles evaporate. Member Bransky stated that the proposed use of pavers and landscaping will be a positive visual appearance.

Member Alfonso echoed the same sentiments about the use of pavers.

Chair Sierzega asked Mr. Kalvig if he had spoken to his neighbors. Mr. Kalvig replied that he spoke only to the neighbors directly adjacent to the north and south. Both seemed indifferent to his proposed work.

Member Bransky moved to recommend approval of Case 23-18 to grant a variance for 17915 Riedle Court to allow impervious lot coverage up to 51% and to allow a parking pad of the dimensions shown on the plan submitted and incorporate the findings of fact into the record. Seconded by Member Castaneda.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

OLD BUSINESS:

Members Bransky and Castaneda provided a summary of the recent Focus Group meeting for the Downtown Transit-Oriented Development Master Plan.

Chair Sierzega asked for updates on the progress of the Hartford Building. Staff Liaison Mesaros stated that the apartments will be ready for move in mid-July and there is a list of 130 applicants for 32 units. The restaurant is anticipated to open in October 2023.

Member Johnson recognized the contributions of Village Planner Berstene as she moves on from her position at the Village. Commission members and Village Planner Berstene expressed their mutual gratitude and well wishes.

ADJOURN:

Member Cap moved to adjourn the meeting; Member Alfonso seconded. All members voted in favor. The meeting adjourned at 7:30 pm.

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development