

# MEETING MINUTES



Village of Homewood  
Planning and Zoning Commission  
Thursday, February 10, 2022  
7:30 p.m.

Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430

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**CALL TO ORDER:** Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:31 p.m.

**ROLL CALL:** Members attended: Alfonso, Cap, O'Brien, and Chairman Sierzega. Member Bransky attended via Zoom; Present from the Village was Economic and Community Development Director Angela Mesaros, Building Department Secretary Darlene Leonard. There were seventeen people in the audience and attending via Zoom. The public was able to listen and watch the meeting via zoom webinar.

Chairman Sierzega gave the instructions for the meeting.

**APPROVAL OF MINUTES:**

Chairman Sierzega asked if there were any corrections or changes to the minutes of January 13, 2022.

Member Bransky stated on Page 3 in his comments in the fourth paragraph, in the second sentence the word "not" should be stricken and his response should be added.

A motion was made by Member O'Brien to approve the minutes of January 13, 2022 as amended; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, Cap, O'Brien, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: Members Johnson and Planera

**Case No. 22-03 – Special Use Permit for a parking deck, site plan approval, and variance from Section 5.3, Table 5.2, Maximum Building Height at 17400 Halsted Street, 920 W. 175<sup>th</sup> Street:**

Chairman Sierzega introduced the case and stated that since there are only five commission members at the meeting and a positive recommendation of this case requires four affirmative votes, he is giving the applicant the option to continue discussion tonight or to postpone this case to the next meeting.

Mr. Daly stated they would like to keep this on the agenda for tonight's meeting.

Chairman Sierzega swore in the petitioners, Patrick Daly, Vern Lohman, Claudia Welp, and Richard Sit.

Mr. Lohman presented the proposal for two parking garages on the Homewood side of the property.

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Mr. Lohman stated the west garage is the same footprint as previously presented and approved by the Village. The newly proposed east garage would match the footprint and be essentially the same as the west garage.

Mr. Lohman stated the west garage will have three levels above grade and one level below grade and the west garage will have four levels above grade and the rest of the plan is essentially unchanged.

Mr. Lohman stated that access on 175<sup>th</sup> street is the same as previously approved. The elevation of the west side of the west garage is largely unchanged and will be completely enclosed to the west side to protect the neighborhood from lighting inside and from vehicles.

Mr. Lohman stated the façade is the same with the three colors of the precast concrete.

Ms. Welp stated that nothing has significantly changed; the east side of the property has just been updated to a parking structure from surface parking.

Mr. Sit stated that they followed the Halsted landscape ordinance and guidelines and updated the areas along Halsted Street to comply with the plan.

Mr. Sit stated there will be clustered trees and plant materials, and a Village monument sign in front of the garage by Halsted. Mr. Sit stated the west side section will have a 3-foot tall berm with a 6-foot fence on top and evergreens in front to block the parking structure from the view of the neighbors to the west. There will be a dry bed retention area with a line of trees and a variety of trees planted. Mr. Sit stated that they used the Morton Arboretum list of trees that will work the best.

Chairman Sierzega stated originally there was one garage, and asked why add a second one. Mr. Daly stated originally the second garage was to the north of the casino, but the Illinois gaming law would require security at every entrance to the hotel and casino so the change was made. Mr. Daly added that the engineering anticipated the level of traffic and the secured parking is more attractive to the clientele.

Member Cap stated he is concerned that some of the potential impacts are exclusively bourn by East Hazel Crest and Homewood. Member Cap stated the plan demonstrates the impacts, but the lighting plan has to be provided with the photometrics and the service drive that is to be aligned is not shown.

Mr. Daly stated it will be accommodated with a traffic signal and they area committed to doing it.

Member Cap stated that the environmental standards section of the Homewood Zoning Code stated that the ensuing visual and noise impacts should not be felt off the property and the noise standards are repeated in the Homewood Municipal Code. Member Cap stated that noise that could interfere on adjacent properties is prohibited, and asked what the mitigation plans are and if a noise study had been done.

Mr. Daly stated they have not done a noise study, but if it is requested by the Commission, they would. Mr. Daly added that truck docks at the north end are enclosed and the entire west side is a solid wall.

Member Cap stated the west road is a service road and will have as much traffic as the rest of the site and at odd hours. Without the noise study, the solid façade could reflect the noise back to the residential area.

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Member Cap asked how they plan to mitigate the noise on the service road. Member Cap stated that he is skeptical that the 3-foot berm and 6-foot fence will be as effective as it needs to be to block noise. Member Cap stated that a much taller earthen berm would be more effective.

Mr. Daly stated they would identify and restrict truck traffic after certain hours. Mr. Daly stated the fence and berm height would be 9 feet total and the intent is to have a solid line of fast growing conifer trees. Mr. Daly stated that he does not believe they will have late deliveries and they are happy to restrict it.

Member Cap stated that the State Statutes and the Homewood Municipal Code state certain acts are prohibited.

Chairman Sierzega asked if the berm could be increased in size and with a fence on it because the 3-foot berm and the 6-foot fence would not even cover the first floor of the parking garage. Mr. Daly stated the intent is to block the visuals for the three adjacent residences which are single story.

Mr. Lohman stated the site will not allow an increase in the heights of the berm.

Member Cap asked if a 10-12 foot sound wall could be installed. Mr. Daly stated they would be happy to do it, if asked for it.

Member Cap stated that a he fears a solid wall will do more harm than good. Mr. Daly stated that if they do a sound analysis and it suggests differently, they will do it.

Mr. Daly stated that have been in contact with the Gardens of Homewood regularly and can ask their opinion and if the residents want a 12-foot sound wall opposite their homes.

Member Cap stated that they have to look out for both current and future residents and stated that a taller berm or a sound wall would be far more effective.

Member O'Brien stated that he gets the impression that the applicant has an entrenched opinion and that the position would be taken to not make any changes. Member O'Brien stated that he was taken aback by the height of the berm and fence.

Member O'Brien stated that he is unaware of an oil separator for the storm water and that Matt Schumacher said he would verify it, but nothing has been provided, and asked if they had been in contact with Max Massi, Village Engineer.

Ms. Welp stated she did not know the answer and she would research it, and they have been working with Max Massi regarding the stormwater.

Member O'Brien asked if the grading has changed on site and if it still slopes southeast to northwest. Ms. Welp stated the grading patterns have not changed from the original submittal.

Member O'Brien asked when the second garage came to fruition because the future site proposal from 10/2/2019 shows a second garage on the property. Mr. Daly stated about 5-6 weeks ago in this location.

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Member O'Brien asked if the water issue has been resolved. Ms. Welp stated the water is still in design.

Member O'Brien asked the status of the traffic signal at 175<sup>th</sup> Street and if it would be linked to the signal at 175<sup>th</sup> Street and Halsted Street. Mr. Daly stated the request to link the signals was rejected by IDOT.

Member O'Brien asked if the signal would be an additional expense on the Village. Mr. Daly stated he does not know about that.

Chairman Sierzega asked Staff Liaison Mesaros about the traffic signal and the meeting that took place recently. Staff Liaison Mesaros stated IDOT rejected the new proposal for the signal, so it currently could not be linked to the signal at 175<sup>th</sup> Street and Halsted Street.

Member Bransky stated, to follow-up on Member Cap's question regarding the berm, how will they mitigate the rain runoff to the west side of the berm, and asked about drainage on the west side of the berm. Ms. Welp stated they do not have any drainage.

Member Bransky asked if trees would be on the berm with the fence on top. Ms. Welp stated correct, and they would make sure there is no water pooling on that side of the berm. They are working on final design.

Member Bransky asked if there is any concern about egress of the parking structures with them facing each other on the central drive in the event of an emergency. Mr. Daly stated the traffic engineer reviewed it and did not have a concern for them.

Member Bransky stated that it seems likely a clustering of cars due to the addition of the garage coming from 175<sup>th</sup> Street adding to capacity at the south end. Member Bransky asked how the entry and exit at 175<sup>th</sup> street would be changed with the cross traffic from Panera & Chick-fil-a. Mr. Daly stated the traffic study shows 10% of the traffic would come from 175<sup>th</sup> Street, 70% southbound on Halsted Street, and 20% from northbound on Halsted Street.

Mr. Daly stated it is an additional 300 spaces, but he could be incorrect on the number, but it is the same as what was proposed with the parking on the north side and the traffic study has not changed.

Member Bransky stated he thinks the new garage would put additional traffic onto 175<sup>th</sup> Street and added that it is worth another look with the traffic study.

Member O'Brien stated at the September 24, 2021 meeting it was stated the Village would be paying for the signal and asked if that was still the case. Mr. Daly stated it is not the case, the developer would be paying for the signal.

Member O'Brien asked what the considerations and plan is for snow piling and removal. Both Mr. Daly and Ms. Welp stated it has not been addressed. Member O'Brien asked when that information could be provided to Staff Liaison Mesaros. Mr. Daly asked Ms. Welp if it could be done in the next few days.

Member O'Brien stated he had questions about the parking. The original parking count was 725 in the garage, now it is 608 & 623 in the garages for a total of 1,231 spaces in the garages, and asked

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when the total number of spaces in the garage and surface lots can be made available to Staff Liaison Mesaros.

Member O'Brien asked if there would be tour bus parking and what the construction times will be because previously it was 20 months for the casino and then an additional 12-18 months for the garages.

Mr. Daly asked Ms. Welp for the total number of spaces. Mr. Daly stated no parking for tour buses on-site is planned, but they are looking for property offsite for busses to wait after dropping people at the casino.

Mr. Daly stated they anticipate ground breaking to be April 1, 2022 with the casino opening approximately 18 months later. The two garages will be built simultaneously and the hotel within 12 months. Mr. Daly stated they are trying to open everything by the end of 2023.

Mr. Lohman stated he can provide clear itemized drawings that account for every parking space. Mr. Lohman stated previously the number was 1,571 spaces with the garage and surface spaces, then it was changed to 725 in the garage and 846 surface spaces. Ms. Welp stated 735 surface spaces and 1,164 spaces in the garage.

Staff Liaison Mesaros stated on the plans the garages show 608 and 623 spaces for a total of 1,966 spaces. Ms. Welp admitted she may have the wrong numbers.

Member Bransky stated the height of the west garage has not been discussed.

Member O'Brien asked how they can restrict deliveries because the casino management would be in charge of that. Mr. Daly stated they can put up signage and if the vendor does not accommodate they would not continue to be a vendor; it is a risk the vendor would have to take.

Member Cap asked how it would be enforceable and what recourse would the residents and the Village have if it was ignored. Mr. Daly stated he does not know the answer to that question. Mr. Daly stated the casino would have contracts with the vendors, signage, and security on site and if they violate it, they would no longer be a contractor.

Chairman Sierzega asked about provisions for electric charging station infrastructure. Mr. Daly stated that it is part of the plan. Chairman Sierzega asked if there was any idea how many per garage. Mr. Daly stated not that this time.

Member O'Brien asked if it would be an accommodation or if there would be a fee. Mr. Daly stated he thinks it would be an accommodation.

Chairman Sierzega asked about storm water retention. Ms. Welp stated underground vaults on the north end of the property, along with a retention basin on the north side and on the west side, and one at the southwest and all would drain to the north, in addition, they propose permeable pavers.

Chairman Sierzega stated that the Village Staff requested security cameras and a license plate reader, and asked if they will be utilized. Mr. Daly stated yes.

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Chairman Sierzega asked if the water main would be rerouted around the garages. Ms. Welp stated that is the plan.

Member Cap asked how they plan to mitigate sound in situations like this. Mr. Daly stated he does not have anything because he has never had a situation like this.

Member Cap stated he is looking for more specificity on what can/will be done on the west property line, and that he cannot speak for what would have to be done in East Hazel Crest. Mr. Daly stated they can come back with a proposal.

Chairman Sierzega asked how long it would take to come back with a proposal and asked Staff Liaison Mesaros when the next meeting would be. Mr. Daly asked Ms. Welp if it can be done in a week.

Staff Liaison Mesaros stated on February 24. Ms. Welp yes that date would be enough time for the proposal.

Member Bransky asked if they are making changes would it have to go back for another site plan review. Staff Liaison Mesaros stated she would bring it back to the Site Plan Committee.

Member Bransky asked if it could change the time frame. Staff Liaison Mesaros stated it would not change the time frame.

Staff Liaison Mesaros asked if there were any comments from the public or on Zoom.

Laura stated, regarding the berm, she has seen the one at 211<sup>th</sup> & Kedzie and it looks like a tall wall, that it is ugly, and she would not want to see it, but understood that if it was needed for noise control

A motion was made by Member O'Brien to continue Case 22-03 Special Use Permit for a parking deck, site plan approval, and variance from Section 5.3, Table 5.2 Maximum Building Height at 17400 Halsted Street, 920 W. 175<sup>th</sup> Street to the meeting on February 24, 2022; seconded by Member Cap.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson and Planera

### **Case No. 22-02 – Lot Consolidation at 18225 Dixie Highway:**

Staff Liaison Mesaros stated the Village is the petitioner for this case. The property currently has five separate lots in an "L" shape and the plat of consolidation would combine the lots into one zoning lot. Currently, individual lots are nonconforming, but combined they conform to the minimum lot size requirements in the zoning code.

Chairman Sierzega read the case information.

A motion was made by Member O'Brien to approve Case 22-02 Lot Consolidation of five lots into one lot at 18225 Dixie Highway in the B-1 Central Business/Downtown Overlay zoning district and incorporating the findings of fact into the record; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, Cap, O'Brien, and Chairman Sierzega.

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson and Planera

**Case 22-05 Special Use Permit for Craft Brewery, site plan approval, and variance from Section 12.5 Parking Lot landscaping at 18225 Dixie Highway:**

Chairman Sierzega introduced the case and swore in the petitioner, Mike Matthys from Linden Group Architects.

Mr. Matthys stated the site is bordered by Dixie Highway, Mama & Me, a lot that connects to a day care, and residential. Mr. Matthys stated the storm sewer connections are to the north to Olive Road and there is a shared access easement with 10 feet on each side for a total width of 20 feet with the property to the north

Mr. Matthys stated the project is an 11,000 square foot building footprint with full dining and a brewery, a small basement, upper floor with private dining and an outdoor terrace. Mr. Matthys stated there will be a landscape buffer in front of the patio. The main entrance will be on Miller Court. The loading dock is off the rear with screening to block the view for the residential areas. The parking entrance will be one-way from Miller Court and wrap around and exit back to Miller Court.

Mr. Matthys stated there will be 38 parking spaces with 10 spots in the middle for loading vehicles that will be used after deliveries for additional parking.

Mr. Matthys stated there will be trees along Dixie and plantings along the south fence. The preliminary seating number is 126, with private dining on the second level and an upper terrace on the mezzanine level for private use.

M. Matthys stated that it is a unique image, but that it fits well with Homewood. The canopy sign will be similar to what is on La Banque Hotel (on Ridge Road). The masonry wall will frame the patio and have a fence to feel open and plantings.

Member O'Brien asked about the number of parking spaces and the grayed out spaces on the plan. Mr. Matthys stated that it is an area that will be used in off-hours for delivery with larger vehicles.

Member O'Brien said 48 spaces.

Member Bransky stated they did well with capturing Homewood with the façade, but he asked for a better explanation of the screening for the residents to the south end.

Mr. Matthys stated the building wall will screen and there will be a sliver of landscaping about 15 feet wide. There will be space for a tree by the garbage enclosure and the parking island will have two trees.

Mr. Matthys stated there will be no screening at Miller Court because of the access to the lot and there will be a 6-foot solid fence to the east, like Trex, and plantings.

Member Bransky asked if the service trucks will go in the north side between Mama & Me and Homewood Brewing Company. Mr. Matthys stated that is the plan.



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Member Bransky stated that it seems that they need every bit of the pavement on the south and east end. Mr. Matthys stated yes.

