

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, August 8, 2019
7:30 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:26 p.m.

ROLL CALL: Members Alfonso, Planera, Bransky, Cap, O'Brien, Johnson, and Chairman Sierzega were in attendance. Present from the Village was Economic and Community Development Director Angela Mesaros. There were seven people in the audience.

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of July 25, 2019. There being no changes or corrections a motion was made by Member O'Brien to approve the minutes of July 25, 2019; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Planera

ABSENT: None

Motion passed.

PUBLIC HEARING – CASE NO. 19-28, Variance from garage height at 18408 Western Avenue:

Chairman Sierzega stated that the petitioner is requesting a variance from Section 4, Table 4.2 for a 2'10" increase for a maximum height for a detached garage. A legal notice was published in the *Daily Southtown* on 07/23/2019 and letters were sent to property occupants within 250 ft. Staff Liaison Mesaros stated that she received no comments. The Commissioners have been provided with the petitioner's application dated 7/23/2019 requesting variance, site plan modified by the Petitioner to show proposed detached garage, letter from the Village Building Inspector, Jerry Maicach dated 6/19/2019, and letter from Petitioner dated 7/12/2019.

Chairman Sierzega swore in Aadne Christian Baggiani, 18408 Western Avenue, Homewood.

Mr. Baggiani requested that his case be withdrawn. He spoke with his architect and was told that he would not be able to achieve an 8' garage door opening at a lower height. He decided to put in a 7' garage door and change the roof from a 9x12 to a 7x12. It will put him just under 17'.

PUBLIC HEARING – CASE NO. 19-29, Special Use Permit and parking variance to operate a restaurant at 17536 Dixie Highway:

Chairman Sierzega stated that the petitioner is requesting a special use permit and a parking variance at 17536 Dixie Highway, for Don Goyo Fine Mexican Cuisine a request filed by petitioner Laura Carbajal. The petitioner is requesting a special use and a variation Section 11.1 off-street parking for 7 spaces at 17536 Dixie Highway. A legal notice was published in the *Daily Southtown* on 07/09/2019 and letters were sent to property occupants within 250 ft. Staff Liaison Mesaros stated that she received no comments. The Commissioners have been provided with the petitioner's application, plat of survey with location of fence highlighted, and photos of the subject property.

Chairman Sierzega swore in Laura Carbajal, 11745 S. Karlov Ave., Alsip.

Chairman Sierzega swore in Rashad Hadad, property owner, 1147 W. 175th St., Homewood

Mr. Hadad stated that the petitioner is looking for a variance for a Mexican style restaurant, family owned and operated. Mr. Hadad requested confirmation from Staff that the petitioner needs 5 additional spaces.

Staff Liaison Mesaros stated that the petitioner needs 7 additional spaces. Mr. Hadad stated that the location next door, at the Barber School, 90% of students come in by public transportation. Staff Liaison Mesaros stated for clarification purposes the Barber Academy received a variance, so when doing the map Staff subjected out the variance; and without the Barber Academy's variance it would be well over 7 spaces required. So the 7 spaces that are required in addition for the restaurant are putting in the variance that they already received. Also, the Barber Academy is not operating at this time, because they do not have their State licensing. They are cutting hair, which is not permitted. However, it is a different issue. They do have a variance and they do have a business operation certificate to operate the Academy they are just not operating at this time.

Member Alfonso stated that they are not using 29 parking spaces. Staff Liaison Mesaros stated that they are not using any, because they are not operating at this time.

Ms. Carbajal stated that she would like to open a restaurant specializing in Mexican cuisine and would like to open a bar as well. Like to open for both lunch and dinner as well. Chairman Sierzega asked if it will be a sit down restaurant. Mr. Hadad stated yes. Chairman Sierzega asked the number of tables. Mr. Hadad stated 8 tables and bar. The bar will have 10 stools.

Chairman Sierzega stated that in the information given to the Commission the hours of operation are Monday through Thursday 6:00 p.m. to 10:00 p.m., Friday 6:00 a.m. to 11:00 p.m., Saturday 10:00 a.m. to 11:00 p.m., and Sunday 10:00 p.m. to 9:00 p.m. Ms. Carbajal stated that the hours are correct. Member Johnson asked if there will be breakfast. Mr. Cara stated that she would like, but she is going to see because the Metra station is closed. Will have to think about it.

Member Alfonso had no questions.

Member Bransky stated that he likes the idea of a restaurant is a good idea. No issue with 7 spaces. No questions.

Member Cap asked if there is a letter of understanding with the daycare regarding parking, from a prior case. Staff Liaison Mesaros stated that it went to the Village Board for approval, but did not add

it to the packet for this case. Member Cap stated that with the current request that still leaves one more space available. Mr. Hadad stated that he is hoping that the petitioner will take it. He gave them the option.

Member Planera had no questions.

Member O'Brien asked the petitioner to clarify the correct name for the record. In the materials it is representative three different ways on two legal documents. In the materials the petitioner is identified as Laura Carbajal, on the business plan the petitioner's name is Laura Carbajal de Garcia, and on the lease the petitioner is identified as Ma Laura Carbajal. Ms. Carbajal stated that she received her citizenship and had the option to change her name from Ma Laura to Laura Carbajal de Garcia. Mr. Hadad stated that he will change the lease.

Member O'Brien asked if the petitioner has an existing catering business. Mr. Hadad stated that the petitioner ran one back home, but not here.

Member Johnson stated that the lease doesn't address parking spaces for the petitioner. Mr. Hadad stated that it is all shared parking. Member Johnson stated that it is not addressed as shared on the lease. Mr. Hadad stated that the lease does not have specifications for parking.

Member Johnson stated that he wondered if the Commission is looking at the request in terms of whether or not the Barber Academy shows up or doesn't show up, and asked if the total number of spaces is 44. Staff Liaison Mesaros stated correct. Member Johnson stated that he counted 42 with 2 on the side. Staff Liaison Mesaros stated correct. Mr. Hadad stated that there was a discrepancy over the parking lot on the right hand side. The entire parking lot on the right hand side is his property and he allows the entire daycare to use his parking lot. Staff Liaison Mesaros stated that at the last meeting it was discussed that those 7 parking spaces are on both properties, and the petitioner can use those towards the request. Member Johnson requested confirmation that that is 44 plus 10 more. Staff Liaison Mesaros confirmed that it counts as 10 spaces. Member Johnson requested a confirmation that there are a total of 54 spaces. Staff Liaison Mesaros stated that counting those there are a total of 54 spaces. Member Johnson stated that if this holds true with 54 spaces asked what the variance is for. Staff Liaison Mesaros stated that the other spaces are shared with the other property owners. Member Johnson asked what is the evidence that they are shared with the other owners. Staff Liaison Mesaros stated the plat of survey and the property lines.

Chairman Sierzega stated that on the application for a special use and with the zoning action the petitioner's name is listed under property owner and asked if that was a mistake. Ms. Carbajal stated that she is the tenant and not property owner.

Chairman Sierzega asked if the petitioner currently has a restaurant in operation. Ms. Carbajal stated no. This will be her first one. Chairman Sierzega asked the petitioner if she has experience in the restaurant business. Ms. Carbajal yes, she worked for La Voute restaurant.

Member Planera requested clarification on the shared parking to the south and asked where it splits. Mr. Hadad stated that it doesn't split. Member Planera stated that he sees 6 spaces along the building and if the line projects to the street, one space is barely picked up. Which gives 7 spaces.

Motion was made by Member Bransky to recommend approval of Case 19-29 for a special use permit and a parking variation from Section 11.1 of the Homewood Zoning Ordinance to permit a restaurant that does not meet the parking requirements by seven (7) parking spaces on the property located at

17536 Dixie Highway in the B-2 Community Business zoning district and incorporating the Findings of Fact into the record; seconded by Member Planera.

AYES: None

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

ABSTENTIONS: None

ABSENT: None

Motion passed.

PUBLIC HEARING – CASE NO. 19-32, Site Plan Approval for construction of a mixed-use building at 18042-18048 Martin Avenue & 2033-2045 Ridge Road:

Chairman Sierzega stated that Case No 19-32 will be republished; continuing to a future meeting date.

PUBLIC HEARING – CASE NO. 19-31, Text Amendment to the Homewood Zoning Ordinance regulating Adult-Use Cannabis:

Chairman Sierzega stated that Staff is requesting a continuance for Case No 19-31 to the October 10, 2019 meeting.

Motion was made by Member Cap to continue Case No. 19-31 to the next scheduled meeting on October 10, 2019; seconded by Member Bransky.

AYES: None

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

ABSTENTIONS: None

ABSENT: None

Motion passed.

PUBLIC HEARING – CASE NO. 19-27, Special Use Permit to locate an adult-use cannabis dispensing organization at 810 Maple Avenue:

Staff Liaison Mesaros stated that Case No 19-27 be continued to the October 10, 2019 meeting.

Motion was made by Member Cap to continue Case No. 19-27 to the next scheduled meeting on October 10, 2019; seconded by Member O'Brien.

AYES: None

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

ABSTENTIONS: None

ABSENT: None

Motion passed.

NEW BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT: Member Cap moved to adjourn the meeting at 8:00 p.m.; seconded by Member O'Brien. Motion passed by voice vote.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison