

# VILLAGE OF HOMEWOOD



## ANNUAL REPORT | 2022 PLANNING AND ZONING COMMISSION

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### 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

<b>Member</b>	<b>Position</b>	<b>Appointment</b>	<b>Term Expiration</b>
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
Mario Planera	Member	03/22/2016	Resigned

### SCHEDULE OF MEETINGS

The Planning and Zoning Commission holds a regularly scheduled meeting 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 additional Special Meeting on October 5, 2022.

<b>Meetings Held</b>	<b>Meetings Cancelled</b>
Jan 13, 2022	Feb 24, 2022
Jan 27, 2022*	Mar 10, 2022
Feb 10, 2022	Apr 14, 2022
Mar 24, 2022	May 12, 2022
Apr 28, 2022	May 26, 2022
Jun 09, 2022	Jul 28, 2022
Jun 23, 2022*	Aug 25, 2022
Jul 14, 2022	Nov 24, 2022
Aug 11, 2022	Dec 22, 2022
Sep 08, 2022	
Sep 22, 2022*	

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## Meetings Held

Oct 05, 2022\*

Oct 13, 2022

Oct 27, 2022\*

Nov 10, 2022\*

Dec 08, 2022

## Meetings Cancelled

Asterisk indicates meetings held exclusively for the Zoning Ordinance update.

## ACCOMPLISHMENTS

In 2022, the Planning and Zoning Commission made recommendations on the following cases:

**a. Case 22-01: Special Use Permit for a Learning Center (Baseball Academy) at 17829 Bretz Drive**

Recommended approval of the special use permit on January 13, 2022. Approved by the Village Board January 25, 2022 by Ordinance M-2210.

**b. Case 22-02: Lot Consolidation at 18225 Dixie Highway**

Recommended approval of the plat for lot consolidation on January 13, 2022. Approved by the Village Board April 26, 2022 by Ordinance M-22-19.

**c. Case 22-03: Special Use Permit, Height Variance, and Site Plan Approval for Wind Creek Casino Parking Garage at 17400 Halsted Street**

Recommended approval of the special use permit and recommended approval of the variance from Section 5.3, Table 5.2 Maximum Building Height on March 24, 2022. Approved by the Village Board on April 12, 2022 by Ordinance M-2216.

**d. Case 22-04: Text Amendment to Allow Veterinary Clinics as a Special Use in B-1 Zoning District, and Special Use Permit for a Veterinary Clinic at 18265 Dixie Highway**

Recommended approval of the text amendment and recommended approval of the special use permit on January 13, 2022. Approved by the Village Board on January 25, 2022 by Ordinances MC-1059 and M-2211.

**e. Case 22-05: Special Use Permit for a Craft Brewery, Site Plan Approval, and Variance from Parking Lot Landscaping for 18225 Dixie Highway**

Recommended approval of the variance from Section 12.5 Parking Lot Landscaping and recommended approval of the special use permit on January 13, 2022. Approved by the Village Board April 26, 2022 by Ordinance M-2220.

**f. Case 22-09: Lot Width Variance for a Single Family Home in the R-2 District at 2044 183<sup>rd</sup> Street**

Recommended approval of a variance from the minimum lot width and minimum lot area requirements of Section 4.3 of the Homewood Zoning Ordinance and Section 36-87 of the Homewood Municipal Code, subject to the condition that a grading and drainage plan be prepared for the project and approved by the Village Engineer on March 24, 2022. Approved by the Village Board on April 12, 2022 by Ordinance M-2215.

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- g. Case 22-13: Parking Variance and Special Use Permit for a Salon at 18159 Dixie Highway**  
The Commission was split in their recommendation, voting three in favor of recommending approval and 3 against recommending approval on April 28, 2022. The case was forwarded to the Village Board of Trustees where it was approved on May 24, 2022 by Ordinance M-2222.
- h. Case 22-16: Text Amendment to Allow Veterinary Clinics as a Special Use in B-4 Shopping Center District**  
Recommended approval of the text amendment on July 14, 2022. Approved by the Village Board on July 26, 2022 by Ordinance MC-1062.
- i. Case 22-20: Special Use Permit for a Veterinary Clinic in Petco at 17930 Halsted Street**  
Recommended approval of the special use permit on July 14, 2022. Approved by the Village Board on July 26, 2022 by Ordinance M-2225.
- j. Case 22-21: Special Use Permit for a Spa (Massage Therapy) at 18036 Gottschalk Avenue**  
Recommended approval of the special use permit and recommended that the property owner submit an application for a lot consolidation for the two lots held in common ownership that comprise the subject property on July 14, 2022. Approved by the Village Board on July 26, 2022 by Ordinance M-2224.
- k. Case 22-24: Parking Variance for Building Repositioning of 810 Maple Avenue**  
Recommended approval of the parking variance and recommended that the applicant attempt to contact the owner of the parking lot to the north for use of parking spaces on August 11, 2022. Approved by the Village Board on September 13, 2022 by Ordinance M-2228.
- l. Case 22-29: Variance from Required 1,000' Separation of a Tattoo Parlor from a Place of Worship**  
Recommended approval of the variance on September 8, 2022. Approved by the Village Board on September 27, 2022 by Ordinance M-2229.
- m. Case 22-30: Special Use Permit for a Tattoo Parlor**  
Recommended approval of the special use on September 8, 2022. Approved by the Village Board on September 27, 2022 by Ordinance M-2229.
- n. Case 22-33: Special Use Permit for a Spa (Medical Pedicure) at 18664 Dixie Highway**  
Recommended approval of the special use permit, subject to the business owner receiving required certifications on October 13, 2022. Approved by the Village Board on October 25, 2022 by Ordinance M-2230.
- o. Case 22-35: Special Use Permit for a Spa (Holistic Wellness) at 18203 Dixie Highway**  
Recommended approval of the special use permit on December 8, 2022. Pending approval by the Village Board on January 10, 2023.

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**p. Case 22-40: Comprehensive Amendments to the Village of Homewood Zoning Text and Zoning Map**

Culminating 18 months of work with input from community members, consultants, Village staff, and elected and appointed officials over the course of 9 public meetings, the Planning and Zoning Commission recommended approval of the comprehensive text and map amendments on December 8, 2022. Pending approval by the Village Board on January 10, 2023.

In 2022, the Planning and Zoning Commission made final determinations on the following cases:

- a. Case 22-03: Special Use Permit, Height Variance, and Site Plan Approval for Wind Creek Casino Parking Garage at 17400 Halsted Street**  
Approved the site plan on March 24, 2022.
- b. Case 22-05: Special Use Permit for a Craft Brewery, Site Plan Approval, and Variance from Parking Lot Landscaping for 18225 Dixie Highway**  
Approved the site plan with the recommendation that the sight triangles at the north aisle and south entrance at Miller Court be mitigated, and the residential properties on the south side of Miller Court are protected by a vehicular barrier at the petitioner's expense on January 13, 2022.
- c. Case 22-10: Administrative Variance for a 6' Corner Lot Fence at 1319 Elder Road**  
Approved an administrative variance from Table 8.1 of Municipal Code Section 22-95(e) to allow a 6-foot tall fence in the front yard at 1319 Elder Road subject to providing a 3' setback from the Elder Road property line with landscaping approved by the Village Arborist on March 24, 2022.
- d. Case 22-15: Administrative Variance for a 6' Front Yard Fence at 1549 183<sup>rd</sup> Street**  
Denied the requested administrative variance on June 9, 2022.
- e. Case 22-19: Administrative Variance for a 6' Corner Lot Fence at 18657 Cowing Court**  
Approved an administrative variance from Section 44-301 of the Homewood Zoning Ordinance to permit a 6' tall privacy fence around a portion of the corner lot front yard facing 186<sup>th</sup> Place, subject to locating the fence a minimum of 3' from the property line and installing transition landscaping as approved by the Village Arborist on July 14, 2022.
- f. Case 22-23: Site Plan Review for Building Repositioning at 810 Maple Avenue**  
Approved the site plan on August 11, 2022.

In 2022, the following applications for consideration by the Planning and Zoning Commission were received and withdrawn by the applicant:

- a. Case 22-17: Garage Height Variance for 17904 Park Avenue**
- b. Case 22-34: Lot Width Variance for 1325 Hickory Road**