

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, April 28, 2016
7:30 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Sierzega called the first meeting of the Planning and Zoning Commission to order at 7:30 p.m.

ROLL CALL: Members Alfonso, Bransky, Cap, Planera, Reid and Chairman Sierzega were in attendance. Member O'Brien was absent. Present from the Village was Director of Economic and Community Development Tom Vander Woude. There were 3 people in the audience.

APPROVAL OF MINUTES: None.

PUBLIC COMMENT: There were no comments.

REGULAR ORDER OF BUSINESS:

PUBLIC HEARING - CASE NO. 16-10: A request filed by Brian Shores for a variance from the minimum front yard setback requirement to construct an entryway and front porch addition at 1653 Pine Road. Legal notice was published in the *Daily Southtown* on 4/13/16 and letters were sent to occupants within 250 feet of the property. Documents provided include sketches of the proposed improvement with dimensions, photos of the subject property, photos of neighboring properties with setbacks noted, and plat of survey dated 4/6/2016.

Chairman Sierzega provided background information on this request noting that the proposed entryway and porch will be 8 feet deep, which will encroach 3 feet into the required front yard, reducing the setback to 22 feet.

Chairman Sierzega swore in the petitioners, Brian and Rachael Shores, 1052 185th Street, Homewood.

Mr. Shores stated that they are proposing to construct an entryway and porch to the front of the house to make it more functional as a single family residence, as well as improve the aesthetics of the house.

Member Cap noted that in general, there is no alignment of the front setbacks on the houses in this area, so he didn't see an issue with this request.

Member Bransky had no further comments at this time.

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Member Alfonso questioned what type of construction materials they proposed to use. Mr. Shores stated it would be one storey, wood construction.

Member Reid had no questions.

Member Planera questioned if the steps would be inside the porch or on the outside. Mr. Shores responded that the interior of the porch would be close to the same plane as the house with the main steps being on the outside of the proposed entryway.

Chairman Sierzega asked for comments from the audience. Mr. Robert Stewart, 1667 Pine Road, was sworn in by Chairman Sierzega. Mr. Stewart questioned if the entrance would remain facing Pine Road. Mr. Shores responded it would.

There being no further questions or comments, a motion was made by Member Bransky to approve Case No. 16-10 for an administrative variance from Table 4.2 of the Homewood Zoning Ordinance in order to construct a front entryway and porch at 1653 Pine Road that encroaches 3' into the required front yard and incorporating the Findings of Fact into the record; seconded by Member Reid.

AYES: Members Alfonso, Bransky, Cap, Planera, Reid, and Chairman Sierzega

NAYS: None

ABSTENTIONS: None

ABSENT: Member O'Brien

Motion passed.

DISCUSSION: A request by staff for discussion regarding an upcoming planning and zoning training workshop.

Staff Liaison Vander Woude stated that it would be beneficial for members to receive training in the different aspects of the newly formed Planning and Zoning Commission. The Illinois Chapter of the American Planning Association offers workshops to facilitate this training. He will be sending out various dates and times in order to coordinate the availability of all members.

NEW BUSINESS: Staff Liaison Vander Woude updated the Board on various proposed projects and developments.

OLD BUSINESS: There was no old business discussed.

ADJOURNMENT: Member Planera moved to adjourn the meeting at 8:07 p.m., seconded by Member Bransky. Motion passed by voice vote.

Respectfully submitted,

Tom Vander Woude
Staff Liaison