

VILLAGE OF HOMEWOOD



ANNUAL REPORT | 2024 PLANNING AND ZONING COMMISSION

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

Member	Position	Appointment	Term Expiration
Fred Sierzega	Chair	03/22/2016	05/11/2026
Seth Bransky	Member	03/11/2025	03/11/2030*
William O'Brien	Member	03/22/2016	03/08/2027
Michael Cap	Member	03/11/2025	03/11/2030*
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

**reappointed March 11, 2025 – previous term ends 4/24/25*

SCHEDULE OF MEETINGS

The Planning and Zoning Commission holds a regularly scheduled meeting on the second and fourth Thursdays of every month at 7:00 pm in the Village Board Room.

The Planning and Zoning Commission also held an annual training session on October 24, 2024.

Meetings Held	Meetings Cancelled
January 11, 2024	February 8, 2024
January 25, 2024	February 22, 2024
March 14, 2024	July 25, 2024
March 28, 2024	August 22, 2024
April 11, 2024	November 14, 2024
April 25, 2024	
May 9, 2024	
May 23, 2024	
June 13, 2024	
June 27, 2024	
July 11, 2024	
August 8, 2024	

VILLAGE OF HOMEWOOD



September 12, 2024

September 26, 2024

October 10, 2024

October 24, 2024

November 21, 2024

December 12, 2024

ACCOMPLISHMENTS

In 2024, the Planning and Zoning Commission made recommendations on the following 26 cases:

1. **Case 23-28: Variance from Parking Requirements for Restaurant at 810 Maple Avenue**
Recommended approval of the variance on January 11, 2024. Approved by Village Board on February 13, 2024, by Ordinance M-2279.

The variance permitted the applicant to reduce parking requirements for a multi-tenant shopping center from 28 spaces to 24 spaces
2. **Case 24-01: Special Use Permit for Indoor Commercial Place of Assembly at 18205 Dixie Highway**
Recommended approval on January 25, 2024. Approved by Village Board of Trustees on February 13, 2024, by Ordinance M-2280. The special use permit allowed for a local business, Honeycomb Hideout, to conditionally expand event offerings as an indoor commercial place of assembly, including fitness classes.
3. **Case 24-03: Variance from Driveway Requirements at 2716 Debra Lane**
Recommended approval of the variance on March 14, 2024. Approved by Village Board on April 9, 2024, by Ordinance M-2285. The variance permitted the applicant to construct driveway additions which extend greater than three feet from the extent of the applicant's garage door.
4. **Case 24-04: Plan Adoption - Approval of Downtown TOD Master Plan**
Recommended approval of the Downtown TOD Master Plan on April 11, 2024. Approved by Village Board of Trustees on April 23, 2024, by Ordinance M-2291.

The plan functions as an amendment to the Comprehensive Plan. The plan offers recommendations for transportation and land use decisions in support of constructing transit-oriented development around new transit investments in Homewood. The plan was completed in partnership with Muse Consulting and the Regional Transportation Authority (RTA).
5. **Case 24-05: Special Use Permit for Salon/Spa Establishment at 2207 W 183rd Street**
Continued on April 25, 2024 and May 9, 2024. Denied motion to approve on May 25, 2024. Applicant withdrew application prior to consideration by Village Board of Trustees.

VILLAGE OF HOMEWOOD



The special use permit would have permitted the operation of salon suites in the former South Suburban Humane Society complex at 2207 W 183rd Street.

6. **Case 24-06: Special Use Permit for Auto Service/Rental Facility at 17803 Bretz Drive**
Recommended approval of special use permit on April 25, 2024. Approved by Village Board of Trustees on May 14, 2024, by Ordinance M-2295.

The special use permit allowed for the operation of an auto rental and repair business in a tenant space on M-1 zoned property at 17800 Bretz Drive.

7. **Case 24-07: Resubdivision for Upham Subdivision at 3043-3055 W 183rd Street**
Preliminary plan approved on March 28, 2024. Final plat recommended for approval on April 11, 2024. Approved by Village Board of Trustees on April 23, 2024, by Ordinance M-2288.

The resubdivision of the Upham Subdivision plat allowed for a single property encompassing the former Brunswick Zone bowling alley to be split into four parcels – a primary commercial property, two outlots, and a small parcel dedicated for a municipal lift station and pump infrastructure.

8. **Case 24-09: Variance from Parking Requirements for Salon/Spa at 2207 W 183rd Street**
Continued on April 25, 2024 and May 9, 2024. Denied motion to approve on May 25, 2024. Applicant withdrew application prior to consideration by Village Board of Trustees.

