

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

July 9, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:33 pm.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development, Economic & Community Development Intern Joshua Carrilo, and Darlene Leonard, Building Department Secretary. There were 4 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 6 (Members Alfonso, Sierzega, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES (ABSENT): 1 (Member Castaneda)

APPROVAL OF MEETING MINUTES:

Chair Bransky stated there was an addendum to the minutes from June 18, 2026 and asked if anyone wished to continue them to the next meeting or vote now.

No one wished to continue them to the next meeting.

Chair Bransky asked if there were any corrections to the minutes from the June 18, 2026 meeting.

There were no changes requested.

A motion was made to approve the minutes from the June 18, 2026 by Member Alfonso; seconded by Sierzega.

AYES: 5 (Members Alfonso, Sierzega, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Cap)

ABSENT: 1 (Member Castaneda)

Chair Bransky asked if everyone was in attendance to vote on the minutes from the April 9 meeting.

- **Director Schumerth stated he was unsure and would look up the number.**

Chair Bransky asked if the April minutes should be pushed to the end of the meeting.

- **Director Schumerth stated yes.**

PUBLIC COMMENT:

Chair Bransky asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:**Case 26-36: Special Use Permit Motor Vehicle Rental at 900 Ridge Road:**

Chair Bransky stated that special use cases are determined by testimony and the proposal on the application, not any past issues with the property or past cases, as the Commission is not a precedent setting body.

Chair Bransky introduced the case and swore in the applicant, Mo'nique Smith of Homewood.

- **Chair Bransky asked if any feedback had been received from the public.**

Director Schumerth stated no comments had been received from the legal postings or mailings.

Chair Bransky asked the applicant to tell her plan of how she plans to operate the business, including fulfilling the landlord's request to remove all commercial trucks from the property.

- **Ms. Smith stated the business is an office. Smith stated that the commercial trucks for the business will not be located on-site. Smith stated that the property owner is concerned about the asphalt of the lot, which is why trucks are not there. Smith said trucks will not be parked in the lot unless the vehicle is being picked up by a customer. The customers would come in, sign the paperwork, and leave immediately.**

Chair Bransky stated that it sounds as though the office is the base of the business' operation and the trucks would be at a satellite location.

Member Johnson asked if rentals are primarily trucks, and how many trucks are available for rent.

- **Ms. Smith stated rentals through the business are box trucks and cargo vans. Smith said that the trucks are 12-foot and 16-foot vehicles. Smith said the business doesn't operate with a set number of trucks, as it is not how Budget operates locations.**

Chair Bransky stated the trucks wouldn't start and end at the same location with most rentals.

Member Johnson asked if there is a set number of assigned trucks for Smith's business.

- **Ms. Smith stated there is no set number.**

Member Johnson asked if there are a lot of reservations for the trucks at the business.

- **Ms. Smith stated yes, but not all of them are completed by the customer. Smith stated that some reservations are people shopping for a cheaper rate for a vehicle rental, or the reservation isn't fulfilled because a vehicle hasn't been brought in.**

Member Johnson asked about staff on-site, who would be working, and if customers would be taken to the truck location.

- **Ms. Smith stated the staff is herself and the owner, and the location is not considered a commercial location with full services. Smith stated that the trucks won't be on-site so customers will have to travel to them.**

Member Johnson asked if there is a lease or agreement with another party to keep the vehicles.

- **Ms. Smith stated the vehicles are to be parked in another municipality.**

Member Johnson asked Staff if a copy of the lease or agreement was requested.

- **Director Schumerth stated it is tricky because it's in another municipality because the other municipality is responsible for overseeing whether the parking arrangement is legal. It's in the memo to have details on where the location would be and it is sufficient for approval at the meeting.**

Member Cap asked where people would be dropping off trucks at the end of rentals.

- **Ms. Smith stated the location is by appointment only and customers would be notified by reservations about the drop off location.**

Member Cap asked if there would be occasions where people would drop vehicles off and then they would be moved off-site.

- **Ms. Smith stated yes and added that if it's during business hours, the truck can be moved, but nothing could be done to move the vehicle if it's after hours.**

Member Cap asked what happens if the vehicle is left in the lot after hours.

- **Ms. Smith stated it has happened before and the customers are asked to not do that.**

Member Cap asked what the percentage of drop-offs are happening on-site and after-hours.

- **Ms. Smith stated that it is around 1% of drop-offs.**

Member Cap asked the monthly volume of rentals.

- **Ms. Smith stated that they process around 45-50 rentals per month. Smith added that the business is notified by Budget if a vehicle is being dropped off after hours.**

Member Cap asked if there is any possibility of a customer insisting on picking up the vehicle at 900 Ridge.

- **Ms. Smith stated that such a situation has not happened yet since operating at 900 Ridge.**

Member Cap asked if the contract can be initiated at the location of vehicle storage instead of at the location in Homewood.

- **Ms. Smith stated no.**

Member Cap asked if the vehicle storage location feeds other locations around the region.

- **Ms. Smith stated yes, it can provide vehicles for other locations.**

Member Sierzega stated the property owner said no commercial parking is to occur onsite and no exchange or service of vehicles on site, and asked where customers have to go to get a vehicle.

- **Ms. Smith stated the reservation system lets the customer know the rented vehicle is not located on-site in Homewood, and asks if they are willing pick it up at another location. If not, they are directed to call and cancel the reservation in Homewood. All the vehicles are in a lot in Orland when not being used.**

Member Sierzega asked if the truck would have to be dropped off in Orland.

- **Ms. Smith said yes and that a lot of the rentals are one-way rentals and are not being returned to the same location.**

Member Sierzega asked if there is a minimum rental period.

- **Ms. Smith stated no.**

Member Sierzega asked if a truck was used for a couple hours can that be done.

- **Ms. Smith stated yes, but they would be billed for a full 24 hour rental.**

Member Alfonso asked if the proposed arrangement is a typical situation for Budget, and why there is a need for a Budget location in Homewood.

- **Ms. Smith stated she did not have a clear understanding of the parking when she started and didn't know there would be an issue with parking the vehicles in Homewood. Smith said that the rental vehicles had been parked in the lot adjacent to the 900 building.**
- **Ms. Smith stated she didn't fully understand Budget's business model when starting out. When she started at this location, most of the rentals were coming from Indiana and now most are coming and going to the west away from Homewood.**

Member Alfonso asked if there is a lock box for keys on the site.

- **Ms. Smith stated not anymore.**
- **Director Schumerth stated photos on file with the box may be older photos.**

Member Alfonso asked how long the business application has been in process.

- **Ms. Smith stated since last year in 2025.**

Chair Bransky asked, to clarify, that it is easier to have the customers do the driving with the way the trucks are in service.

- **Ms. Smith stated yes.**

Member Sierzega asked about the hours and asked what happens if a truck is rented out and returned after closing.

- **Ms. Smith stated they can back date the return and tell the customers to keep the truck until the office opens the next morning and if the truck is there by 9am the next morning, they would be charged.**

Member Alfonso asked if the lot in Orland is accessible 24 hours.

- **Ms. Smith stated yes.**

Member Johnson motioned to recommend approval for Case 26-36: Special Use Permit for a motor vehicle rental facility located at 900 Ridge Road, subject to the following condition: 1. Prior to the issuance of any business operation certificate or building permit associated with the proposed use, documentation shall be provided to the Village staff demonstrating valid proof of a legal parking location for all commercial vehicles associated with the use, including any required applications for off-site parking within the Village of Homewood; And incorporate the findings in fact into the record. Second by Member Sierzega.

AYES: 5 (Members Alfonso, Sierzega, Johnson, Cap, and Chair Bransky)

NAYES: 1 (Member O'Brien)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Castaneda)

Case 26-40: Special Use Permit for Child Care Center at 3355 W 183rd Street:

Chair Bransky introduced the case and asked if any comments had been received.

Director Schumerth stated one comment was received from the property owner to the north who was concerned with the location being too close to high use commercial space.

Chair Bransky swore in the applicants, Michael Jones and Tiensha Prenti.

Chair Bransky stated a special use permit is needed due to the previous business closing more than 180 days and the previous special use has expired.

- **Mr. Jones stated they own a different business down the street and thought it was a good opportunity to grow their business when the building came available. Jones stated that they**

are looking forward to serving the community, and that owner of the building where the nearby restaurant is located is the same owner of this building.

