

# MEETING MINUTES



Village of Homewood  
Planning and Zoning Commission  
Thursday, May 12, 2016  
7:30 p.m.

Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430

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**CALL TO ORDER:** Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:37 p.m.

**ROLL CALL:** Members Alfonso, Bransky, Cap, O'Brien, Planera, Reid and Chairman Sierzega were in attendance. Present from the Village was Director of Economic and Community Development Tom Vander Woude. There were 8 people in the audience.

Deputy Village Clerk Michael Marzal administered the Oath of Office to all members.

**APPROVAL OF MINUTES:** Chairman Sierzega asked if there were any corrections or changes to the minutes of April 28, 2016. There being no changes, Member Alfonso made a motion to approve the minutes of April 28, 2016, as submitted; seconded by Member Cap.

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

**NAYS:** None

**ABSTENTIONS:** Member O'Brien

**ABSENT:** None

Motion passed.

**PUBLIC COMMENT:** There were no comments.

## **REGULAR ORDER OF BUSINESS:**

**PUBLIC HEARING - CASE NO. 16-11:** Menards, Inc., 17545 S. Halsted Street – PUD Amendment. Menards is requesting an amendment to the Park Place Plaza PUD to permit the expansion and redesign of the existing Menards store at 17545 S. Halsted Street. Legal notice was published in the *Daily Southtown* on 4/27/16 and letters were sent to occupants within 250 feet of the property. Documents provided include a site plan prepared April 1, 2016; store elevations prepared April 1, 2016; site details plan prepared April 14, 2016; proposed building signage plan prepared April 14, 2016; and photometric plan prepared April 14, 2016.

Chairman Sierzega noted that this item had previously been reviewed by the Plan Commission and Zone Board of Appeals but additional changes have been proposed which now require further review.

Chairman Sierzega swore in Tom O'Neil representing Menard, Inc., 5101 Menard Drive, Eau Claire, WI.

Mr. O'Neil stated that Menards has decided to close the store down completely during their remodeling, which gives them an opportunity to expand the proposed improvements. He provided information on the updated plan noting that the elevation has been enhanced as well as the parking lot layout and landscaping. The lumber yard will also be expanded further to the west to provide improved traffic circulation.

Staff Liaison Vander Woude noted that revisions were made to the lighting plan in order to conform to the Village's code. The signage plan was also updated with wall signs to identify entrances and exits.

In response to questioning from Member Alfonso, Staff Liaison Vander Woude summarized the variances being sought by Menards, including minimum parking spaces, maximum sign height and area, minimum number of loading docks, and maximum fence height.

Member Bransky questioned the reasoning for changing the configuration of the parking spaces. Mr. O'Neil stated that perpendicular parking allows for two-way traffic with wider aisles.

Member Cap noted his concern with the reduction in the number of parking spaces to be provided. Mr. O'Neil noted that in the home improvement industry, there is not the intensity of parking demand for any one particular season. He also noted that the garden center will no longer be taking up space in the parking lot.

Member O'Brien noted there was a clerical error in the staff memo in that the Menards property area is approximately 13.16 acres as opposed to the reported 13.19 acres. Member O'Brien then asked was there any change in the architect, the structural engineers, ordinary engineers, or anything else. Mr. Bertolotti replied no.

In response to questioning from Member Planera, Mr. O'Neil stated that the general contractor will be responsible for securing the site while it is under construction.

Member Reid stated he also had concerns about the reduction of parking spaces. Mr. O'Neil stated that they use historical experience to determine the number of spaces needed.

There were no comments from the audience.

There being no further questions, a motion was made by Member Planera to approve Case No. 16-11, approving a major PUD amendment to the Park Place Plaza Planned Unit Development to expand the existing Menards site and store with variances from underlying zoning regulations for minimum parking spaces, maximum sign height, maximum sign area, minimum number of loading docks and maximum fence height as submitted in the attached plans, including Findings of Fact with the updated plans submitted this evening. Seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

**PUBLIC HEARING – CASE NO. 16-16:** A request filed by Ricco Bertoletti, 18802 Kings Road, for a Class II Home-Based Business Permit. Legal Notice was published in the *Daily Southtown* on April 27, 2016 and letters were sent to property occupants within 250 feet of the property. The petitioner is requesting the use of his single family property as a drop off/pick up site for his lawn mower repair business, with service being performed at an off-site location.

Chairman Sierzega noted that the Village received seven written comments opposing this request.

Chairman Sierzega swore in Ricco Bertoletti, 11802 Kings Road, Homewood.

Mr. Bertoletti gave a brief synopsis of the history of his business and how it escalated into what it currently is today. He operates a lawnmower repair business. His larger landscape customers are asked to drop off and pick up their lawnmowers from his location in Crestwood, but he would like local customers to be able to utilize his residence as a drop-off location.

