

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 20, 2026

PLANNING AND ZONING COMMISSION

6:30 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:37 pm.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development and Napoleon Haney, Village Manager. There were 3 members of the public in attendance, and there were no members of the public on Zoom webinar.

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

NAYES (ABSENT): 1 (Member Sierzega)

APPROVAL OF MEETING MINUTES:

Chair Bransky asked for approval of the minutes from the July 9 meeting.

Member Alfonso requested that the wording on page 7 of the minutes be revised from "Date care center" to "day care center."

A motion to approve the minutes with amendments from the July 9th by Member O'Brien; seconded by Cap.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

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 26-47: Zoning Text Amendment for Accessory Uses for Non-Commercial Places of Assembly:

Chair Bransky introduced the case and asked Director Schumerth if Case 26-47 should be continued.

Director Schumerth recommended proceeding with a vote on the continuance, noting that staff is still working on the amendment.

Member Cap made a motion to continue case 26-47. Second by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Case 26-48: Variance from Table 44-03-01 Bulk and Dimensional Standards to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad:

Chair Bransky introduced the case.

Anthony Binion of Homewood was sworn in.

Mr. Binion stated that he is the property owner of 2840 Willow Road. He explained that the previous owner of the property constructed a basketball court on site that accounts for approximately 13.5% of the property's total impervious surface area. Mr. Binion requested relief from the Bulk and Dimensional Standards accommodate a concrete pad for a grill as well as a swimming pool. He noted that he also plans to construct a deck, which would not count toward the property's impervious surface coverage limit.

Chair Bransky clarified that, as indicated in the case materials, the requested relief is due to the cost of removing the existing concrete pad used as a basketball court. Mr. Binion confirmed.

Member Alfonso asked if the existing concrete pad gets used.

- **Mr. Binion stated it gets used very rarely.**

Member Alfonso asked if the proposed pool would sit on a concrete pad, what material would be used to construct the deck, and where the deck would be located.

- **Mr. Binion stated the pool would not sit on a concrete pad, it would sit on the deck. The deck would be made of wooden slats and be placed against the existing single family home.**

Member Alfonso asked if the proposed desk would replace the existing patio on site.

- **Mr. Binion affirmed that the deck would be placed above the existing concrete patio.**

Member Cap asked about drainage conditions in the neighborhood.

- **Mr. Binion noted no issues of flooding after the storms on his property, but noted that sometimes the end of the block floods.**

Member Cap explained that the impervious surface coverage restriction is intended to help prevent flooding neighboring properties. Member Cap asked whether the existing basketball court could be removed incrementally to reduce impervious surface coverage on the property.

- **Mr. Binion stated that he had only recently learned that a variance was required for the proposed work and had not considered requesting a quote for the incremental removal of the existing basketball court.**

Member Cap noted that the Planning and Zoning Commission could request that the property owner evaluate the site's drainage to determine whether stormwater could be retained on-site before being discharged downstream.

- **Mr. Binion stated that he was unsure how much additional runoff the proposed improvements would generate, noting that the deck would be constructed of wooden slats that would allow water to pass through to the ground below.**

Member Cap requested that the property owner explore either incrementally removing the existing concrete basketball court or installing piping to direct stormwater runoff from the property to the existing stormwater inlets, noting his concern of potential flooding issues.

- **Mr. Binion proposed removing the existing concrete patio beneath the planned deck as an alternative to bring the property's impervious surface coverage within the allowable limit.**

Director Schumerth calculated the proposed changes and noted that, although a variance would still be required, the amount of relief needed would be reduced from 3% to 1.3%.

Member O'Brien concurred with Member Cap, noting that Mr. Binion purchased the property with an existing basketball court that contributed significantly to the property's impervious surface coverage.

- **Mr. Binion acknowledged that he was aware of the basketball court when he purchased the home approximately four years ago. He explained that, given the competitive real estate market at the time, he and his family purchased the property to ensure their children could attend school in the district.**

Member O'Brien asked whether Mr. Binion considered the existing basketball court a detriment or an asset to the property.

- **Mr. Binion stated that he did not consider the basketball court a detriment and acknowledged that it could be an asset. He noted that he had no plans to sell the property and had not received any complaints about the basketball court from neighboring property owners. He also stated that he would do what the Village requires of him to mitigate concerns with granting the variance.**

Member Johnson asked whether the case had been discussed with the Village Engineer.

- **Director Schumerth confirmed that a brief discussion had taken place but noted that no formal referral or study had been requested.**

Member Johnson asked whether the Zoning Code includes provisions addressing elevated swimming pools.

