

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **January 23, 2025**

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 7:05 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, Castaneda, O'Brien, and Chair Sierzega. 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 3 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:

Chairman Sierzega asked for any changes to the minutes from January 9, 2025.

Member O'Brien corrected for the record that the majority of his comments and 3 references were not included and should be.

Member O'Brien motioned to approve the minutes as amended from January 9, 2024; seconded by Member Cap.

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

NAYES: NONE

ABSTENTIONS: Members Alfonso and Castaneda

ABSENT: Member Johnson

PUBLIC COMMENT:

None

REGULAR BUSINESS:

Case 25-03: Salon/Spa Establishment at 2139 W. 183rd Street:

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

- **Assistant Director Schumerth stated no comments were received.**

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Chair Sierzega asked Staff if it is a special use and a variance.

Assistant Director Schumerth stated the variance was applied for, but will be on the agenda for the next meeting as it needs public notice sent and to be in the paper.

Staff Liaison Mesaros stated the special use can be discussed and it can be voted on or not, it can be conditioned on the variance, or it can be continued.

Chair Sierzega summarized the case and swore in the petitioner, Diamond Rowels of Hammond, IN.

- **Ms. Rowels stated she would have salon suites and booth rents and she would also work at the location.**

Chair Sierzega asked if Ms. Rowels would lease space and rent stations, the number of spaces, and the hours of operation.

- **Ms. Rowels stated there will be 12 spaces with 1 being for her use and 4-6 booths in the front. The hours would be any time based on the client availability.**

Chair Sierzega asked if a person could come in at 2 am and get their hair done.

- **Ms. Rowels stated it's possible.**

Member Castaneda asked the peak times with multiple stylists and clients and the number of stylists in the peak time.

- **Ms. Rowels stated 8am-2:30pm and maybe 20-30 if everyone is working.**

Member Castaneda asked if everyone could be all working at the same time and asked what the busiest time would be.

- **Ms. Rowels stated she didn't think everyone would be there at the same time and she wasn't sure, but probably 6.**

Member O'Brien asked if employees and stylists are the same.

- **Ms. Rowels stated yes and they could be hair, nails, and estheticians.**

Member O'Brien asked if there will be employees and if so how many.

- **Ms. Rowels stated she assumes there will be and after 3 months 4-6 employees.**

Member O'Brien asked if they would be employees or lessees.

- **Ms. Rowels states lessees, she would be solely running the business.**

Member O'Brien asked who would be doing the cleaning and asked about the parking and stated the paperwork indicates the employees would park by Blueberry Hill.

- **Ms. Rowels stated at the beginning it would most likely be herself but later would have an outside service. All the people she would lease to would park by Blueberry Hill. There are 10 spaces in the rear of the location, but she cannot use all of them because of Domino's and she would need additional spaces.**

Member O'Brien asked what the sizes of the spaces or suites would be and what the difference is between office and suite.

- **Ms. Rowels stated the sizes vary from 100 square feet to 175 square feet with the price based on the size. Ms. Rowels indicated that offices and booths have the same function, they just look different and have different terms.**

Member Cap asked staff if the parking requirement is based on square feet not the use of the space and that it wouldn't change if the number of suites is reduced.

- **Staff Liaison Mesaros stated that is correct. The parking requirement is based on square footage and no the requirement would not change if the number of suites is reduced.**

Member Cap stated there is no way to mitigate the need for the parking variance.

Member Bransky asked Staff what the limitation is on services before they are outside the scope of what the special use allows.

Member Bransky stated the list of services being offered is not in the packet and asked the applicant to repeat the list of services and elaborate on what wouldn't and wouldn't be allowed.

- **Ms. Rowels stated hair-locks, twists, braids, barbers, estheticians, nails, massages, and tattoos if able.**
- **Staff Liaison Mesaros stated tattoos and massages are not permitted in the B-2 district and not allowed under the salon/spa special use. Massages and tattoo studios are not allowed by code in that zoning district.**

Member Bransky asked if the hours would be 24 hours every day and what the advantage is to be open 24 hours.

- **Ms. Rowels stated yes and people can work freely and be limited to closing at a certain time.**

Member Alfonso asked about the booth area and the number of people it would add.

- **Ms. Rowels stated the area would be a chair, station, and a mirror and it would add 4-6 people.**

Chair Sierzega asked if the booths would be partitioned.

- **Ms. Rowels stated the stations are double sided.**

Member Bransky asked if the stations would be in the middle of the floor.

- **Ms. Rowels stated yes.**

Member Alfonso asked about a break room.

- **Ms. Rowels stated it depends on how it's built out, but it probably would be in the back.**

Member O'Brien stated on page 13 the question asking a PUD is incorrect in saying yes and below it he site circulation is impacted.

- **Assistant Director Schumerth stated the parking is a no as it's not a site review; it is not impacted by development. It is not a site plan review, there are not physical changes.**
- **Staff Liaison Mesaros stated it needs rephrasing.**

Chair Sierzega verified the number of spaces as 12 with 11 being leased and 1 for the applicant, asked if each lessee would have to be licensed, and who would be responsible to verify it.

- **Ms. Rowels stated that is correct, they would have to be licensed, and she would be responsible to verify the licensing.**

Chair Sierzega asked about the hours being 24 hours and asked if she would be opposed to limiting the hours.

- **Ms. Rowels concurred about being open 24 hours and stated that she would be opposed to limiting the hours.**

Chair Sierzega asked if suggesting hours of 8am–12am (midnight) would work.

- **Ms. Rowels stated they could possibly work.**

Chair Sierzega stated there could be 12 artists working at the same time with 12 customers and there are 7 spaces.

Member O'Brien reminded Chair Sierzega about the 4-6 chairs in the front.

Chair Sierzega asked where everyone would park.

- **Ms. Rowels stated it is a concern of hers and the realtor stated there is public parking behind Blueberry Hill.**

Chair Sierzega asked the average time the customer would be onsite.

- **Ms. Rowels stated 2-4 hours.**

Member Castaneda stated paperwork indicated 5 people and asked what the peak capacity of the salon would be.

- **Ms. Rowels stated if it's fully occupied, 20 people, but won't have that when first opening.**

Chair Sierzega stated 12 artists and 12 customers for 4 hours is a lot of strain on the parking lot and asked the peak hours and if the applicant has a business now.

- **Ms. Rowels stated 8-2:30 and she is currently renting a suite not.**

Chair Sierzega asked if there were any public comments.

- **Mr. Amrose Said of Homer Glen stated he has designed these types of places before, he did Essence Suites on Halsted, and peak is usually 50-60%, everything is private, and there is a key pad for access.**

Chair Sierzega stated they have to plan for the maximum.

Member Castaneda asked the hours of operation as Google says 24 hours and asked if that is typical.

- **Mr. Said stated they are usually busiest in the afternoons and after work.**
- **Ms. Rowels stated she has been at 3 locations and the current location is accessible but they get their own key to come and go.**

Member Cap stated the peak hours coincide with the peak hours of the restaurant and parking is precious. Cap stated the Commission encourages businesses with different peak times otherwise it creates a potential for a strain on the parking lots.

Staff Liaison Mesaros asked Ms. Rowels if the location would still work out without the massage and tattoos not being allowed.

- **Ms. Rowels stated it would work and not be a big hindrance to her business plans.**

Chair Sierzega stated parking is a concern for the business as there is not enough available in the area.

Member Bransky stated the parking is tight almost nightly because of Lassen's and the overflow for them is the bike shop lot and the lot by Blueberry Hill, and then into the neighborhood.

- **Mr. Said stated the peak hours at the Essence Suites locations are 11am-7pm.**

Member Cap stated that if 11am – 7pm is the expected peak, then it would compete with Lassen's.

Staff Liaison Mesaros asked if the peak hours would be everyday or just certain days.

- **Ms. Rowels stated on the weekends with week days being less busy.**

Member Cap asked Staff what comes back to the Commission.

- **Staff Liaison Mesaros stated it is up to the Commission; the business cannot operate without the parking variance.**

Member Bransky asked if they can vote to approve or continue the case.

- **Assistant Director Schumerth stated they can, the recommended continuance is just the staff recommendation.**

Member Bransky motioned to recommend approval of Case 25-03 approval of a special use permit to operate a salon at 2139 183rd Street with the condition of a obtaining a zoning variance for the parking spaces, the businesses allowed are those allowed per code for this district, and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Alfonso and Member Castaneda

NAYS: Members Bransky, Cap, O'Brien, and Chair Sierzega

Abstentions: None

Absent: Member Johnson

Continuation of Case 24-49 – Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway:

Chair Sierzega summarized the case, reminded the applicant, Niya Jones, she is still under oath, and asked what additional information has been obtained.

- **Ms. Jones stated she spoke to Mr. Eldridge and he offered 20 parking spaces.**

Chair Sierzega asked if they are still planning the same capacity for events.

- **Ms. Jones stated she has not met with the Fire Department and the number is determined by them; she has been waiting on the special use permit before finalizing.**

Chair Sierzega asked if it 20 spaces per event.

- **Ms. Jones stated she is renting the spaces monthly and will encourage clients to car pool and use public parking.**

Staff Liaison Mesaros asked if there is a lease or agreement for the spaces.

- **Ms. Jones stated she doesn't have it yet, she is waiting on approval from the Village first.**

Chair Sierzega asked if there would be any employees.

- **Ms. Jones stated right now it is just her and her husband and added that she may higher security later if the client wants it.**

Chair Sierzega asked if the occupancy would be no more than 50 people.

- **Ms. Jones stated up to 50.**

Chair Sierzega asked if a second bathroom would be needed if there are 50 people.

- **Staff Liaison Mesaros stated they did not have that information yet.**

Chair Sierzega stated there is concern about the wording of the agreement as is says "20 a month".

- **Ms. Jones stated she understood, but the spaces can be used at any time.**

Staff Liaison Mesaros stated occupancy of the space is based on the usage.

Member Cap stated the IBC & NFPA has thoughts on occupancy and that the concentrated load, without seating, could be 157 people, with tables and chairs 73 people; 24 spaces doesn't go far for that many people; and asked if she had spoken to the Church.

- **Ms. Jones stated yes, but they informed her they would not rent to anyone that isn't a non-profit business.**

Assistant Director Schumerth asked the square footage of the public space.

- **Ms. Jones stated she didn't remember off the top of her head, but thinks it may be 900 square feet.**

Member Bransky asked how many events are anticipated in any given week.

- **Ms. Jones stated the average length is 4-5 hours and wants to have at least 4 a week mostly on the weekends.**

Member O'Brien stated back in November the occupancy was 60 and now it's 50.

- **Ms. Jones admitted to saying 60 previously, but doesn't want that many. She wants it to be 50, for the business to be a small intimate space.**

Member O'Brien asked if no cooking would be done onsite.

- **Ms. Jones stated yes, the food would be brought in with no preparation on site.**

Member Castaneda stated it is unlikely that 50 cars will show up because people would carpool based on the type of event and that 24 spaces is better than nothing, but it's not ideal. It's not as big a strain as a "1:1 use" like a salon.

Chair Sierzega asked if the events would have music or a DJ and if the upstairs would be affected.

- **Ms. Jones stated there would be a speaker on site. She has spoken with the landlord and they can't hear from upstairs.**

Staff Liaison Mesaros asked if she would have a DJ.

- **Ms. Jones stated yes or a provided speaker.**

Member Bransky asked if they can condition the occupancy.

Staff Liaison Mesaros stated yes.

Member Bransky motioned to recommend approval of Case 24-49 approval of a special use permit to allow the operation of an indoor commercial place of assembly at 18035 Dixie Highway, incorporate the Findings of Fact into the record, and with occupancy to be determined by the Homewood Fire department or not to exceed 50 as agreed on by the applicant; seconded by Member Castaneda.

AYES: Members Alfonso, Bransky, and Castaneda

NAYS: Members Cap, O'Brien, and Chair Sierzega

Abstentions: None

Absent: Member Johnson

Continuation of Case 24-50: Site Plan Review for Multiple Family Residential at 18240 Harwood Avenue:

Chair Sierzega introduced the case and noted the change from 18 units to 15 units.

- **My. Said stated they revisited the space removing 3 units and expanding the area of the remaining units. The units are all fairly uniform in size and layout except the two units in the back, which are turned 90°. Said stated they added a foyer area with an interior lift, flex storage rooms, a third exit as recommended by the Fire Department, a landscape buffer on the west side for visual and sound, and additional bike parking and an exterior ramp.**

Member Alfonso appreciated they took all the comments into consideration for the changes.

Member Bransky asked regarding the building roof, how the unit ceilings will be constructed and where they will terminate.

- **Mr. Said stated they are taking advantage of the ceiling like it's vaulted. To building ceilings would add materials and cost.**

Member Cap asked if there will be any sound insulation for the 3 units.

- **Mr. Said stated the insulation will provide some dampening, but they can look into more for those units and windows. It's all about the construction and they will alleviate as much as they can; it won't be fully soundproofed.**

Member Cap asked why they did a lift over a ramp.

- **Mr. Said stated the lift is easier and the ramp would be too big to install inside the building.**
- **Assistant Director Schumerth stated on the plan there are 2 small ramps installed on the exterior to ensure level building access.**

- **Mr. Said stated there is a small ramp to get from the parking are to the walkway and over the threshold.**

Assistant Director Schumerth asked about the 2 labels on the plans for the windows ‘DH’ and ‘SL’, and asked if ‘DH’ is double hung.

- **Mr. Said stated the windows are all the same; they are all sliders. The DH designation is an error. The DH windows could become double hung window and that they could look into a different window type for sound deadening.**

Member O’Brien stated on page 24 of the packet it should be updated because it is 15 units and all are 2 bedrooms and on page 25, #3 the sizes aren’t uniform as was stated.

- **Mr. Said stated 14 units are 854 square feet and 1 unit is 888 square feet. That unit has extra pace because of the hallway to get access.**

Member O’Brien stated on page 30 that no unit is over 800 square feet.

- **Mr. Said stated the space does not include the gross area; it is net space for the unit.**
- **Staff Liaison Mesaros stated the calculation doesn’t include the closets & hallways space. It gets to the 854 square feet.**

Member O’Brien stated there is no legend on the drawings for the 16,646 square feet of floor area, and that a quick calculation for total area is below the 16,646 square feet. O’Brien asked for clarification.

- **Mr. Said stated they didn’t calculate the public areas, the vestibule, or the stairs.**

Member Bransky motioned to recommend approval of Case 24-50 Site Plan for 18240 Harwood Avenue, as proposed on the drawings submitted by Lucid Engineering Services LLC dated January 8, 2025 subject to the submittal of a structural report to the Building Inspector and incorporate the Finds of Fact into the record; seconded by Member Alfonso

AYES: Members Alfonso, Bransky, Cap, Castaneda, and Chair Sierzega

NAYS: Member O’Brien

Abstentions: None

Absent: Member Johnson

OLD BUSINESS:

None

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 9:08 PM.

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

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Member Johnson

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary