

# MEETING MINUTES



Village of Homewood  
Planning and Zoning Commission  
Thursday, August 22, 2019  
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 7:30 p.m.

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

**APPROVAL OF MINUTES:** Chairman Sierzega asked if there were any corrections or changes to the minutes of August 8, 2019. There being no changes or corrections a motion was made by Member O'Brien to approve the minutes of August 8, 2019; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Bransky

Motion passed.

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

Chairman Sierzega stated that the petitioner is requesting site plan approval for redevelopment and a Special Use Permit for hotel rooms. A legal notice was published in the *Daily Southtown* on 08/06/2019 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 site plan dated 07/17/2019 and background information.

Chairman Sierzega swore in Robert Hansen (Co-Developer), HCF Homewood, LLC, 11001 W. McCarthy Road, Palos Park and Johnathan Murawski (Architect), Robert, Juris & Associates, 9400 Bormet Drive Ste. 6, Mokena.

Mr. Murawski stated that he will present the proposed site plan, floors plans – floor two (hotel), three and four (apartments) and a proposed front elevation off Ridge Road. A dashed line on the site plan indicates the property line to the south. According to the survey, the property includes four lots. The petitioner will apply to consolidate the lots if the project is approved.

The first floor is an estimated 14,000 sq. ft. and includes parking and a 5,800 square feet space slated for retail or restaurant. Interior of the restaurant would be designed later depending on the tenant. No

curb cuts are proposed off Ridge Road. The main entrance of the hotel would be the double doors on the furthest west side of the building on Ridge Road. Hotel guest check-in would be across the street at the existing La Banque Hotel. The first floor of the building is splayed backwards away from the property line to allow covered patio seating on the north side of the building. The floors extend over the seating area on the east side of the building to provide full coverage of outdoor dining. Planters would be located on the property line to provide buffers. Overhead glass sectional insulated garage doors would extend from the front of the building (Ridge Road) to the east side of the building (Martin Avenue.) This feature is common in locations such as downtown Naperville and Chicago. If the garage doors were not approved, the petitioner would propose a full curtain wall system of all glass.

Mr. Murawski further explained the site plan and floor layouts. The south side of the ground floor would be indoor parking. These spaces are premium spaces for the apartments. Vehicle entrances would be one-way in off Martin Avenue and one-way out on the south side of the building, with closure to the eastern part of the building. All parking for the hotel would be located in the current hotel parking lot on Chestnut Road. Apartments require 1.3 spaces per dwelling unit, equals 31 spaces required. The petitioner is providing 32 parking stalls. The existing public parking lot, south of the covered parking, is included. A loading zone is provided for tenants moving in and out and for deliveries. Staff Liaison Mesaros stated for clarification that the Commissioners' packet indicates 11 apartments per floor. However, the revised plans increase the units to 24 total apartments (12 per floor). Therefore, the required parking is 31. Mr. Murawski stated that they added studio units, which meet the minimum square footage requirements.

The trash enclosure on the southernmost east side of the building would block the east-west access in-between the existing parking lots. Based on conversations, the Police Department would be in favor of the closure. The Starbucks drive-through traffic line at times can overtake the parking areas behind the adjacent commercial building as currently configured. The indoor bike storage, sprinkler room, incoming electrical in the footprint are not final designs. The red lines on the Martin Avenue side are the existing utilities.

Mr. Murawski stated that the second floor is the hotel plan. The hotel rooms are designed on the basis that, if the hotel does not sustain all the rooms, they can easily be converted into apartments. On the east side of the second floor is a covered outdoor terrace. The terrace is separated by a 42" guardrail system. A business lounge is in the northeast corner. The hotel owner is considering a corner suite instead of the business center. Currently, the corner suites are their prime hotel rooms. The proposed outdoor area has two green roofs. All the room layouts are the same; however, the middle units could be used as extended stay units. The hotel owner has a demand for extended stay with CN railway employees coming in for a month or two at a time.

Mr. Murawski stated the third and fourth floors are mostly the same plan. The third floor has a terrace for the apartment complex; the number of units is 16 singles (8 per floor), 6 doubles (3 per floor) and 1 studio per floor. The fourth floor would not have the terrace. The studio, approximately 300 sq. ft., meets the minimum required area of 220 sq. ft. The original floor plan had a fitness center, which has been removed, because guests have access to the fitness center facility in the basement of the hotel. Apartment tenants could use the fitness center for a small monthly fee. Key card access is given for the elevator and stairs. Hotel users cannot get onto the third and fourth floors. Mr. Murawski stated that the Appearance Commission discussed the architectural style of downtown Homewood. Many historic buildings have had stucco and other renovations to cover historic elements. The proposed building would stand-alone. Detailed elements of historical or adjacent buildings and small design elements tie the façade into the area. The design that is not the final design.

## MEETING MINUTES

The petitioner is not asking for variances for building height. On the front elevation on Ridge Road, the furthest windows to the west would be a curtain-wall storefront system looking into the restaurant. The doors to the west of the windows would be the secondary entrance to the hotel. The overhead garage doors would take up the remainder of the Ridge Road elevation for the first floor. The area at the corner will be covered so that patrons can sit on the patio. Exposed columns wrapped in brushed aluminum. The main entrance to the restaurant would be on the corner of Martin Avenue and Ridge Road. The second floor is the hotel level and expands all the way around.

Some design elements not shown on the elevation are cast stone banding and keystones that emulate buildings in downtown Homewood. The third and fourth floors will be medium density fiber cement board with somewhat of a wood finish and a darker purplish brick. The top part of the building would be a smooth grey or off-white fiber-cement panel. The cornice and the copings replicate buildings in Homewood. The cast stone band will run across the building, which is typical for the downtown area. The petitioner will not remove any of the trees along Ridge Road.

Member Cap asked if elevations are available for the east and south sides of the building. Mr. Murawski stated that the east and south facades would be issued to the Village staff on Monday for the Appearance Commission review. The petitioner proposes the south elevation have murals created by local artists or art teachers, since buildings that have murals displayed surround the building.

Member Cap asked if the upper floors would be set back from the property directly to the west. Mr. Murawski stated yes, no resident windows would look directly into the adjacent building.

Member Cap asked for clarification regarding the calculation of the parking. Mr. Murawski stated parking calculations include only the apartments. The hotel patrons would park at the existing La Banque hotel parking lots on Chestnut Road. Member Cap stated that the parking calculations do not include any allowance for the restaurant. Mr. Murawski stated no. The parking spaces shown south of the building are for apartment parking only. Restaurant parking would be on-street parking. The covered parking lot to the south would be the prime residential parking spots with key card access into the garage.

Member Alfonso asked who would own the building. Mr. Hansen stated that he would be a co-owner. Member Alfonso asked if he is buying the property from the Village. Mr. Hansen stated yes.

Member Alfonso asked if other parties besides HCF Homewood, LLC expressed interest in the property. Staff Liaison Mesaros stated that the Village published a request for bids for the building when HCF submitted their Letter of Intent (LOI). The Village received no other bids from interested parties.

Member Alfonso asked what would happen when the restaurant space is occupied regarding parking. Member Cap stated that the parking study provided an analysis of available parking spaces downtown. Member Alfonso asked if there is sufficient parking along Martin Avenue and within the Village parking lots. Parking on Martin Avenue has been available in the past for restaurants. Staff Liaison Mesaros stated that if parking were a problem the Village would work to establish shared parking agreements.

Member Johnson stated that under the zoning requirements for restaurants, one space is required for every 100 sq. ft. Staff Liaison Mesaros stated a restaurant is an intense parking use. Parking on site would not be possible. Chairman Sierzega stated that the requirement is one space for every 250 sq. ft. for a sit down restaurant located in the downtown overlay district. Based on the square footage

listed on the plan, the petitioner would need 23 spaces for the restaurant alone. Mr. Murawski stated yes, but their understanding is that the restaurant parking would be located outside of the footprint of the property.

Member Johnson asked if the petitioner had interacted with Starbucks. Mr. Murawski stated that he has not. The Police Department would be in favor of closing the traffic lane and eliminating access to the parking lot from the west, so that vehicles do not loop around or double park. Mr. Hansen stated that in two meetings with the Village department heads, the police chief expressed support of the access closure. Member Johnson asked about reactions from other businesses regarding the lane closure, height of the building, and the windows. Mr. Murawski stated that nothing has been brought to their attention. Staff Liaison Mesaros stated that the Village has not heard any comments. Letters were sent to the surrounding businesses between Chestnut Road and Kroner Lane and Dixie Highway and Harwood Avenue.

Member Cap asked how the petitioner would close the aisle south of the building. Mr. Murawski stated that they would use a barrier curb or shrubs to deter people from driving through. Member Johnson asked if it would still be possible to drive to 183<sup>rd</sup> Street from the parking lot. Mr. Murawski stated yes, there is no obstruction. Staff Liaison Mesaros stated that traffic would be blocked from the east into the Starbucks parking lot.

Member O'Brien stated that according to the Commissioners' materials, Building Inspector Jerry Maicach indicated at the Site Plan Review Committee meeting that 20 percent of the apartment count needs to be ADA compliant. Mr. Murawski stated yes, based on the Illinois Accessibility Code. Member O'Brien stated that if the petitioner is going to have 24 apartments, they need five handicap parking spaces. On the drawing only one handicap parking space is indicated, and the location is in the interior. No other ADA parking stalls in the exterior are identified. Mr. Murawski stated the exterior would need one space closer to the entrance. In addition, he believes that the accessibility code is phased, as 1-50 units require a certain amount of handicap units. The petitioner will look into it. Mr. Murawski stated that they would accommodate ADA construction with blocking for future grab bars in the apartments.

Member O'Brien stated that floors 3 and 4 are identical with the exception of the areas where the terrace is located, and asked if the residential areas are the same. Mr. Murawski stated yes. Member O'Brien stated that the materials were for 22 apartments and not 24, and asked if the third floor has stub walls in three of the apartments on the north side as indicated on the plans. Mr. Murawski stated that this symbol in the floor plans does not represent anything; it was copied from a previous plan.

Member O'Brien stated that in the material, the hotel guests would have electronic access to all portions of the building except the restaurant, and asked if there would be a security door so that the hotel guests will not have access to floors 3 and 4. Mr. Murawski stated the double doors by the elevator would be locked at all times with keycard or FOB access only for the residents of the apartments. For example, if a hotel guest tried to get into the third or fourth floors they would need a keycard or FOB to do so. Member O'Brien stated that according to the materials presented to the Site Plan Review Committee, *the hotel guests would have access to all portions of the building*. Mr. Murawski stated that in the original plans the petitioner had amenities throughout all floors. For security purposes, they chose to locate hotel amenities only on the hotel floor.

Member O'Brien asked if the yellow area on first floor drawing is an overhang that would cover the patio area. Mr. Hansen stated that the dotted line next to the seating area is the overhang. The yellow area is the sidewalk under the canopy.

Member O'Brien asked if the parkway trees would be affected after being trimmed back. Mr. Murawski stated that the trees on the north side of the building currently are straight and branch out over the one-story building, but the building will be straight vertical.

Member O'Brien asked if the petitioner anticipates problems in the future in regards to the restaurant, regarding parking. Lack of control over the outdoor parking lot would allow someone to believe that he could park in the residential spaces close to the restaurant. The residents could have trouble with parking, because of the restaurant use. Mr. Murawski stated a sign could be posted to warn about towing without a resident sticker. Mr. Hansen stated that Homewood might want to think about a parking deck to appease parking difficulties in the downtown area; especially with new developments.

Chairman Sierzega stated that "no parking" signs might not work. Mr. Hansen stated that parking would be enforced, but the restaurant would rely on on-street parking. Staff Liaison Mesaros stated that valet might be an option.

Member O'Brien stated that the hotel rooms meet the parking requirements, essentially doubling the size of the hotel and asked if a variance was originally granted to the hotel for parking. Staff Liaison Mesaros stated that the hotel did not receive a variance and would not need a variance. They have two parking lots. Member O'Brien asked if it requires an adjustment as far as handicap spaces. Staff Liaison Mesaros stated that she would look into that requirement.

Chairman Sierzega asked how many parking spaces are in the hotel parking lot. Staff Liaison Mesaros said that she has to look up the number.

Member Cap stated that 42 spaces are at La Banque Hotel, which is a surplus.

Member O'Brien asked how many handicap spaces are required among the 32 parking spaces. On the drawing, one ADA compliant space is on the inside and none on the exterior. Member O'Brien asked out of the 31 required spaces how many are required to be accessible. Mr. Murawski stated that it is two per 50 per the Accessibility Code. With over 100 spaces, that number increases. If the petitioner follows two per 50, one space would be required in the outside parking lot.

Member O'Brien asked if the green landscape island on the southeast part of the property would remain. Mr. Murawski stated that the island continues around. They may chop off the edge to get two additional parking stalls, but they have to keep the curb and the island to the south.

Member O'Brien stated that on the site plan in the middle of the outdoor parking is a label that states property line and asked if it is supposed to be there. Mr. Murawski stated that that is the old property line before the southern lot was purchased. The label will be revised to move to the south.

Member Planera asked if the petitioner has a relationship with the owner of La Banque Hotel. Mr. Murawski stated yes. The petitioner has been in conversations with the owner of the hotel. Mr. Hansen stated that the owner would lease the entire second floor. Mr. Murawski stated that hotel check-in and parking would be at the main hotel building.

Member Planera asked what the materials of the indoor parking walls be. Mr. Murawski stated that the walls would be pre-cast. Member Planera asked if the residents would be allowed access to the adjacent green roof to the west of the building. Mr. Murawski stated that they would not be able to access the green roof, but they would be able to access the south terrace.