- **Director Schumerth confirmed that the Zoning Code contains provisions for swimming pools and noted that the Village Engineer had raised concerns regarding impervious surface coverage, which prompted the variance request before the Commission.**

Member Castaneda expressed appreciation for the Applicant's thoughtful and measured responses to the Commission's concerns. She asked whether the Applicant would consider removing only the amount of existing concrete from the basketball court necessary to reduce the requested relief from 1.3% above the impervious surface coverage requirement to come into compliance

- **Mr. Binion stated that he would comply with the Commission's direction to resolve the case. Director Schumerth explained that the Commission could direct the Applicant to further explore options for removing portions of the unused basketball court to reduce or eliminate the need for a variance.**

Member Johnson noted that the variance would be for approximately 147 square feet, which could be addressed by removing a 5' wide strip from the end of the existing basketball court. He noted that he would be comfortable approving the variance given the relatively small area of relief requested. However, he expressed concern about the proposed placement of the swimming pool on the deck and the potential structural load on the home's foundation.

Chair Bransky asked the Applicant whether he wished to work with staff to explore alternatives to the variance request or proceed with a Commission vote on the request as proposed.

Director Schumerth clarified that the Commission had two options: consider a motion to approve the variance as proposed, subject to the condition that the existing concrete pad be removed, or table the case to allow Mr. Binion to work with staff to explore alternatives that could further reduce or eliminate the need for a variance.

- **Mr. Binion confirmed that he would like the case tabled at this time to work with staff on exploring alternatives.**

Chair Bransky asked for a motion regarding Case 26-48: Variance from Table 44-03-01 Bulk and Dimensional Standards to allow an increase in maximum impervious surface coverage in the R-1 Single Family Residential zoning district for a swimming pool and concrete pad and Incorporate the Findings of Fact into the record.

Member Cap made a motion to table Case 26-48; and incorporate the Findings of Fact into the record; and second by Member Castaneda.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Case 26-51: Special Use Permit approval to allow the operation of a members-only wellness retreat center (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue:

Chair Bransky introduced the case and asked if any comments were received.

- **Director Schumerth stated no.**

The Applicant, Florence Hardy, is present to answer any questions and was sworn.

- **Director Schumerth introduced the case for the special use permit to allow for the indoor commercial place of assembly. He noted in the Zoning Code, indoor commercial places of assembly are required to be placed on roadways designated as collector or arterial streets. He noted that the case also requires a variance from that provision, as Martin Avenue is designated as a local street. The variance in association with this property will go before the Planning and Zoning Commission at the August 27 hearing.**

Ms. Hardy introduced the business as a wellness content creation space where members could record podcasts, vlogs, interviews, and other digital marketing content. She explained that the business would serve women working in the self-care and wellness industries, providing a space for business owners to market their wellness services without performing those services on-site.

Chair Bransky asked to confirm that the space would be used for podcasts, seminars, and educational and marketing opportunities.

- **Ms. Hardy affirmed.**

Member Castaneda noted that the business model was an interesting one and that she had no additional questions.

Member Johnson asked about the anticipated membership and noted the hours of operation.

- **Ms. Hardy explained that the business would not generally be open to the public and that seminars and workshops would be limited to no more than 15 participants at a time.**

Member O'Brien asked to clarify the stated number of rooms in the building on their findings of facts versus the number of rooms shown in the plan drawing submitted for the Commission's review.

- **Ms. Hardy clarified the floorplan with the Commission, confirming five rooms on the first floor and four rooms on the second floor. Rooms do not include restrooms.**

Member O'Brien asked to confirm the total floor area of the building.

- **Ms. Hardy confirmed the total business square footage is 2,400 square feet, or 1,200 square feet per floor.**

Director Schumerth noted that the business certificate also stated a square footage of 1,200 and noted that staff will fix that number to reflect the correct square footage of 2,400.

Member O'Brien asked about the exclusivity of events and membership.

- **Ms. Hardy clarified that only members may host events, but attendees would not necessarily need to be members to participate in workshops or seminars held at the facility.**

Director Schumerth clarified that business incubators typically operate as coworking spaces; however, this business is being classified as an indoor commercial place of assembly due to the events component of its business model.

Member O'Brien asked for clarification regarding the stated 8:00 p.m. cutoff time, given that the listed hours of operation were 10:00 a.m. to 6:00 p.m.

- **Ms. Hardy clarified that members would have 24-hour access to the building; however, all events and related activities involving attendees would be required to conclude by 8:00 p.m. To avoid confusion, Ms. Hardy agreed to list the business hours as 10:00 a.m. to 8:00 p.m.**

Member Cap raised concerns about the availability of parking, noting that the building has seven parking spaces while events may accommodate up to 15 attendees. He asked how Ms. Hardy anticipated addressing the potential need for additional parking.

- **Ms. Hardy noted that public parking is available on the east side of Martin Avenue, along with additional on-street parking nearby. She stated that she had not experienced any parking issues to date and that, although events may accommodate up to 25 attendees, no adverse parking impacts had been observed.**

Member Alfonso asked whether members have assigned spaces, how rooms are managed, what equipment is provided, and how the membership structure operates.

- **Ms. Hardy explained that two members have permanent setups, but members generally do not have assigned spaces. She noted that a house manager oversees the facility to help ensure events run smoothly. The business provides podcasting equipment, a fully equipped kitchen, and select craft supplies. Memberships are offered on a monthly basis and may be canceled at any time.**

Chair Bransky expressed support for the business concept and asked Director Schumerth to clarify the recommended motion to continue the case.

- **Director Schumerth explained that the Commission has historically continued cases to the following meeting to consider related applications together. However, the Commission could also approve the special use permit subject to the condition that the variance scheduled for consideration at the next meeting is approved.**

Chair Bransky asked for a motion to approve Case 26-51: Special Use Permit approval to allow the operation of a members-only wellness retreat center (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue, on the condition that the variance scheduled for consideration at the next meeting is approved.

Member Cap made a motion to approve Case 26-51; and incorporate the Findings of Fact into the record; and second by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Case 26-52: Special Use Permit approval to allow the operation of a healthcare career school (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 1820 Ridge Road:

Chair Bransky introduced the case and asked whether any public comments had been received. Director Schumerth confirmed that none had been received. The Applicant, Tori Tolbert, attended remotely via Zoom, was sworn in, and was available to answer questions from the Commission.

Ms. Tolbert introduced the project, noting that she is a board-certified nurse practitioner with more than 20 years of experience in the healthcare field and a passion for teaching. She currently offers CPR classes and has submitted an application to the Illinois Board of Higher Education to offer Certified Nursing Assistant (CNA) classes. She stated that, pending state approval, she intends to expand the school to offer nursing education programs.

Member Alfonso asked whether Ms. Tolbert would be instructing nurses or students interested in becoming nurses.

- **Ms. Tolbert clarified that she currently provides CPR certification courses and is completing instructor training to offer additional healthcare-related certification courses required for providing patient care. She reiterated her plans to offer Certified Nursing Assistant (CNA) classes for individuals interested in working under the supervision of a licensed nurse.**

Member Alfonso asked about the expected duration of the coursework and the anticipated number of students.

- **Ms. Tolbert explained that the program would take approximately 10 weeks to complete on a part-time basis or 8 weeks on a full-time basis. She confirmed that each class would be limited to 10 students with 2 staff present at maximum.**

Member Alfonso asked whether Ms. Tolbert was aware that the property was listed for sale and whether the building owners had indicated that she could continue using the proposed space.

- **Ms. Tolbert noted her business has occupied space in the building since February 2026.**

Member Alfonso expressed support for the business and indicated that she had no further questions.

Member Cap asked when Ms. Tolbert would conduct classes.

- **Ms. Tolbert confirmed business hours are from 9 a.m. to 6 p.m.**

Member O'Brien asked whether multiple classes would be held simultaneously or scheduled individually.

- **Ms. Tolbert confirmed that classes would be scheduled one at a time.**

Member O'Brien asked to confirm the square footage of the proposed business.

- **Director Schumerth confirmed that the space measures 440 square feet and noted discrepancies among the business certificate, lease, and application. He stated that he would work with Ms. Tolbert to reconcile and correct the information.**

Member Castaneda asked if Ms. Tolbert would be handling medical supplies or chemicals as part of the training courses.

- **Ms. Tolbert confirmed that no medical supplies or chemicals would be handled.**

Chair Bransky asked for a motion to recommend approval of Case 26-52: Special Use Permit approval to allow the operation of a healthcare career school (classified as an indoor commercial place of assembly) in the B-2 Downtown Transition zoning district at 1820 Ridge Road.

Member Alfonso made a motion to recommend approval of Case 26-52; and incorporate the Findings of Fact into the record; and second by Member O'Brien.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

NEW BUSINESS:

Director Schumerth provided status updates on the Holladay property and Village Hall parking lot redevelopment, upcoming Planning and Zoning Commission review of approvals for Apparel Redefined, and the St. John Neumann project.

OLD BUSINESS:

Director Schumerth asked whether the Commission would find an internal newsletter summarizing the status of previously reviewed cases helpful, which the Assistant Director could prepare. The Commission expressed support for the proposal.

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Alfonso. The meeting adjourned 8:12 pm.

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

NAYES: 0 (None)

Meeting Minutes | August 20, 2026

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Sierzega)

Respectfully submitted,

Danielle Stewart

Danielle Stewart

Assistant Director of Economic and Community Development