

# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: **September 26, 2024**

## 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 6:59pm.

### ROLL CALL:

In attendance were Members Alfonso, Cap, Johnson, O'Brien, Castaneda, and Chair Sierzega. Member Bransky was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There were four members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

### APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any proposed changes to the minutes from the September 12, 2024 meeting.

Member O'Brien stated that in the minutes no one is identified that answered the questions and that it is need to identify who answered.

Member O'Brien motioned to approve the minutes from September 12, 2024; seconded by Member Alfonso.

AYES: Members Alfonso, Cap, O'Brien, and Chairman Sierzega

NAYES: NONE

ABSTENTIONS: Members Castaneda and Johnson

ABSENT: Member Bransky

### PUBLIC COMMENT:

None

### REGULAR BUSINESS:

#### CASE 24-38 – Map Amendment – 3131 Olive Road

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Last Revised: 10/01/2024

Chairman Sierzega introduced the case and asked if there were any comments. Staff Liaison Mesaros stated one resident came in and asked about it. When informed about the case he stated he was in favor of it and left.

Timothy McHugh, the applicant and attorney for the property owner, was sworn in by Chair Sierzega.

Mr. McHugh stated the property owner put the house into a trust over 30 years ago and the owner passed recently and the daughter and heir wishes to sell the house. It was discovered during the appraisal that the property was zoned B-3 and they are asking for it to be changed back to R-1 as all the properties to the east and to the north are all R-1. This property was changed to commercial as part of the 1999 Comprehensive Plan.

Member Castaneda asked if the sale is contingent on the rezoning.

- **Mr. McHugh stated the sale is contingent on the loan.**

Member O'Brien asked how the seller is related to the owner.

- **Mr. McHugh stated she is the daughter and the successor to the trustee.**

Member O'Brien asked staff when the house was rezoned back to R-1 from B-3 and asked if the all of others can be changed back if they come in.

- **Staff Liaison Mesaros stated it has not been rezoned back to R-1 at any point. It was in the plan to be changed back, but it was not. Staff Liaison Mesaros stated the other can be changed also.**

Member O'Brien asked if the property in question had multiple PINs and if it would be subdivided.

- **Mr. McHugh stated there is one PIN for the property and he cannot speak for the buyer if they would be subdividing it.**
- **Staff Liaison Mesaros stated the subdivision of the property would have to go in front of the Planning and Zoning Commission.**

Member Cap asked why the owner didn't object back when the property was rezoned.

- **Mr. McHugh stated his understanding was that the owner was unaware of the change.**

Member Alfonso recalled back in 1998 or so the residents were quite upset about the properties being rezoned. And added that changing it back to residential makes sense and is probably the right thing to do.

Chairman Sierzega stated it makes sense to change it back to residential.

Member Alfonso motioned to approve case 24-38 to allow a Map Amendment for .67 acres at 3131 Olive Road, and incorporating the Findings of Fact into the record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Bransky

Member O'Brien stated he reached out and asked Staff Liaison Mesaros about the correspondence from 2002 and the other properties on the list of those notified included Calumet Country Club.

Staff Liaison Mesaros stated that originally several different parts were looked to be rezoned and she does not think anyone showed up to the meeting. Recently, the residential properties downtown were rezoned to commercial and no one showed up. The properties can be looked at and see about rezoning them back to residential.

Member Castaneda asked if that can be done Village wide.

Member Johnson asked about multi-family properties and asked about the applicant.

Staff Liaison Mesaros stated they can look at the properties and possibly change them and that some commercial zoning allows for multi-family properties. Staff Liaison Mesaros stated the Village would be the applicant and notify the property owners.

#### **OLD BUSINESS:**

None.

#### **NEW BUSINESS:**

None.

#### **ADJOURN:**

Member O'Brien made a motion to adjourn; seconded by Member Cap.

The meeting adjourned at 7:22 pm.

Respectfully submitted,



**Darlene Leonard**

Building Department Secretary