- **Mr. Prenti stated they would be providing an essential community service and they had noticed a deficit of high-quality day care locations in the Homewood area.**

Member Alfonso stated the location is perfectly set up for a day care center and asked if they are certified in early childhood or licensed.

- **Ms. Prenti stated she is in classes now for licensure, and they will be hiring staff that are licensed when the business is ready to open.**

Member Alfonso asked the number of instructors.

- **Ms. Prenti stated there would be a Director, an Assistant Director, and maybe 4 instructors when at capacity.**

Member Alfonso stated there are 6 classrooms, and asked if the day care is proposed to be staffed 6 teachers and 6 aides.

- **Ms. Prenti stated all rooms are required to have aides, and that all rooms would be serving children between ages infant to 6 years old.**

Member Alfonso asked if the exterior doors along the front of the building will be used for emergency only.

- **Ms. Prenti stated yes and there is one central door for entrance and exit by kids and parents. Prenti said the doors are alarm monitored and there is secondary security inside each door.**

Member Alfonso asked if two of the rooms share a bathroom, and if there is a hallway between all rooms.

- **Ms. Prenti stated that the rooms will share bathrooms. Prenti stated that there is a long hallway that connects all of the rooms.**

Member Alfonso asked if anything needs to be crossed to get to the grassy area in the rear.

- **Ms. Prenti stated the larger grassy area behind the building is not part of the property, just the fenced areas closer to the building.**

Member Sierzega confirmed the hours of operation as 6am-6pm Monday-Friday.

- **Ms. Prenti confirmed but stated the business may be open on Saturdays for excursions going to and from the facility.**

Member Sierzega asked if anyone with the business is licensed by DCFS.

- **Ms. Prenti stated she is in licensure classes now, and her parents are not certified.**

Member Sierzega asked if the building is currently being remodeled.

- **Ms. Prenti stated yes.**

Member Sierzega asked if the play area is fenced in, what type of fencing it is, and if there is a gate.

- **Mr. Jones stated that the play area is fenced with 6-foot tall chain link fencing. Jones said that there is an existing gate in the fence. Jones added that he doesn't care for the fence as currently constructed and plans on changing it upon business approval.**

Member Sierzega asked if the children would be able to open the gate.

- **Mr. Jones stated no, and they will make sure the gate is secure.**

Member Cap asked staff if the Zoning Ordinance specifies any setbacks from certain business types, like liquor stores.

- **Director Schumerth stated there is a setback required from cannabis stores and is unsure about liquor stores.**

Member Cap asked what if the liquor store is across the street, if there is a setback requirement in Hazel Crest, and suggested tabling the case until there is better information.

- **Director Schumerth stated it could be tabled, but don't think it needs to be. The buffer requirements don't apply across municipalities, but it can be researched again if the Commission requests such research.**

Member O'Brien stated the business is a good fit for the community and asked Staff if they knew what the capacity of the previous day care was.

- **Director Schumerth stated he did not have that number available as the business has been closed for several years.**

Member Johnson stated he had more questions. Johnson asked if there have been any considerations in working out set times for pickup because of the possibility of traffic backing out in the street. Member Johnson suggested doing something to the south or west side of the building to improve the ability to have child pickups.

- **Mr. Jones stated they have thought about pickup times and would need set certain times for parents doing pickup. Jones stated that they did ask the building owner about moving the lot entrance, but she was not in agreement with it.**

Member Johnson asked who owned the areas to the south and to the west.

- **Director Schumerth asked Building Department Secretary Leonard to confirm if the adjacent Brentwood Drive was in Hazel Crest.**
- **Building Department Secretary Leonard stated yes.**

- **Director Schumerth stated the property would be subject to Hazel Crest's codes and permits and the land may be owned by the condo association.**
- **Ms. Prenti stated they are considering incentives to the parents to pickup outside of peak pickup times.**

Member Johnson asked who would be licensed for the business.

- **Mr. Jones stated himself.**

Member Johnson asked if there would be a director at the daycare and if he plans to be stationed at the proposed business location.

- **Mr. Jones stated it would be his wife and a director at the daycare during most days.**

Chair Bransky suggested phased pickup by age group.

- **Ms. Prenti stated that DCFS has a recommended structure for daycare pickups at facilities licensed by the organization.**

Member O'Brien asked if all the land to the west and to the south is in Hazel Crest

- **Secretary Leonard stated yes, all of the property in question is in Hazel Crest.**

Director Schumerth asked when the DCFS licensing would be completed.

- **Mr. Jones stated they are waiting to hear from the representative and they are halfway through the 90 day approval period. Jones stated that DCFS is backlogged and approvals are slow.**

Director Schumerth stated the licensing is required before the business can be approved.

Member Alfonso made a motion to approve Case 26-40: Special Use Permit for a child care center located at 3355 W. 183rd Street; and incorporate the Findings of Fact into the record; and second by Member Cap.

AYES: 6 (Members Alfonso, Sierzega, O'Brien, Johnson, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Castaneda)

NEW BUSINESS:

Director Schumerth provided a workshop presentation for a text amendment to allow non-commercial places of assembly to have accessory uses that may be adjacent to them or occupy space formerly occupied by them.

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Schumerth noted that this may include places such as places of worship. Schumerth stated that non-commercial places of assembly are only permitted in residential districts, and the text amendment would allow some limited business to operate in non-commercial places of assembly that have been previously approved.

Schumerth stated that other communities have addressed the situation by using special use permits or similar review processes.

Schumerth said that Homewood has accessory uses in the Zoning Code now and could create accessory use categories for certain uses.

Schumerth said that the goal is to workshop ways to approach challenges and get feedback from staff to craft a text amendment to address it. Schumerth said that requests for businesses in non-commercial places of assembly are likely to come up more often in the coming years.

Schumerth stated that the amendments will possibly be brought forward in August for review by the Planning and Zoning Commission.

Chair Bransky stated that the special use permit is the easiest option verses creating sub-districts or other processes shown in the presentation.

- **Director Schumerth stated that requirements would have to be set for any given type of use falling under the special use permit process.**

Chair Bransky stated it's writing the aspects of the businesses that the Village want to be there and not the property type, and that the Village will need to specify this.

- **Director Schumerth stated that identifying those aspects and writing language to encourage them is the challenge.**

Chair Bransky stated he can see churches wanting day cares or schools or a food bank in spaces formerly used by the place of worship.

- **Director Schumerth stated they would not necessarily be approved. Schumerth stated that it would be designed to approve uses that are appropriate in the location and to what degree.**

Member Cap asked if this is directed at non-commercial places of assembly i.e. churches or former churches.

- **Director Schumerth stated that the assertion is correct.**

Member Cap asked about surplus land and it would be possible to subdivide ownership and conform it to the zoning district.

- **Director Schumerth stated it would have to be addressed. It would have to be rezoned and approved. It probably wouldn't be found to be an appropriate land use.**

Member Cap asked about the similar locations in commercial districts.

- **Director Schumerth stated they would be treated differently because of that when it comes to the zoning text amendments. Schumerth stated that it would apply in any zoning district and what already exists in that district.**

Member Johnson asked if they would be reverting back in use.

Member O'Brien asked why there would be a restriction for uses being located in areas that are new construction.

- **Director Schumerth stated it was Oak Park's example and not binding to Homewood's potential text amendment. Schumerth stated that there was a concern about it being a loophole to convert area amounts for multi-family housing in single-family zoning districts in that community.**

Chair Bransky asked for any new business.

Director Schumerth stated there are new applications coming but nothing new is scheduled on agendas, and suggested changing the meeting date to July 30 due to holiday disruptions to the Appearance Commission calendar, as the Appearance Commission proposed meeting on July 16.

Member Alfonso stated she would be out of town.

OLD BUSINESS:

Chair Bransky asked if a vote can be done for the April 9 minutes.

Director Schumerth stated everyone in attendance at that meeting was available to vote at this meeting.

Chair Bransky asked for a motion to approve the minutes from the April 9, 2026 meeting.

A motion was made to approve the minutes from the April 9 by Member Cap; seconded by Alfonso.

AYES: 5 (Members Alfonso, Sierzega, O'Brien, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Members Cap and Johnson)

ABSENT: 1 (Member Castaneda)

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Sierzega. The meeting adjourned at 8:04 pm.

AYES: 6 (Members Alfonso, Sierzega, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Castaneda)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary