

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

April 9, 2026

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 7:01 pm. Chair Sierzega stated as there are only 4 members in attendance and 4 votes are need to approve, he would ask for each case if they wished to proceed or continue.

ROLL CALL:

Roll call was performed by Chair Sierzega. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 18 members of the public in attendance, and there were 2 members of the public on Zoom webinar.

AYES: 4 (Members Alfonso, Bransky, O'Brien, Chair Sierzega)

NAYES (ABSENT): 3 (Members Cap, Johnson, and Castaneda)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the February 26, 2026 meeting.

Member O'Brien stated that the comment at the bottom of page 4 regarding the population of the pod should be struck. In the middle of page 5 in his question, "amiable" should be changed to "allowed". On the top of page 6, "Martin" should be struck.

Member Bransky asked if information had been received from the Police and Fire Departments regarding accident counts.

Staff Liaison Mesaros stated no, and she would follow up on it.

A motion to approve the minutes as amended by Member O'Brien; seconded by Member Alfonso.

AYES: 4 (Members Alfonso, Bransky, O'Brien, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 3 (Member Cap, Johnson, Castaneda)

PUBLIC COMMENT:

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

- **There were no public comments.**

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NEW BUSINESS:

Pre-Meeting for Planned Development for two mixed-use development projects proposed at 2024 Chestnut Road and 2066 Ridge Road.

Chair Sierzega swore in Drew Mitchell, Christopher Walsh, Mike O'Connor, and Laurie Kappell.

Mr. Mitchell stated they like to get feedback on their projects. They like getting feedback from residents from the pre-meeting.

Mr. O'Connor stated their goal is to fulfill the vision of the RFP and master plan and stated the plans are conceptual.

Mr. Walsh stated the building on Chestnut would be a 5-story building with 2 levels of parking and retail on the bottom. The building would be in a u-shape with an atrium area for residents on the second floor. They created a plaza on the south side after Village feedback. And the building would be continually staffed. The building would have 118 units with a 1.2 parking ratio. The building on Ridge Road would have 28 units and be just under a 1.2 parking ratio.

Mr. Mitchell stated the two projects will be separate from each other. They have been in contact with property owners to the north and east about acquiring their property, but the land would not delay the project.

Ms. Kappell spoke about the elements on the atrium deck at the Chestnut property. There would be a fountain, multi-surfaced areas, and a dog run.

The Commission members asked about the size of the retail spaces, access to the atrium area, on site-parking, traffic, and concerns about noise from the trains to the west.

Mr. Mitchell, Mr. O'Connor, and Mr. Walsh responded by saying the parking at the location would not include Village employees or the public. They use windows with a soundproofing of 45 which they used at a building near O'Hare. The concern for noise is internal not external.

Assistant Director Schumerth stated that both the Police and Fire Departments desire secure parking and some of the spaces in the lot have to be kept for short-term and ADA parking for the Village Hall and Police Department.

Chair Sierzega asked about the angled parking on Chestnut and the traffic direction.

Assistant Director Schumerth stated it is in discussion. It came from a 2019 traffic study where 1-way traffic was recommended on Elm & Chestnut. It would be 1-way southbound on Harwood to Ridge, Chestnut would be 1-way eastbound on Chestnut, and 1-way westbound on Elm.

Staff Liaison Mesaros stated the jurisdictional transfer of Harwood only goes to Ridge.

Chair Sierzega asked if there were any comments or questions from the audience.

Amy Crump stated she enjoyed hearing the details of the project as some of them wasn't communicated at the Village meetings and it was nice to hear the details.

REGULAR BUSINESS:

Case 26-02, Variance for Bulk and Dimension Standards at 17863 Golfview Avenue:

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

- **Assistant Director Schumerth stated no, there was one call was received asking what it was about.**

Chair Sierzega swore in the petitioner, Steven Scott from Chicago and asked if would like to postpone or continue.

- **Mr. Scott stated he would like to continue and that he can make changes if it's not approved.**
- **Mr. Scott stated it is a 2-story house an interior ADU on the second floor. The property was a challenge and he wanted to be in compliance with the setbacks. There will not be a front facing garage. The lot itself is not in compliance with R-1 zoning, there is a fire hydrant at the southwest corner, and there are berms in the rear. The berms can't be moved which it a challenge, but he loves the lot. Currently the engineer is developing a plan for the drainage to go east and south to the berm and golf course and west to an inlet. Everything possible was done to get the house into the space.**

Chair Sierzega asked of there was a view of the house.

- **Assistant Director Schumerth stated no, only the site plan.**
- **Mr. Scott stated it's just the elevation plan, the design isn't done yet.**

Member O'Brien asked about the 2 garages and asked where the attached one is located.

- **Assistant Director Schumerth stated it is on the back of the house and is shown with the dashed line.**

Member O'Brien asked the square footage of the ADU.

- **Mr. Scott said 520 square feet.**
- **Assistant Director Schumerth stated 540 square feet.**

Member O'Brien asked about the square footage of the house being 1,554 square feet.

- **Mr. Scott stated the square footage is the primary house, but does not include the second floor.**

Member O'Brien asked how the 4,258 square feet of impervious surface was reached.

