VILLAGE OF HOMEWOOD

MEETING MINUTES **DATE OF MEETING: October 22, 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 6:32 pm.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development, Danielle Stewart Assistant Director of Economic Development, and Darlene Leonard, Building Department Secretary. There were 2 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 5 (Members Alfonso, Sierzega, Cap, Castaneda, Johnson, and Chair Bransky)
NAYES (ABSENT): 1 (Member O'Brien)

Chair Bransky stated there is a staff announcement.

Director Schumerth introduced the new Assistant Director of Economic & Community Development, Danielle Stewart. She joins u from Pinellas Park Florida where she served as the long range planning manager. She will be the point of contact for a lot of the cases.

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for any changes to the minutes from the August 20 meeting.

Director Schumerth stated they are as discussed as the previous meeting, but there was no quorum, and they were updated.

Chair Bransky asked for a motion to approve the Minutes from August 20, 2026 meeting.

Motion to approve by Member Castaneda; seconded by Member Maureen.

AYES: 4 (Members Alfonso, Cap, Castaneda, and Chair Bransky)
NAYS: 0 (None)
ABSTENTIONS: 2 (Members Sierzega and Johnson)
ABSENT: 1 (Member O'Brien)

Chair Bransky asked for any changes to the minutes from the September 17 meeting.

There were no changes.

Director Schumerth stated that Member O'Brien was left out of the roll call because he was absent at the time of the roll call and appeared later. It will be updated by Staff.

Motion to approve by Member Sierzega; seconded by Member Cap

AYES: 4 (Members Alfonso, Cap, Castaneda, and Chair Bransky)
NAYES: 0 (None)
ABSTENTIONS: 1 (Member Johnson)
ABSENT: 1 (Member O'Brien)

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 26-67: Variance from Section 44-04-14 Accessory Use Standards to allow the construction of a 352 square-foot shed at 17748 Gladville Avenue:

Chair Bransky introduced the case and asked if there was any feedback from the public notice.

- **Director Schumerth stated no.**

Chair Bransky swore in the petitioner, Tony Bomar of 17748 Gladville.

Mr. Bomar stated he has been a resident for 23 years and she built the current shed not long after moving in. He has accumulated a lot of materials over the year for property maintenance and wants to enlarge the shed so all of it can be kept inside. The storms damaged his original shed. He stated that he does plan on moving the shed closer to the lot lines and closer to the 3-foot distance that is allowed for the side.

Member Alfonso stated the measurements received today area 18x22 but that is 396. It must be changed in the subtotal.

- **Assistant Director Stewart stated that it was originally calculated as 352 which was what was anticipated by the resident, but today new information was provided and there will 2 feet added to it making it 18x22.**

Member Alfonso stated it meets the size of the trusses at Home Depot and that she has no issue with the shed as long as it sits in the setbacks. Member Alfonso asked if there would be a sidewalk or driveway to it.

- **Mr. Bomar stated no, it can't be seen from the street and the neighbors can't see it.**

Member Sierzega asked what the space on the plat image states. It can't be read.

- **Assistant Director Schumerth stated it states "exception" it is the neighbor's property.**

- **Mr. Bomar stated it's not his property.**
- **Director Schumerth stated it is an L-shaped lot.**

Member Sierzega asked if there is an ADU on the lot.

- **Assistant Director Stewart stated there is no ADU, but there is a garage on the property.**

Member Castaneda stated it is just referencing and giving context of things that are allowed to be on the lot.

- **Assistant Director Stewart stated it was giving a context of what would be allowed by size.**

Member Cap asked if the property drainage could be described.

- **Mr. Bomar stated there is none in the rear of the property. Whenever there is a heavy rain the water goes to the south side of the residence.**

Member Cap asked if there is any standing water in the yard after a storm, if there are storm sewers in the rear, or if the neighbors have water.

- **Mr. Bomar stated he does not have water after a storm, there are no storm sewers in the rear, and he is not aware of any issues for his neighbors.**

Member Cap asked if the engineer has approved it.

- **Assistant Director Stewart stated she is unsure if he has reviewed it.**
- **Director Schumerth stated he can look it up. It is part of the review process for the permit, but he may not have looked at it yet because of the pending variance. Typically, he looks at it after the Zoning approval.**

Member Johnson asked about the 10-foot easement. When reading it it is confusing. It looks smaller than it actually is.

- **Mr. Bomar stated to the north side is the neighbor's driveway.**

Member Johnson asked if it is a 5-foot setback for the structure.

- **Mr. Bomar stated yes, it's 5-feet in the back and to the south side.**

Member Johnson asked if there would be any electricity in the shed.

- **Mr. Bomar stated no, it's just storage. He did not have electricity in the old one and has no plans to have electricity in the new one. It's possible he could add it in the future.**

Member Johnson asked if there is any objection if there is a condition that the shed would be just used for storage.

Chair Bransky asked if a new special use permit is needed for an ADU.

Director Schumerth stated yes a new permit and a new special use would be needed. A condition can be added to condition that it cannot be an ADU without Planning and Zoning approval.

Member Johnson asked is there are any similar structures at neighboring properties.

- **Assistant Director Stewart stated there are detached garages and sheds.**
- **Mr. Bomar stated it is hidden well and likes it.**

Chair Branky asked if there were any comments from the public about the case.

There were none.

Member Castaneda stated she had no questions.

Chair Bransky stated that number 6 in the Findings of Fact states it can't be use for loving space or commercial space so it would be redundant to add a condition for it.

Chair Bransky stated he had no questions or comments.

Chair Bransky asked for a motion to approve Case 26-67: Variance for Accessory Use Standards (Section 44-04-14) at 17748 Gladville Avenue, to allow the construction of a 396-square foot shed for residential storage; and Incorporate the Findings of Fact into the record and updating number 3 with the square footage of the shed.

Member Cap made a motion to approve Case 26-67; and incorporate the Findings of Fact into the record; and second by Member Alfonso

AYES: 6 (Members Alfonso, Sierzega, Castaneda, Cap, Johnson, and Chair Bransky)
NAYES: 0 (None)
ABSTENTIONS: 0 (None)
ABSENT: 1 (Member O'Brien)

Director Schumerth stated it will need final approval from the Village Board on November 10, but the permit will be reviewed and noted.

OLD BUSINESS:

None

NEW BUSINESS:

Director Schumerth stated he had spoke with the Village Attorney about a vice chair and stated that it is in the Municipal Code that it's not required to have one. Historically they haven't had one and it would need approval from the Village Board.

Chair Bransky asked if they could designate someone or it can be whomever is willing to step forward.

Director Schumerth stated it can be discusses, but nothing final can be done.

Chair Bransky stated it can be an agenda item on November 12.

Director Schumerth stated presentations in the past have been done by the applicants. He is requesting feedback from the Commission on whether or not they want it changed to Staff making the presentation.

Chair Bransky asked if there is anything that would benefit from having Staff present.

Director Schumerth stated bigger things would benefit like text amendments and site plans.

Member Johnson stated it would be helpful for those that don't have construction or zoning backgrounds.

Chair Bransky stated it would be helpful when dealing with ordinances.

Director Schumerth stated that it may be helpful with some of the variances to set boundaries of what was discussed.

Chair Bransky asked if it's just presentations by Staff.

Director Schumerth stated correct. Applicants are allowed, but they have to submit their presentation by 3pm the day of the meeting.

Director Johnson asked if there would be a notice to the commissioners and if it would be in the notice for the meeting.

Director Schumerth stated he is unsure. It may make it a little redundant but it would be provided in advance. When the packet is sent out a note can be added on if there is presentation or not.

Director Schumerth stated a template has been created for a newsletters and it will include past projects.

Chair Bransky asked the status of the training sessions.

Director Schumerth stated the plan was to have it on November 2, but the attorney, Davis, was not available. It has to be rescheduled but because of the number of cases it can be moved to December. There is only one meeting in November and one meeting in December because of the holidays.

Chair Bransky stated his preference is for December if there are cases that are pressing.

Director Schumerth stated there is a lot of interest from the Appearance Commission.

Chair Bransky stated it can be in December as long as it's dedicated training and there are no other cases.

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 7:08 pm.

AYES: 6 (Members Alfonso, Sierzega, Cap, Castaneda, Johnson, and Chair Bransky)
NAYES: None
ABSTENTIONS: None
ABSENT: 1 (Member O'Brien)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary