

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

January 9, 2025

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 7:03 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Bransky, Cap, Johnson, O'Brien, and Chair Sierzega. Present from the Village were Director of Economic & Community Development Angela Mesaros and Building Department Secretary Darlene Leonard. There were 2 members of the public in attendance, and no one watching on Zoom. Also present was Village Trustee Liaison Philip Mason.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chairman Sierzega asked for any changes to the minutes from December 12, 2024.

Member Cap stated that on page 4 the minutes are too concise for the point he was trying to make and that the size of the units is a concern of his. On page 6, the width of the lot is greater than normal parking as there is parking on both sides with a central aisle, and would allow space for an ADA ramp.

Member Bransky stated to change the third paragraph on page 7 from "violates" to "doesn't support."

Member O'Brien questioned the spelling of the presenter of the case on page 3 and page 5 stated his comments about the mechanical room sizes were not a question, that he did not mention the bathrooms, and the comment on the size of bedroom 2 in the Northeast apartment was because the size of 92 square feet can only be occupied by 1 person as it violates the HUD standards for 2 occupants.

Member O'Brien motioned to approve the minutes from December 12, 2024, as corrected; seconded by Member Cap.

AYES: Members Bransky, Cap, O'Brien, and Chair Sierzega.

NAYES: NONE

ABSTENTIONS: Member Johnson

ABSENT: Members Alfonso and Castaneda

PUBLIC COMMENT:

None

REGULAR BUSINESS:**Case 25-02: Final Plat of Wind Creek Resubdivison.**

Chairman Sierzega introduced the case and it was presented by Staff Liaison Mesaros who stated that under consideration is the final Plat of Subdivision that requires Village approval. The Commission reviewed a preliminary plat during site plan review.

Member Cap asked about the access to the South on 175th Avenue.

- **Staff Liaison Mesaros stated the access easements are not on the plat. Because the property is not owned by the Village, it does not have to be approved, but it would be through a private agreement with Panera Bread.**

Member Cap asked if it is a recorded easement.

- **Staff Liaison Mesaros stated yes.**

Member O'Brien asked if page 16 is the concept from March 2022 and that all the parking spaces on the north side have been removed, but are part of Parcel 5 of the Surveyor's Note.

- **Staff Liaison Mesaros stated that the area is in East Hazel Crest and she is unsure and would have to look more closely at the note.**

Member Bransky motioned to recommend approval of Case 25-02 Final Plat of Wind Creek Resubdivison to the Village Board of Trustees, to permit the resubdivision of the 7.075-acre subject property at 17400 Halsted Street into two lots and granting access, stormwater, and utility easements as proposed and incorporate the Findings of Fact into the record; seconded by Member O'Brien.

AYES: Members Bransky, Cap, Johnson, O'Brien, and Chair Sierzega

NAYS: None

Abstentions: None

Absent: Members Alfonso and Castaneda

OLD BUSINESS:

Chair Sierzega asked about a response from the applicant for the apartments proposed at 18240 Harwood Avenue. Staff Liaison Mesaros stated revised plans have been received and this item will be on the agenda at the next meeting. Chair Sierzega asked if a ramp and a third exit had been added. Staff Liaison Mesaros stated she believes so, and the units were also made larger.

NEW BUSINESS:

None.

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ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Cap. The meeting adjourned at 7:21 PM.

AYES: Members Bransky, Cap, Johnson, O'Brien, and Chair Sierzega

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Members Alfonso and Castaneda

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary