

VILLAGE OF HOMEWOOD



ANNUAL REPORT | 2023 PLANNING AND ZONING COMMISSION

PURPOSE

The Planning and Zoning Commission assists in the development, review, and amendment of the Comprehensive Plan, hears and considers all applications for zoning text and map amendments, administrative and zoning variances, outdoor itinerant merchants, special use permits, site plan review, subdivisions and planned unit developments, as well as appeals on decisions made by the building inspector as they relate to the building code and decisions made by authorized Village personnel as they relate to interpretations of the zoning ordinance.

MEMBERSHIP: 7-Member Commission

Member	Position	Appointment	Term Expiration
Fred Sierzega	Chairman	03/22/2016	05/11/2026
Seth Bransky	Member	03/22/2016	04/24/2025
William O'Brien	Member	03/22/2016	03/08/2027
Michael Cap	Member	03/22/2016	04/24/2025
Maureen Alfonso	Member	03/22/2016	04/13/2026
Dexter Johnson	Member	09/27/2016	09/14/2026
Elizabeth Castaneda	Member	04/26/2022	04/26/2027

SCHEDULE OF MEETINGS

The Planning and Zoning Commission holds a regularly scheduled meeting on the second and fourth Thursdays of every month at 7:00 pm in the Village Board Room. In addition to the regularly scheduled meetings, the Commission held one special meeting on October 19, 2023.

Meetings Held	Meetings Cancelled
February 9, 2023	January 12, 2023
February 23, 2023	January 26, 2023
March 09, 2023	March 23, 2023
April 13, 2023	June 22, 2023
April 27, 2023	July 13, 2023
May 11, 2023	July 27, 2023
May 25, 2023	August 24, 2023
June 08, 2023	September 28, 2023
August 10, 2023	October 12, 2023
September 14, 2023	October 26, 2023
October 19, 2023	November 9, 2023
	November 23, 2023
	December 14, 2023
	December 28, 2023

VILLAGE OF HOMEWOOD



ACCOMPLISHMENTS

In 2023, the Planning and Zoning Commission made recommendations on the following cases:

- a. **Case 23-01: Special Use Permit for a Salon Establishment at 18664 Dixie Highway**
Recommended approval of the special use permit on February 09, 2023. Approved by the Village Board on February 28, 2023, by Ordinance M-2240.
- b. **Case 23-03: Special Use Permit for Massage Therapy at 1131 175th Street, Unit A**
Recommended approval of the special use permit on March 09, 2023. Approved by the Village Board on March 28, 2023, by Ordinance M-2242.
- c. **Case 23-08: Special Use Permit for a Salon Establishment at 18668 Dixie Highway**
Recommended approval of the special use permit on April 13, 2023. Approved by the Village Board on April 25, 2023, by Ordinance M-2243.
- d. **Case 23-09: Special Use Permit for a Salon Establishment at 18350 Kedzie, Suite 200**
Recommended approval of the special use permit on April 27, 2023, and continued to May 11, 2023. Approved by the Village Board on June 13, 2023, by Ordinance M-2252.
- e. **Case 23-11: Special Use Permit for a Salon Establishment at 1918 Ridge Road**
Recommended approval of the special use permit on April 27, 2023. Approved by the Village Board on May 9, 2023, by Ordinance M-2248.
- f. **Case 23-12: Map Amendment to Rezone Limited Properties from R1 to R2**
Recommended denial of text amendment on May 11, 2023. The Village staff withdrew this request.
- g. **Case 23-13: Text Amendment to the Zoning Ordinance for Basketball Equipment and Sports Courts**
Recommended approval of the amendment to the zoning code on April 13, 2023, after discussions on March 9, 2023. Approved by the Village Board on May 9, 2023, by Ordinance MC-1075.
- h. **Case 23-15: Special Use Permit for Massage Therapy at 920 W. 175th Street, Suites 1 & 2**
Recommended approval of the special use permit on May 25, 2023. Approved by the Village Board on June 13, 2023, by Ordinance M-2253.
- i. **Case 23-18: Variance from impervious lot coverage for a parking pad at 17915 Riedle Ct.**
Recommended approval of the variance on June 8, 2023. Approved by the Village Board on June 27, 2023, by Ordinance M-2256.
- j. **Case 23-22: Special Use Permit for a Crematorium at 17803 Bretz Drive**
Recommendation of the special use permit failed on August 10, 2023. The applicant withdrew this request.

VILLAGE OF HOMEWOOD



- k. Case 23-23: Special Use Permit and Zoning Variance for Ground-Mounted Solar Energy Collections System for INX International at 1000 Maple**
Recommended approval of the special use permit on August 10, 2023. Approved by the Village Board on August 22, 2023, by Ordinance M-2262.
- l. Case 23-26: Special Use Permit for a Tattoo Studio/Body Piercing at 18661 Dixie Hwy.**
Recommended approval of the special use permit on September 14, 2023. Approved by the Village Board on September 26, 2023, by Ordinance M-2265.
- m. Case 23-27: Special Use Permit for Indoor Cycling and Fitness Center at 18203 Dixie Hwy.**
Recommended approval of the special use permit on October 19, 2023. Approved by the Village Board on November 14, 2023, by Ordinance M-2268.
- n. Case 23-29: Special Use Permit for a Salon Establishment at 18350 Kedzie, Suite 202**
Recommended approval of the special use permit on October 19, 2023. Approved by the Village Board on November 14, 2023, by Ordinance M-2269.