Member Bransky asked if it would be on the property owners to maintain. Staff Liaison Mesaros stated yes.

Member Bransky asked if residents could come in and petition for a fence and asked if it would be on them to maintain. Mr. Matthys and Staff Liaison Mesaros both stated yes.

Member Alfonso stated that it is a beautiful plan and she thinks it would be a nice addition. Member Alfonso asked what the capacity would be for the upstairs outdoor area. Mr. Matthys stated 32 seats inside and 20 outside, but the occupancy might allow more.

Member Alfonso asked if there would be music or speakers outside. Mr. Matthys stated it is not in the plan, but it may be added. Currently the plans allow for them for the inside dining.

Member Alfonso asked what the hours of operation would be. Mr. Matthys stated he is unsure if they have been established yet.

Greg Berman stated hours allow music outside until 10:30-11pm and he believes that is what is allowed for Mama & Me for their events, but they are willing to discuss it with neighbors and the Village.

Member Alfonso asked if there was a pathway for people to walk. Mr. Matthys stated currently yes. But from the backside of the parking lot people would have to walk through the parking lot to get to the path.

Member Cap asked if there is any kind of delineation for parking and Mama & Me. Mr. Matthys stated he expects there to be signage.

Member Cap stated that it seems tight to have a semi-truck with trailer fit through the loading area. Mr. Matthys stated they have run auto turn software that can be shared with Staff.

Member Cap asked if the trucks would come in on the easement to the North, back in, and then exit to Miller Court. Mr. Matthys stated yes.

Member Cap asked if the variance is for the landscaping. Mr. Matthys stated the variance is for the parking lot islands and the landscaping. Staff Liaison Mesaros stated the variance is for the south end of the lot along the east fence.

Member Cap asked if it will be a production facility as well. Mr. Matthys stated yes.

Member Cap asked if they have someone to speak to the production numbers and the water consumption. Mr. Matthys stated there will be a new watermain installed to the site from Dixie.

Member Cap stated a permit will be needed from IDOT. Mr. Matthys stated they have already started the process and they are working with Thorn Creek for what is required for them for a 10 barrel system.



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Mr. Berman stated the consumption estimates are for 3 days a week and there is potential for 4 days a week after one year of being open. And they are getting a new main to handle the consumption.

Member Cap asked if the truck dock is for incoming materials or outgoing product. Mr. Matthys stated is it for incoming materials and they are planning for the largest trailer possible which is a 50-foot trailer. Mr. Matthys stated he is not sure that size truck would be needed, and restaurant deliveries would be in smaller trucks.

Member Cap stated it may end be 1-2 years down the road when a 50-foot trailer is needed.

Member O'Brien stated 90% of local cartage is in a 53-foot trailer with a 12-foot cab making it 65-feet.

Member Cap asked about the site triangle in the proposed code with 25-feet in both directions and asked if the patio or landscaping will be an impediment to the site lines. Mr. Matthys stated they can run the site drawings and see if they need to adjust.

Member Cap stated that ideally it is 25 feet, but would allow 20 feet under these conditions. Member Cap asked if the alley on the north is one-way or dual traffic.

Mr. Matthys stated the building is one-foot off the easement and he is not sure if it is 22 or 24 feet wide, but it can accommodate it. Staff Liaison Mesaros stated it is shown as two-way. Mr. Matthys stated that two-way is the intent with Mama & Me.

Member Cap asked if they have discussed with the engineer any enhancements for storm water storage. Mr. Matthys stated they are doing storm retention in the parking area and think there will be an oversized pipe that they thought was under the threshold, but was clarified by Max.

Chairman Sierzega asked if deliveries will be at certain times and how they plan to keep people from parking in these spaces. Mr. Matthys stated the deliveries will be scheduled around the hours of operation, but he is unsure if the spaces will be needed when they are smaller delivery vehicles. Mr. Matthys stated it's possible that signage will be used to restrict parking during certain times.

Mr. Berman stated that restaurant deliveries are in the morning before 10 am and the brewery deliveries could be the same time, and no deliveries would be permitted during dining hours after 11AM. Mr. Berman added that any trucks there after 11AM would most likely made to stay until the spaces are free or possibly even until the next morning.

Chairman Sierzega asked what the hours of operation would be. Mr. Matthys stated they would be similar to other restaurants and breweries in town.

Chairman Sierzega asked if it is possible to add access on the north side of the building. Mr. Matthys stated that they did look into it, but because of the kitchen they won't.

Chairman Sierzega stated they should be prepared because some people would complain.

Member Cap asked what the timeline is for construction. Mr. Matthys stated Carmela's vision is a fast one, and that they are trying to get the engineering and drawings done, but they are hoping for a spring

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start and have a slow open. Carmela Wallace stated they are looking to break ground in spring 2022 and be operating by summer or fall of 2023.

Staff Liaison Mesaros asked if there were any comments from the audience in person or anyone on Zoom:

Marty Will, 1947 Miller, was sworn in as stated that he is interested in listening to a parking remedy because he has 4 kids and he wants a guardrail at the property line and added that he is willing to give up part of his easement to have it installed.

Ronald Banks, owner of 1939 Miller, was sworn in and stated that he uses the property as an office and that Miller Court is not that wide. Mr. Banks stated the road isn't that wide and in the past trucks would hit the fence because they had issues with the turn and added that he is concerned that it's a lot of traffic on the small street. Mr. Banks added that he will probably be selling because he is going to be retiring soon.

Mr. Matthys stated Miller is getting extended and the bell at the end of the road may not be needed, but they have started talking with the Village about the street.

Mr. Banks asked how they will be able to access their properties with the road torn up. Mr. Matthys stated it would be handled like any other residential street improvement and he thinks they would have to accommodate them and provide access.

Mr. Banks asked if there could be a protective barrier on the south side of Miller to keep people from hitting the fence.

Chairman Sierzega asked if they would be willing to put up a barrier. Mr. Matthys stated absolutely.

Mr. Will reiterated he is willing to give up part of his easement for a guardrail. Mr. Banks added or install poles down the line and the site line is poor because of the cleaners.

Mr. Matthys stated they might be able to take a couple of feet of the patio to help with the site lines and the cleaners building is at the property line whereas this building is 12 feet back from the property line.

Member Bransky stated they are good concerns from the residents that don't have to be in the meeting, but be in the minutes so they can be addressed. Member Bransky stated, regarding the parking lot, most people will walk a distance for a good beer.

Mr. Banks stated that he wants to commend the commission because they do a wonderful job and keeping the community going.

Member Cap asked if they can add the site plan for the site lines. Staff Liaison Mesaros stated yes and the barrier.

A motion was made by Member Cap to approve Case 22-05 to recommend approve of the site plan for construction of a restaurant and craft brewery with the recommendation that the site triangles at the north aisle and south entrance at Miller Court be mitigated and the residential properties on the

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southside of Miller Court be protected by a vehicular barrier at the petitioner's expense; seconded by Member O'Brien.

A motion was made by Member Cap to approve the variance from Section 12.5 Parking Lot Landscaping; seconded by Member O'Brien.

A motion was made by Member Cap to approve the special use permit for a craft brewery on the application by Gregg Berman, Cross Town Design LLC in the B-1 Central Business/DO Downtown Overlay zoning district; seconded by Member O'Brien.

Member O'Brien asked if it should be referred to as Homewood Brewing Company in the Findings of Fact. Staff Liaison Mesaros stated the code defines it as a craft brewery so not it does not.

AYES: Members Alfonso, Bransky, Cap, O'Brien, and Chairman Sierzega.

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson and Planera

Chairman Sierzega asked if there was anything else. Staff Liaison Mesaros stated no, as requested by the applicant, Ronald Roby, Emerald City Services, the third case for event space at 18250 Hardwood Avenue will be continued to the next meeting, February 24, 2022, at 7:30 PM.

**NEW BUSINESS:** None

**OLD BUSINESS:** None.

**ADJOURNMENT:** Chairman Sierzega asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 10:32 p.m., seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Johnson, O'Brien, Planera, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: None

Respectfully submitted,

Angela M. Mesaros  
Staff Liaison