

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **February 27, 2025**

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:00 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Alfonso, Cap, Castaneda, O'Brien and Chair Pro Tem Bransky. Present from the Village were Director of Economic & Community Development Angela Mesaros, Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were 2 members of the public in attendance, and no one watching on Zoom.

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

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked for any changes to the minutes from January 23, 2025.

Member O'Brien stated on page 6 at the top in the comments from Ms. Rowels change "not" to "now" and towards the bottom of page 7 in the comments from Ms. Jones change "higher" to "hire".

Member O'Brien motioned to approve the minutes as amended from January 23, 2025; seconded by Member Cap.

AYES: Members Alfonso, Cap, Castaneda, O'Brien, and Chair Pro Tem Bransky

NAYES: NONE

ABSTENTIONS: None

ABSENT: Member Johnson and Chair Sierzega

PUBLIC COMMENT:

None

REGULAR BUSINESS:

Case 25-05: Special use Permit for Indoor Commercial Place of Assembly at 18111 Dixie Highway:

Chair Pro Tem Bransky introduced the case, asked about any comments from the mailing, and swore in the applicant, Erbey Solis of 18111 Dixie Highway.

Assistant Direct Schumerth stated no comments were received.

- Mr. Solis stated currently they promote healthy active lifestyle selling supplements, etc. and have a regular daily clientele. They want to offer a basic dance or step class to the regulars as a perk and have it once a week, if allowed.

Member Alfonso asked who would be leading it, if the instructor is certified, if the classes would be outside of normal business hours, and if the classes would be open to just clientele.

- Mr. Solis stated they do have a licensed instructor to teach the class and it is currently being offered at the Chicago Heights Park District. The classes would be after the normal business hours. The classes would be no more than 2 people. The location has 1,495 square feet and it is just enough space for 20 people to be comfortable.

Member Alfonso asked if there is a sound system, if it had been tested, and if it disturbed the neighbors.

- Ms. Solis stated they have a Bluetooth subwoofer. He has two neighbors, The Rock Shop and Edward Jones. Edward Jones would be closed and The Rock Shop couldn't hear the music.

Member Alfonso asked about the parking.

- Mr. Solis stated the clientele uses public parking. The classes would be pre-paid so they will know ahead how many will be attending.

Member Alfonso asked if the classes would be after 6.

- Mr. Solis stated yes.

Member Cap stated the 4 spaces are adequate for a juice bar, but it doesn't seem to be enough for 20 people.

- Mr. Solis stated they recommend to park on Gottschalk and also carpool.

Member Cap stated he is just concerned about the parking.

Member O'Brien asked the size of the front of the space being used.

- Mr. Solis stated he just knows the square footage of the entire space. He did measure it, but doesn't remember the numbers and thinks it is about 800 square feet.

Member O'Brien asked staff about the Special Use Standards on pages 14 & 15 because there should be 12 of them and there was no response to numbers 3, 6, 8, & 9 and asked if there was a reason for that.

- Assistant Director Schumerth stated number 12 is about historical significance and it was reduced to just respond to the questions that need additional information or should be focused on.

Member Castaneda stated her questions were answered, but there is a typo in the Findings of Fact #2 stating that it should say Evergreen Park.

Chair Pro Tem Bransky asked if they would expand to more classes if the demand is there or have them once a week.

- Mr. Solis stated they can get really busy and the schedule is set and he also coaches softball in town. They are already working with the Chicago Heights Park District and if there is demand for additional classes it can be there.

Member O'Brien stated he is trying to understand the parking and the reference to the Zoning Code.

Assistant Director Schumert stated it is from before 2023 when the buildings and businesses were not required to add unless there was an increase by certain standards. Because it was enacted before 2023 there is no substantial change there is no requirement to have more.

Staff Liaison Mesaros stated it is an existing nonconformity because it was built before 2023.

Chair Pro Tem Bransky stated parking is a concern but because it is 1 hour and 1 night a week it is not overly concerning.

Member Cap stated it is prudent that it is limited occupancy.

Member O'Brien asked if there was a study done recently for the street parking.

Staff Liaison Mesaros stated yes

Member O'Brien asked if a copy can be provided.

Staff Liaison Mesaros stated yes.

Member Alfonso motioned to recommend approval of Case 25-05 for a special use permit to operate an indoor commercial place of assembly use at 18111 Dixie Highway, subject to the following conditions: 1. The proposed use shall not operate within the hours of the existing carryout restaurant use. 2. The total capacity of the use shall not exceed twenty (20) people, and incorporate the Findings of Fact into the record; seconded by Member Castaneda.

AYES: Members Alfonso, Member Castaneda, and Chair Pro Tem Bransky

NAYS: Members Cap and O'Brien

Abstentions: None

Absent: Member Johnson and Chair Sierzega

Staff Liaison Mesaros stated to the applicant it was not approved as 4 votes is needed and the next step is to go to the Village Board. It is not a recommendation for approval, but it can be discussed if they still want to go forward.

Case 25-06: Special Use for Salon/Spa at 1953-1955 Ridge Road:

Staff Liaison Mesaros stated the case was withdrawn. There was an existing salon in the space in the allotted time so the Special Use permit was not needed.

OLD BUSINESS:

Staff Liaison Mesaros stated the Village Board unanimously denied the event space on Dixie.

NEW BUSINESS:

Assistant Director Schumerth stated they are exploring options to permit the types of events, like an accessory event permit, to find a way to have them but merge the parking, etc. They are trying to find a balance so they don't need to be elevated to the Commission.

Member O'Brien stated it would be good to have an in-service meeting to discuss it to be in sync with staff.

Staff Liaison Mesaros stated it would be a change to the Zoning Code and it would go in front of the Commission and be an added accessory use.

Member Cap stated for Trustee and owner of Tom's Kitchen, Tom Katais passed away.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Cap. The meeting adjourned at 7:34 PM.

AYES: Members Alfonso, Cap, Castaneda, O'Brien, and Chair Pro Tem Bransky

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Member Johnson and Chair Sierzega

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

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