

VILLAGE OF HOMewood



ANNUAL REPORT | 2025 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 was set to end 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 met 12 times in 2025.

Meetings Held	Meetings Cancelled
January 9, 2025	February 13, 2025
January 23, 2025	March 13, 2025
February 27, 2025	March 27, 2025
May 8, 2025	April 10, 2025
May 22, 2025	April 24, 2025
June 26, 2025	June 12, 2025
August 14, 2025	July 10, 2025
September 11, 2025	July 24, 2025
September 25, 2025	August 28, 2025
October 23, 2025	October 9, 2025
November 13, 2025	November 27, 2025
December 11, 2025	December 25, 2025

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ACCOMPLISHMENTS

In 2025, the Planning and Zoning Commission made recommendations on the following 13 cases:

1. Case 25-01: Sign Code Zoning Text Update

The Planning and Zoning Commission recommended a Village-initiated zoning text amendment on May 22, 2025. Approved by the Village Board on August 26, 2025.

The zoning text amendment was initiated to allow for the Village's new sign code to be integrated into the zoning ordinance as Section 44-10. The text amendment also clarified duties for the Appearance Commission and added new review procedures for sign applications. The Planning and Zoning Commission reviewed whether the sign code should be incorporated into the zoning ordinance, while the Appearance Commission reviewed the content of the sign code (as the Appearance Commission is assigned to most sign reviews in the Village Code of Ordinances)

2. Case 25-02: Final Plat of Wind Creek Subdivision

Recommended approval of final plat of subdivision on January 9, 2025. Approved by Village Board on January 14, 2025 by Ordinance M-2332.

The subdivision permitted the applicant to divide the property into two lots. The subdivision also created or rerecorded easements for access, public utilities, and stormwater systems throughout the casino property.

3. Case 25-03: Special Use Permit for Salon/Spa at 2139 W 183rd Street

Denied motion to recommend conditional approval on January 23, 2025. Following this decision, the applicant withdrew the application. The special use permit would have allowed a salon suites business to operate at 2139 W 183rd Street.

The applicant later submitted an application for a special use permit for a salon suites at 18346 Governors Highway (Case 25-14), which was recommended for approval by the Planning and Zoning Commission on May 22, 2025, and approved by the Village Board on May 27, 2025.

4. Case 25-05: Special Use Permit for Indoor Commercial Place of Assembly at 18111 Dixie Highway

Denied motion to recommend conditional approval on February 27, 2025. Following this decision, the applicant withdrew the application. The special use permit would have allowed an existing business (Epiq Nutrition) to host regular fitness classes at 18111 Dixie Highway.

The applicant chose to continue hosting classes at an indoor park district facility in Chicago Heights.

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5. **Case 25-08: Special Use Permit for Indoor Commercial Place of Assembly at 18027 Dixie Highway**

This case was tabled by the Planning and Zoning Commission on May 22, 2025. The case was tabled to allow the applicant to perform a parking analysis and find alternatives for off-site parking to meeting parking requirements in the B-2 Downtown Transition zone. The applicant later withdrew the application.

The application would have allowed the applicant to open an event center with a capacity of 50-60 patrons.

6. **Case 25-10: Special Use Permit for Carryout Facility at 18035 Dixie Highway**

Recommended conditional approval of special use permit on May 8, 2025. Approved by Village Board on May 27, 2025 by Ordinance M-2355.

The special use permit permitted the application to open a juice bar with no inside seating. The applicant did not open the business due to costs associated with a grease trap and other restaurant code requirements. The special use permit expires on May 26, 2026.

7. **Case 25-14: Special Use Permit for Salon/Spa at 18346 Governors Highway**

Recommended approval of special use permit on May 22, 2025. Approved by Village Board of Trustees on May 27, 2026 by Ordinance M-2356.

The special use permit permitted the applicant to open a salon suites business in the Cherry Creek Shopping Center. The business was previously considered as a special use at 2139 W 183rd Street, where the Planning and Zoning Commission did not recommend approval. This business is currently in the final stages of building permit approval. The special use permit expires May 26, 2026 if the business is not in operation.

8. **Case 25-27: Subdivision of Washington Park Plaza Commercial Subdivision at 17748-17956 Halsted Street**

Recommended approval of preliminary plan on September 25, 2025. Recommended conditional approval of final plat on December 11, 2025. Approved by Village Board of Trustees on January 13, 2026.

This subdivision permits the applicant to subdivide the Washington Park Plaza commercial center into nine (9) lots. This subdivision must be recorded with the Cook County Clerk's Office and complete the recording process following the Village's January 13, 2026 approval.

9. **Case 25-32: Special Use Permit for Massage Therapy at 17956 Halsted Street**

Recommended conditional approval of special use permit on September 11, 2025. Approved by the Village Board on September 30, 2025 by Ordinance M-2370.

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The special use permit allowed the applicant to open a massage therapy business in one of the salon suites in Essence Salon Suites, an existing business located at 17956 Halsted Street.

10. Case 25-34: Zoning Map Amendment from B-1 to B-2 Zoning District, 18106-18124 Martin Avenue

Recommended approval of map amendment on October 23, 2025. Approved by the Village Board of Trustees on November 11, 2025 by Ordinance M-2378.

The map amendment rezoned the mixed-use building at 18106-18124 Martin Avenue from the B-1 Downtown Core zoning district to the B-2 Downtown Transition district. This map amendment was completed to allow for a greater range of uses in the first floor commercial spaces of the building, including salon/spa uses. Following this approval, the Planning and Zoning Commission instructed Village staff to consider opportunities to expand the boundaries of the B-1 zoning district in the Village.

11. Case 25-35: Special Use Permit for Salon/Spa at 18124 Martin Avenue

Denied recommendation of conditional approval on October 23, 2025. Approved by the Village Board of Trustees on November 11, 2025 by Ordinance M-2382.

The special use permit allows the operation of a salon at 18124 Martin Avenue, located on the southernmost end of the property at 18106-18124 Martin Avenue. The property was rezoned on November 11, 2025, which allowed a salon/spa use to be considered at this location. This business is currently in the permitting and business operation certificate approval process.

12. Case 25-36: Special Use Permit for Salon/Spa at 18110 Martin Avenue

Continued on October 23, 2025. Denied recommendation of conditional approval on November 13, 2025. Approved by the Village Board of Trustees on November 25, 2025.

The special use permit allows the operation of a salon at 18110 Martin Avenue, located in the building at 18106-18124 Martin Avenue. The property was rezoned on November 11, 2025, which allowed a salon/spa use to be considered at this location. The business failed code requirements with the Homewood Fire Department in December 2025. The use is being reviewed for an administrative amendment by Village staff to allow some of the salon space in the previously approved use at 18110 Martin Avenue to be located in an adjacent commercial space on the first floor of the building at 18118 Martin Avenue.

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13. Case 25-42: Special Use Permit for Indoor Commercial Place of Assembly at 18065

Harwood Avenue

Recommended conditional approval on November 13, 2025. Approved by the Village Board on November 25, 2025 by Ordinance M-2383.

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

14. Case 24-50: Site Plan Review for Multi-Family Residential at 18240 Harwood Avenue

Approved on January 23, 2025.

The site plan review approved drawings for the redevelopment of the former Spornette manufacturing facility at 18240 Harwood Avenue. The proposed redevelopment included 15 two-bedroom residential units and basement storage.

The property changed ownership in late 2025 and the property has not been redeveloped into a residential use. The site plan review approval expired on January 22, 2026. The property is being considered for other land uses by the property owner.

15. Case 25-07: Site Plan Review for Tequila Raizes Restaurant, 18136 Dixie Highway

Approved on August 14, 2025.

The site plan review approved drawings for the redevelopment of the former Savoia's Restaurant property at 18136 Dixie Highway. The proposed redevelopment includes a 6,000 s.f. restaurant with a 4,000 s.f. outdoor patio area, an open space, and a parking lot for 29 vehicles.

The property received a minor administrative variance to reduce the parking requirement on the site by one (1) space on September 1, 2025. This required the noticing of adjacent property owners within 250'; any written objection to the variance would have required the variance to be considered at a public hearing by the Planning and Zoning Commission. No written objection was received.

The project is currently under review for building permits.

16. Case 25-23: Variance for Fence Setback at 18657 Gottschalk Avenue

Approved on June 26, 2025.

The variance allowed the property owner to construct a 6' privacy fence within 3' of the exterior yard setback of the property. The Village Arborist worked with the property owner

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to discuss landscaping in the Village parkway adjacent to the property, including tree maintenance.

The fence was approved by the Building Division in July 2025.

17. Case 25-51: Site Plan Review for Raising Cane's Restaurant at 17601 Halsted Street
Approved on December 11, 2025.

The site plan review approved drawings for the redevelopment of the former Freddy's Restaurant, a fast-food drive-through restaurant located at the same location. The proposed redevelopment includes reconfiguration of the drive-through facility and parking areas, along with major renovations and additions to the building.

The applicant is currently finalizing sign plans with the Appearance Commission and starting the review process for building permits.

The Planning and Zoning Commission reviewed a total of 17 cases in 2025. There were no changes in the membership of the Commission in 2025.