The variance would have permitted the applicant to operate a salon suites business with 11 fewer parking spaces on the property than required, relying instead on parking from a public parking lot contiguous with the parking area on the subject property.

9. **Case 24-11: Special Use Permit for Indoor Commercial Place of Assembly at 17811 Bretz Drive**
Continued on June 13, 2024 and June 27, 2024. Recommended approval on July 11, 2024. Approved by Village Board of Trustees on August 13, 2023, by Ordinance M-2301.

The special use permit allowed the operation of a recording studio and production facility with event space at 17811 Bretz Drive. The business includes a variety of recording and music/video production spaces and an open interior space which may be used for production activities and small gatherings.

10. **Case 24-12: Resubdivision for Washington Park Commercial Subdivision at 17750 Halsted Street**
Preliminary plan approved on May 23, 2024. Final plat recommended for approval on May 23, 2024. Approval by Village Board of Trustees on June 11, 2024, by Ordinance M-2297.

VILLAGE OF HOMEWOOD



The resubdivision of the Washington Park Commercial Subdivision created an additional parcel near the corner of Maple Avenue and Halsted Street to permit future outlot development on a highly visible commercial corner.

11. 24-14: Special Use Permit for Massage Therapy at 930 W 175th Street

Recommended approval on June 13, 2024. Approved by the Village Board of Trustees on June 25, 2024, by Ordinance M-2299.

The special use permit allowed the applicant to offer massage therapy services within an existing salon and wellness services business.

12. Case 24-15: Text Amendment to Allow Indoor Commercial Place of Assembly Uses in the M-1 Limited Manufacturing Zoning District

Recommended approval on June 27, 2024. Approved by Village Board of Trustees on August 13, 2024, by Ordinance MC-1082.

The text amendment permitted indoor commercial place of assembly uses within the Homewood M-1 Limited Manufacturing zoning district and adjusted parking standards for assembly uses to align with best planning practices and simplify zoning administration.

13. Case 24-16: Special Use Permit for Massage Therapy at 18719 Dixie Highway

Recommended approval on July 11, 2024. Village Board of Trustees denied motion to approve on August 13, 2024.

The special use permit would have permitted the applicant to operate a massage therapy business at 18719 Dixie Highway, within the Southgate Shopping Center.

14. Case 24-19: Variance to Use Requirements for Indoor Commercial Place of Assembly at 17811 Bretz Drive

Continued on June 27, 2024. Recommended approval of variance on July 11, 2024. Approved by the Village Board of Trustees on August 13, 2023, by Ordinance M-2301.

The variance permitted the applicant to locate an indoor commercial place of assembly use on a local street (instead of a collector or arterial street).

15. Case 24-21: Variance to Driveway Requirements at 1947 Miller Court

Recommended approval on August 8, 2024. Approved by Village Board of Trustees on August 27, 2024, by Ordinance M-2308.

VILLAGE OF HOMEWOOD



The special use permit allowed the applicant to construct a circle driveway in front of their home across the street from the entrance and drop-off point for Homewood Brewing Company, to improve safety conditions accessing the subject property.

16. Case 24-27: Special Use Permit for Salon/Spa Establishment at 18154 Harwood Avenue

Recommended approval on August 8, 2024. Approved by Village Board of Trustees on August 27, 2024, by Ordinance M-2307.

The special use permit allowed for the operation of a salon on the second floor of the office building located at 18154 Harwood.

17. Case 24-30: Special Use Permit for Drive-Through Facility at 3047 W 183rd Street

Recommended approval on September 12, 2024. Approved by Village Board of Trustees on September 24, 2024, by Ordinance M-2315.

The special use permit allowed for the addition of a drive-through facility to plans for a Starbucks at 3047 W 183rd Street, an outlot proposed in the existing parking area of the former Brunswick Zone bowling alley.

18. Case 24-32: Planned Development for Office/Industrial at 1313-1351 W 175th Street

Recommended approval on September 12, 2024. Approved by Village Board of Trustees on October 8, 2024, by Ordinance M-2319.

The planned development permits the construction of a large office and industrial facility for Apparel Redefined, a clothing manufacturer and distributor from Crestwood, IL. The planned development required the consolidation of property, vacation of existing easements, while granting modifications to parking setbacks and landscaping requirements.

19. Case 24-38: Map Amendment from B-3 General Business to R-1 Single-Family Residential at 3131 Olive Road

Recommended approval on September 26, 2024. Approved by Village Board of Trustees on October 8, 2024, by Ordinance M-2318.

The map amendment changed the zoning designation of property at the southeastern corner of Kedzie Avenue and Olive Road from commercial (B-3) to single-family residential (R-1). The property was the lone property on the adjacent segment of Olive Road within the B-3 district.

20. Case 24-40: Special Use Permit for Salon/Spa Establishment at 18215 Dixie Highway

Denied motion to approve on October 10, 2024. Applicant withdrew application prior to consideration by Village Board of Trustees.

VILLAGE OF HOMEWOOD



The special use permit would have permitted the operation of a salon and spa at 18215 Dixie Highway, the former site of Care Cleaners.

21. Case 24-46: Text Amendment to Allow Child Care Centers in the B-2 Downtown Transition Zoning District

Recommended approval on November 21, 2024. Approved by Village Board of Trustees on November 26, 2024, by Ordinance MC-1084.

The text amendment added child care centers as a special use in the B-2 Downtown Transition zoning district, and added use-specific standards for child care centers in the B-2 district.

22. Case 24-47: Map Amendment from R-2 Single-Family Residential to B-2 Downtown Transition at 18341 Dixie Highway

Recommended approval on November 21, 2024. Approved by Village Board of Trustees on November 26, 2024, by Ordinance M-2322.

The map amendment changed the zoning designation of property at the southeastern corner of Evergreen Avenue and Dixie Highway from single-family residential (R-2) to commercial (B-2) to allow the operation of a child care center. A child care center was the previous use of the property prior to 2020.

23. Case 24-48: Special Use Permit for Child Care Center at 18341 Dixie Highway

Recommended approval on November 21, 2024. Approved by Village Board of Trustees on November 26, 2024, by Ordinance M-2323.

The special use permit allowed the operation of a child care center at 18341 Dixie Highway. The former use of the property was a child care center, which closed in 2020. The applicant was required to receive a special use permit before a child care center could operate again at the subject property.

24. Case 24-49: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie Highway

Continued on November 21, 2024. Denied motion to approve on January 23, 2025. Village Board of Trustees denied motion to approve on February 25, 2025.

The special use permit would have allowed the operation of an event center for small gatherings (receptions, wakes, lunches, etc.) at 18035 Dixie Highway, the former site of Popology.

VILLAGE OF HOMEWOOD



25. **Case 24-50: Special Use Permit for Indoor Commercial Place of Assembly at 18035 Dixie**
Recommended approval on December 12, 2024. Approved by the Village Board of Trustees on February 11, 2025, by Ordinance M-2337.

The special use permit allowed the conversion of a former industrial building (Spornette International) into a 15-unit multi-family residential complex.

26. **Case 24-53: Variance from Driveway Requirements at 18148 Perth Avenue**
Recommended approval on November 21, 2024. Approved by Village Board of Trustees on January 14, 2025, by Ordinance M-2331.

The variance permitted the construction of a second driveway to provide rear access to a unique double-frontage property at 18148 Perth Avenue (front and rear frontage on 350'+ deep lot).

The Planning and Zoning Commission made final decisions on the following 4 cases:

27. **Case 24-35: Site Plan Review for Multi-Tenant Shopping Center at 3043-3055 W 183rd Street**

Approved on September 12, 2024.

The site plan review approved drawings for the redevelopment of the former Brunswick Zone bowling alley site at 3043-3055 W 183rd Street. The plans propose the renovation of the existing building on the site to support

28. **Case 24-36: Site Plan Review for Restaurant/Drive-Through at 3047 W 183rd Street**

Approved on September 12, 2024.

The site plan review approved drawings for the construction of a Starbucks restaurant with a drive-through facility and an outdoor seating area at 3047 W 183rd Street.

29. **Case 24-37: Site Plan Review for Office/Industrial Use at 1313-1351 W 175th Street**

Approved on September 12, 2024.

The site plan review approved drawings for the construction of a 45,000 s.f. facility for Apparel Redefined, a screen printing and clothing distribution business. The plans proposed the renovation of an existing office building on the site and the construction of a new manufacturing and distribution center connected to the existing office building.

30. **Case 24-39: Site Plan Review for Restaurant at 2124 W 183rd Street**

Approved on November 21, 2024.

VILLAGE OF HOMEWOOD



The site plan review approved drawings for the redevelopment of a former Citgo gas station and convenience store at 2124 W 183rd Street. The plans propose the renovation of the site (classified as a brownfield with environmental restrictions) into a restaurant with an outdoor seating area.

The Planning and Zoning Commission received an annual training on October 24, 2024, in partnership with the Illinois Chapter of the American Planning Association and the Chaddick Institute at DePaul University.