

# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING:

May 11, 2023

## 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 7:02 pm.

### ROLL CALL:

In attendance were members Alfonso, Cap, Johnson, O'Brien, Castaneda, and Chair Pro Tem Bransky. Chair Sierzega was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros and Building Division Secretary Darlene Leonard. There were three people in the audience. The public was able to watch the meeting via Zoom webinar.

### APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked if there were any changes or corrections to the minutes of April 27, 2023.

Chair Pro Tem Bransky stated on Page 5 in the motion to continue Case 23-09, the date should be May 11. Member O'Brien stated on Page 6 his vote was No to continuing the case for the Map Amendment.

A motion was made by Member O'Brien to approve the minutes of April 27, 2023, as corrected; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Alfonso

ABSENT: Chair Sierzega

### OLD BUSINESS:

#### CASE 23-09 – Continued Public Hearing for Special Use Permit for a Spa at 18350 Kedzie, Suite 200

Chair Pro Tem Bransky summarized the case, explained the steps, added a summary from Staff, and asked Staff Liaison Mesaros if she had any updates.

Staff Liaison Mesaros stated the State of Illinois had provided information on the license requirements and that as long as there was a cosmetology, esthetician, or massage license from the State they can operate. Staff Liaison Mesaros added that the Village Attorney confirmed the information from the State.

Chair Pro Tem Bransky recalled the applicant, Sekia Garrett, and asked if she had a license. Ms. Garrett stated she had an esthetician license. The information was confirmed through the State of Illinois Department of Professional Regulation license verification website.

Chair Pro Tem Bransky revised the Finding of Fact #5 to be confirmed. Member Johnson moved to recommend approval of Case 23-09, to grant a Special Use Permit for a Spa in B-3 General Business District for "Glamour 1 Productions" at 18350 Kedzie Avenue, Suite 200 and incorporate the findings of fact into the record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: Chair Sierzega

ABSENT: None

### **CASE 23-12 – Continued Public Hearing for Map Amendment to Rezone Limited Properties from R1 to R2**

Chair Pro Tem Bransky summarized the case and asked Staff for any updates.

Staff Liaison Mesaros stated she had spoken to the Village Attorney and added that a vote must occur using one of the three recommended options. If there is no motion or a motion and no second it is a no vote. And added that the applicant for the parking pad is in the audience if there are any questions for him.

Member Johnson asked if there was a question about the notice and the original applicant. Staff Liaison Mesaros stated it was not a full applicant. They did not apply or pay the fee, there was no publication. It was an email with the form attached and added there was no official application submitted.

Chair Pro Tem asked Member Cap if he would be participating in the discussion as a Commission Member or as a resident as he is the owner of one of the properties included in the proposed zoning amendment. Member Cap stated he will be recusing himself from the deliberation and will join in the discussion as a resident.

Chair Pro Tem Bransky swore in the parking pad applicant, Chris Kalvig from 17915 Riedle Court, and asked the Commission Members if they had any questions for him.

Member O'Brien asked where the parking pad would be located and requested a summary of the submittal from Mr. Kalvig.

Mr. Kalvig stated the plan for the pad is for it to be placed in the front yard, summarized the procedure of applying for the parking pad permit and his conversation with Village Planner Berstene about the parking pad, his submitted draft to rezone, and the potential plan by the Village to rezone multiple properties.

Chair Pro Tem Bransky asked if it was denied as a building permit. Staff Liaison Mesaros stated it was a building application and it was denied because of the R-1 zoning maximum lot coverage had been reached.

Mike Cap, a resident of 2147 Ridge Road was sworn in. Mr. Cap read from a written statement and submitted a copy that is attached.

Member Johnson asked several questions of Mr. Cap regarding his concerns of the proposed rezoning.

Mr. Cap stated that he believes that the proposed change would gut or lead to the elimination of the R-1 classification and if it is approved that he would expect to hear that the other 300+ nonconforming lots would be changed, and added that the zoning requirements have changed over time.

Chair Pro Tem Bransky stated the exercise was introduced to modify lots to accommodate for new construction and that was the intent of the study. It was not a way to clean up nonconformities.

Staff Liaison Mesaros stated the size was changed in the R-2 District and the nonconformities in it were corrected, but it was decided not to make any changes in the R-1 District.

Member O'Brien stated he reached out to the Public Works Department and summarized his conversations with the Public Works Director and the Village Engineer. Member O'Brien provided a printout of an email sent to the Staff Liaison Mesaros, which he read from, and it is attached.

Member Castaneda stated the proposed change could set a precedent that could result in more areas being changed, which she is unsure if it would be a bad thing, and this is the first of these and probably not the last. Member Castaneda stated they would have spent 10 years updating the code and not foreseen all of the changes.

Chair Pro Tem Bransky summarized his thoughts on the proposal and stated there needs to be a plan in place to do all of the changes at once in a formal process, and added that spot rezoning is a bad idea.

A motion was made by Member O'Brien to deny Case 23-12 for a map amendment to rezone the subject properties from R-1 Single Family Residence District to R-2 Single Family Residence District and incorporate the findings of fact into the record; seconded by Member Alfonso.

Staff Liaison Mesaros stated that a vote in the affirmative is a vote to deny it.

AYES: Member O'Brien, Alfonso, and Chair Pro Tem Bransky

NAYS: Member Johnson and Castaneda

ABSTENTIONS: Member Cap

ABSENT: Chair Sierzega

Staff Liaison Mesaros stated it is a split vote, and it will be sent to the Village Board for their consideration.

## **ADJOURN:**

Chair Pro Tem Bransky asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 8:09 p.m., seconded by Member Alfonso.

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

NAYS: None

ABSTENTIONS: None

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ABSENT: Chair Sierzega

Respectfully submitted,

**Angela Mesaros**

Director of Economic and Community Development