- **Mr. Scott stated it includes the house without the ADU, the attached garage, the detached garage, and the driveway.**

Member Bransky stated it is an ambitious project and he has no questions without the engineering plan for the drainage.

- **Member Alfonso stated as long as the drainage is being taken care of she has no issues with it.**

Chair Sierzega stated there was a lot of effort done to get a house onto the lot with all the restrictions.

Chair Sierzega asked if there were any public comments.

There were no public comments.

Motion by Member Bransky to approve Case 26-02, Variance for Bulk and Dimensional Standards at 17863 Golfview Avenue, to permit the construction of a single-family dwelling residence which exceeds the maximum building coverage and impervious service coverage requirements which apply to the property, subject to the following condition: The applicant shall provide a copy of flow diagrams of other grading and drainage plans as requested by the Village Engineer to demonstrate drainage from the rear 15' of the property. The drawings shall be reviewed and approved by the Village Engineer prior to issuance of building permits. And Incorporate the Findings of Facts into the record; Motion seconded by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Cap)

Case 26-21, Special Use Permit for Professional Office at 18219 Dixie Highway:

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

- **Assistant Director Schumerth stated none.**

Chair Sierzega swore in the applicant, Carmela Wallace and asked if she was the owner of the brewery also.

- **Ms. Wallace stated yes. She started the foundation, Live Free 999, in honor of her son for mental health. The business is growing and she wants to give it a home and the proceeds go to the foundation. The goal is to have more boots on the ground and have space to work more effectively.**

Chair Sierzega asked what is being done with the building.

- **Ms. Wallace stated there will be offices, a podcast area, and a merchandise area for shipping.**

Chair Sierzega said the building is going to be painted and asked what was being done with the mural.

- **Ms. Wallace stated they proposed a different mural to be installed.**
- **Assistant Director Schumerth stated the existing mural needs approval by the Village Board to be relocated it and they have been looking for a new location.**

- **Staff Liaison Mesaros stated the mural is owned by the Village. The building owner has an agreement with the Village to find a new location.**

Chair Sierzega asked if the original artist is still around.

- **Staff Liaison Mesaros stated yes the artist is, but that isn't who painted it.**

Chair Sierzega asked Ms. Wallace is she is okay with having the mural removed and incurring the cost.

- **Ms. Wallace stated yes.**

Member Alfonso asked why the case is a special use.

- **Staff Liaison Mesaros stated the new code established a specific square footage for offices over a certain size because of parking issues and traffic.**

Member Alfonso asked if there would be handicap parking space in the rear.

- **Ms. Wallace stated yes.**

Member Bransky asked if there is any part of the business that would have the public on site or is it strictly to run the foundation.

- **Ms. Wallace stated it's just the foundation office.**

Member O'Brien stated he like the plan as it is what is needed to consolidate and help the foundation grow. The problem is with the access on the south side of the property when the brewery was built because it's just an access not a road. In one area it's less than 20-feet wide in one spot because of the utility meters on the side of the building. Member O'Brien suggested adding a stop sign at the front corner of the building. Because it's not a street there is no requirement for it.

- **Staff Liaison Mesaros asked Ms. Wallace if she would be willing to add a stop sign.**
- **Ms. Wallace stated yes.**

Chair Sierzega asked if there were any public comments or questions.

There were none.

Chair Sierzega stated he thinks the stop sign would be helpful.

- **Assistant Director Schumerth stated it could be installed using a side mounted bracket.**

Chair Sierzega asked about the planters in the front and is merchandise would be available in the location.

- **Ms. Wallace stated she wanted something beautiful and the nothing would be available at the location; it is all online.**

Member Bransky stated that there should be coordination with the Village Engineer for the installation of the stop sign.

- **Assistant Director Schumerth said they wants it to be approved by the engineer.**

Member Bransky asked if the wording was needed now.

- **Staff Liaison Mesaros stated it can be put into the ordinance.**

Motion by Member Bransky to approved Case 26-21; Special Use Permit for Professional Office at 18219 Dixie Highway, to allow the operation of the foundation office of Live Free 999 Foundation, subject to the following conditions: 1. Revise the side plan drawings to indicate the location of one (1) ADA-accessible parking space adjacent to the rear entrance of the building, as required in the 2018 Illinois Accessibility Code. 2. The applicant must receive approval for an administrative variance to reduce the on-site parking requirement by one (1) space. 3. Recommend consideration of placing a stop sign on the access road to the south of the building to protect pedestrians on the sidewalk, subject to approval by the Village Engineer; and Incorporate the Findings of fact into the record; Motion seconded by Member O’Brien.

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

NAYES: 0 (None)

ABSTENTIONS: None

ABSENT: 3 (Members Cap, Johnson, and Castaneda)

Member O’Brien stated in the rear lot in the front row of spaces there is a spot that is 4” above grade and is a tripping hazard and should be looked into.

- **Assistant Director Schumerth stated it would be looked at during the construction process.**

Case 26-18, Special Use Permit for Medical Office Expansion at 18114 Gottschalk Avenue and Case 26-19, Site Plan Review for Medical Office Expansion at 18114 Gottschalk Avenue:

Chair Sierzega introduced the case and asked if any questions or concerns had been received.