Member Reid questioned whether this is a temporary solution for the business. Mr. Bertoletti replied that he would like to locate his business somewhere in Homewood. He noted that he uses a 6' x 8' trailer, that he parks in his garage, to transport the mowers to and from his Crestwood facility. Mr. Bertoletti stated that he is proposing drop off/pick up times to be between 6:00 a.m. and 8:00 a.m. and 4:00 p.m. and 8:00 p.m.

In response to questioning from Member Planera, Mr. Bertoletti stated that he originally did all repair at his residence; however, since becoming aware of the disturbance he was creating for his neighbors, he now does the repairs at the Crestwood facility. Mr. Bertoletti stated he is asking for permission to allow local customers the ability to pick up and drop off mowers at his residence.

In response to questioning from Member O'Brien, Mr. Bertoletti stated that he would not be working on any mowers or trimmers at his residence, except if it were just a quick, simple fix.

Member Cap stated that basically Mr. Bertoletti is requesting the use of his residence as a transfer station and noted that a business location in Homewood could also be used for this purpose.

Member Bransky questioned the frequency of which customers would be in and out of his residence. Mr. Bertoletti stated he estimates approximately 1 to 2 a day now, but during the busy season it could be between 5 to 8 a day. He noted that mowers would also be accepted on the weekends.

Member Alfonso suggested that Mr. Bertoletti pick up the mowers needing to be repaired rather than use his residence as a transfer location. Mr. Bertoletti stated his son does offer that service;

however, he is a full time student, so his availability is limited and customers are reluctant to pay the additional service fee.

Chairman Sierzega asked for comments from the audience.

Mr. Alvin Frank, 18758 Castle Road, was sworn in by Chairman Sierzega. Mr. Frank stated he was opposed to having a lawnmower repair business being operated out of a single family residence.

Ms. Rosa Price, 18822 Kings Road, was sworn in by Chairman Sierzega. Ms. Price stated Mr. Bertoletti has been an excellent neighbor, and she has no concerns with his request.

Ms. Angela Allen, 18409 Dixie Highway, was sworn in by Chairman Sierzega. Ms. Allen stated that Mr. Bertoletti's service has been a tremendous help to her.

Ms. Margaret Novak, 1951 187<sup>th</sup>, was sworn in by Chairman Sierzega. Ms. Novak stated that while the service Mr. Bertoletti provides is needed, her concern is with property values by having a home-based business as a neighbor. She added that she would not like to see the business continue on a permanent basis.

Mr. Bertoletti stated that he expects to only be operating the business from his residence for a 90 day period of time after which he will either have found a more suitable location or quit the business.

Chairman Sierzega noted his concerns are with the hours Mr. Bertoletti is proposing as well as him operating seven days a week.

In response to questioning from Member O'Brien, Mr. Bertoletti stated that his business would be operated year-round with winter being the snow-blower season.

Staff Liaison Vander Woude stated that he was concerned with the business potentially escalating into something more than is proposed at this time. He was also concerned with the possibility of an environmental impact if gas and/or oil were to leak from the items brought over for repair.

In response to concerns voiced by Commission members regarding the amount of traffic being generated by the business, Mr. Bertoletti reiterated that he is anticipating only being in operation at his residence for an additional 90 days at the most.

Staff Liaison Vander Woude noted that Mr. Bertoletti is currently operating illegally so his operation will have to cease and desist immediately, and he will not be able to start up again until permission is granted, all inspections have been passed, and a permit issued.

Member O'Brien moved to recommend approval of Case No. 16-16, a Class II home-based business permit to Ricco Bertoletti to permit the use of the residence at 18802 Kings Road as a home office, to use the attached garage to store up to five lawnmowers and to use the property as

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a drop off/pick up site for lawnmowers and gasoline powered equipment, including the Findings of Fact with the modified hours of 6:00 a.m. to 8:00 a.m. and 4:00 p.m. to 8:00 p.m. Monday through Saturday. Seconded by Member Cap.

**AYES:** None

**NAYS:** Members Alfonso, Bransky, Cap, O'Brien, Planera, Reid, and Chairman Sierzega

**ABSTENTIONS:** None

**ABSENT:** None

Motion failed.

**NEW BUSINESS:** Staff Liaison Vander Woude noted that it was suggested that a Vice-Chairman be elected in the event the Chairman was not able to attend the meeting. It was the consensus of the Commission to defer this matter.

Staff Liaison Vander Woude stated that training for Commission members has been scheduled for June 9 beginning at 6:00 p.m.

**OLD BUSINESS:** There was no old business discussed.

**ADJOURNMENT:** Member Alfonso moved to adjourn the meeting at 10:00 p.m., seconded by Member Bransky. Motion passed by voice vote.

Respectfully submitted,

Tom Vander Woude  
Staff Liaison