Member Planera asked the petitioner his thoughts on the mechanical systems. Mr. Murawski stated that the hotel owner is in favor of the ductless system that hangs in the ceiling with condensers on the roof. However, with the hotel on the second floor, the petitioner proposes magic-pak single heating and cooling units –electric or gas- in each space. The petitioner has not yet designed the restaurant mechanical plans. It depends on the type of restaurant. The apartments would also have magic-pak units.

Chairman Sierzega stated that the petitioner would need more than one handicap parking space. Mr. Murawski stated yes and that they would meet the minimum per the Illinois Accessibility Code.

Chairman Sierzega stated that the memorandum states that storm water would be stored underground beneath the parking lot. Mr. Murawski stated, yes that is slated for detention.

Chairman Sierzega stated that the trash compactor is next to the building in the covered garage, but the trash area is outside in the parking lot. How tall would the ceiling in the parking garage be in order for the garbage truck to get into the covered garage. Mr. Murawski stated that typically for the trash shoots and the compactors, the maintenance staff pulls the bins out of the compactor and brings them outside to the trash. The garbage truck does not enter the parking garage, but they would drive to the enclosure for pick up and leave through the southeast exit.

Chairman Sierzega asked that the arrows on the southeast point would allow drivers to get from behind the florist to that parking lot. Mr. Murawski stated yes, the existing curb would remain the same.

Chairman Sierzega asked why the existing landscape island west of the building would remain. Mr. Murawski stated that an electrical meter box is there. If that were to be abandoned with the demolition, the petitioner could remove the landscape area and create more parking stalls.

Chairman Sierzega asked about lighting in the parking lot. Mr. Murawski stated that they do not have photometrics yet, but they would add wall packs on the outside of the north wall and the south wall would be light poles. Parking lot lighting would remain the same.

Member O'Brien stated that per tonight's discussion the petitioner would eliminate three parking stalls (from 8 to 5) on Martin Avenue. If a handicap space is needed, that number would be further reduced to 19 stalls. If the stalls were reduced to 19, a variance may be required. Mr. Murawski suggested that the loading zone might be oversized. If they reduce, they may be able to relocate the side door next to the loading zone and pick up one handicap accessible stall. They could also locate another parking stall by the Martin Ave entrance.

Member Johnson stated that if a restaurant were to open, they would need to come before the Commission. Staff Liaison Mesaros stated that if the Village receives a restaurant proposal, parking would have to be worked out. Historically, the location has been a restaurant. Chairman Sierzega stated that, yes, this was a restaurant in the past but there have not been 24 dwelling units to accompany.

Discussion ensued regarding the lack of parking in the downtown area. Member Cap stated that the Village's parking study showed reasonable parking within walking distance to stores and restaurants downtown. Staff Liaison Mesaros stated that parking is available directly in front of the building on Ridge Road and across Martin Avenue, which gives 18 spaces. Mr. Murawski stated that the petitioner understands that allocating parking for the restaurant would not be required in the submittal.

Chairman Sierzega asked if the petitioner has considered underground parking. Mr. Murawski stated that would be expensive. Mr. Hansen stated that there is not enough space because it is a small footprint. In the end, half of it would be ramps.

Chairman Sierzega asked if they have an anticipated construction start date. Mr. Murawski stated if approved at the Appearance Commission on September 5, permit drawings would be submitted in 2-3 months. Mr. Hansen stated that they could frame up from foundation to at least a box in 3 to 4 months; project completion would probably take 12 to 14 months with a 2020 start.

Staff Liaison Mesaros asked about visitor parking. Mr. Murawski stated that visitor parking could be designated until each unit is occupied. For the first couple of years, visitor stalls would come and go. At full capacity, the visitor would have to park in the street. Mr. Hansen stated that it is a possibility that only 75% of spaces would be used. Chairman Sierzega asked if the unused spaces could be used for restaurant parking. Mr. Hansen stated that they would consider it.

Motion was made by Member O'Brien of Case 19-32 for site plan approval for new construction of a four-story mixed-use building and to recommend approval of a special use permit to allow hotel rooms at the southwest corner of Ridge Road and Martin Avenue (18042-18048 Martin Avenue and 2033-2045 Ridge Road) on application by HCF Homewood, LLC in the B-1 Central Business/DO Downtown Overlay zoning district and incorporating the Findings of Fact into the record; seconded by Member Johnson.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Bransky

Motion passed.

## **PUBLIC HEARING – CASE NO. 19-34, Site Plan Approval for construction of an outdoor patio seating area at 17629 S. Halsted Street:**

Chairman Sierzega stated that the petitioner, Mid-America Asset Management, Inc. is requesting site plan approval for outdoor seating at 17629 S. Halsted Street. Chairman Sierzega asked Staff if this case requires publication. Staff Liaison Mesaros stated no because it is site plan approval. Chairman Sierzega stated that MOD pizza has leased one unit of the property, formerly Payless Shoe Source and the petitioner is requesting an outdoor patio seating area.

Chairman Sierzega swore in John Zoerner, representing Mid-America Asset Management, Inc., One Parkview Plaza, Oakbrook Terrace, and Ben Paszkiet, Interplan Architects, One South 280 Summit Ave Ste. D, Oakbrook Terrace.

Mr. Paszkiet stated that the plan is to convert the current abandoned Payless Shoe Source store to a MOD Pizza. As part of the work, the petitioner would add an exterior patio, and move the existing trash enclosure to the southeast corner of the building. The enclosure would be screened with small shrubs, or other landscaping, because some landscaping would be removed to accommodate seating area. The petitioner would lose two parking stalls; however, they gain two stalls by moving the trash enclosure. The existing building is EIFS except the metal roof. The petitioner is proposing to paint, paint and repair EIFS all the way around the building, and install new corrugated metal on the tower. The tower would have signage and great focal point. The trash enclosure would be rotated 90 degrees so the doors do not interfere with the drive aisle between MOD Pizza and Target.

Mr. Paszkiet asked Staff if the signage has been approved. Staff Liaison Mesaros stated yes.

Chairman Sierzega asked if there is a MOD Pizza in the area. Mr. Paszkiet stated Evergreen Park or New Lenox. There are 10 in the Chicagoland area and roughly 500 nationwide. MOD Pizza is based in Seattle and making its way east.

Member Johnson had no questions.

Mr. Paszkiet stated that they are going to protect the outdoor seating with bollards.

Member O'Brien referenced the agenda packet, and when asked if the petitioner knew where the fence would go if alcoholic beverages were an option to purchase. Mr. Paszkiet stated that after further review, they have decided not to serve alcoholic beverages. Mr. Paszkiet asked if they did serve alcohol could it be inside. Staff Liaison Mesaros stated yes. Mr. Paszkiet stated that alcohol would be limited to the interior.

Member Planera asked if the bollards would be on the outside or inside of the fence. Mr. Paszkiet stated outside and setback 6' from the curb. They could look into putting them on the inside for aesthetic purposes.

Member Planera stated that if the petitioner wanted to sell alcohol, one solution would be push the patio to the east. The petitioner could then the parking stalls to the left and connect through the storefront.

Member Cap asked what kind of oven allows the pizzas to cook in 7 minutes. Mr. Paszkiet stated a gas oven. They would never burn wood. Member Cap asked if it would require any exotic modifications to the interior. Mr. Paszkiet stated no, it is the standard pressure. The oven, water heaters, and rooftop units would be powered by gas. A Type 1 hood on the oven to collect the grease.

Member Alfonso asked if the salad line is separate from the pizza line. Mr. Paszkiet stated it is the same line, and a patron can put the salad ingredients on the pizza.

Member Alfonso stated that the petitioner stated they might put landscaping around the enclosure. The landscaping around the enclosure by Potbelly's makes it difficult to see cars when trying to make a turn into the lane. Mr. Paszkiet stated that they would then put landscaping on the side facing the building and on the west part of the enclosure. The petitioner also suggested that they could push the trash enclosure towards the parking stalls to give more space.

Member Alfonso asked about permitting. Mr. Paszkiet stated that they are ready to go for permitting next week.

Chairman Sierzega referred to the Commission materials and asked if they would be completed by the end of the year. Mr. Paszkiet stated that it was optimistic.

Chairman Sierzega asked the amount of inside seating. Mr. Paszkiet stated approximately 100 seats.

Motion was made by Member Alfonso to recommend approval of Case 19-34 for site plan approval for outdoor seating and dumpster enclosure with revisions as recommended by the Site Plan Review

## MEETING MINUTES

Committee 08/07/2019, 17629 S. Halsted Street on application by Mid-America Asset Management, Inc. for MOD Pizza, in the B-4 Shopping Center zoning district; seconded by Member Planera.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Bransky

Motion passed.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**ADJOURNMENT:** Member O'Brien moved to adjourn the meeting at 9:05 p.m.; seconded by Member Johnson. Motion passed by voice vote.

Respectfully submitted,

*Angela Mesaros*

Angela M. Mesaros  
Staff Liaison