- **Assistant Director Schumerth stated 1 call was received and the person just had general questions about how it was classified in the code.**

Chair Sierzega swore in Massimo Fozio from Homer Glen.

- **Mr. Fazio stated the addition would be 1,300 square feet added to the north side of the building. It would not cover the entire the vacant space. It would match the existing exterior and update and modernize it and blend together. The landscaping plan was turned in and it follows the plan suggestions and requirements.**

Chair Sierzega asked if there would still be 4 spaces in the back of the building.

- **Mr. Fazio stated there will be 5 spaces with 1 being a handicap space and they have a license agreement with the dance studio for spaces.**
- **Assistant Director Schumerth stated it is across the alley to the north for 10 additional spaces.**

Chair Sierzega asked how long to start and complete the project.

- **Mr. Fazio stated typically about 6 months.**

Member O'Brien stated it's a wonderful addition and plan and asked if the sign is still there. Member O'Brien stated he is not a fan of the stark black and white.

Member Bransky stated the current entry at the corner is kind of art deco and said they should try to keep it to maintain the character of the building. Member Bransky added it was wide to get the parking agreement.

- **Mr. Fazio stated they will match the stone around the door and keep the look around it.**

Member Alfonso stated she was happy to see the agreement and that they came prepared, and asked the busiest time of day.

- **Mr. Fazio stated he isn't the doctor, but the hours are from 9-3 and there may be a few later appointments.**

Member Alfonso asked if opatones would be used.

- **Mr. Fazio stated there would be dental chairs and exam rooms.**

Member Bransky asked if there would be a meter service change with the permit.

- **Assistant Director Schumerth stated the lead service line replacement.**

Mr. Fazio stated it might need to get changed out.

- **Assistant Director Schumerth stated it is wide spread to replace the lead water service line, but would need the schedule to see how it applies.**

Mr. Fazio stated they can updated and come back if needed.

- **Assistant Director Schumerth said it can be checked for incentives or reimbursement, but it has to be replaced during construction.**
- **Staff Liaison Mesaros stated all commercial business have to replace the lead service line when doing this kind of work.**

Member Bransky asked if it can be done together with the second condition.

- **Assistant Director Schumerth stated it is related to Thorn Creek and they have already gotten the repost that a permit is not required so it can be struck.**

Member O'Brien asked where Domani Builders is located.

- **Mr. Fazio stated Homer Glen.**

A motion by Member Bransky to approve Case 26-18, Special Use Permit for Medical Office Expansion at 18114 Gottschalk Avenue, to allow for the expansion of an existing dental practice at the location; AND approve Case 26-19, Site Plan review for Medical Office Expansion at 18114 Gottschalk Avenue, to allow for the construction of a 1,347 square foot expansion to the medical office at this location, subject to the following conditions; 1. Provide utility plans indicating the location and specifications for a new Type K copper water service line extending from the Village water main (at a location no less than two (2) feet from the current main connection point) to the existing water meter, prior to issuance of building permit. 2. Has been struck. 3. Revise the site plan drawings to include bicycle parking for at least two bicycles (one rack) on a paved surface in conformance with standards for off-street parking in the Village Zoning Ordinance (Section 44-05-02(n)). 4. Director of Economic and Community development shall provide a waiver of the transparency requirements for the building to meet Appearance Plan standards and ensure consistency with current lighting requirements of the Village Zoning Ordinance. 6. Add an additional shielded security lighting fixture at the northwest corner of the building on the west façade, matching the existing security lighting fixture at the southwest corner of the building on the west façade, to ensure sufficient security lighting on this side of the building.; and Incorporate the Findings of Fact into the record.; seconded by Member Alfonso.

AYES: 4 (Members Alfonso, Bransky, O'Brien, Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 3 (Members Cap, Johnson, and Castaneda)

NEW BUSINESS:

Chair Sierzega asked staff how the first case came to them.

- **Staff Liaison Mesaros stated it was not an official item, nothing has to be done. It was just an introduction and the first project is the Chestnut site.**

Chair Sierzega asked if there was a time limit for them to come back.

- **Staff Liaison Mesaros stated no, it was just to introduce the project.**

Member Bransky stated the agenda was stacked and that it's possible some of them items didn't get the attention needed. Maybe it should be after the residents and businesses.

- **Staff Liaison Mesaros stated the next couple of agendas are stacked too. It would be best to be by itself.**
- **Assistant Director Schumerth said a free agendas may be hard to come by the way the year is coming.**

Member O'Brien asked how many discussion were done and asked about the 3 alternative proposals.

- **Staff Liaison Mesaros stated they asked for a community meeting separate from the Village.**
- **Assistant Director Schumerth stated of all the proposals, Holiday's was selected. The 3 alternatives were removed from consideration and they submitted revised submittals not new submittals.**

OLD BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Alfonso. The meeting adjourned at 9:10 pm.

AYES: 4 (Members Alfonso, Bransky, O'Brien, and Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 3 (Members Cap, Johnson, and Castaneda)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary