

# MEETING MINUTES



**Village of Homewood  
Planning and Zoning Commission  
Thursday, February 22, 2018  
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 7:33 p.m.

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

**APPROVAL OF MINUTES:** Chairman Sierzega asked if there were any corrections or changes to the minutes for the January 25, 2018 meeting. Member O'Brien stated that on page 4, near the bottom, the sq. ft. of the unit should read "*but if you look at the coverage area, provided by the manufacture specs. it states 64 sq.ft.*," the submittals did not include plans there are actual manufacturing specs. Chairman Sierzega stated page 1 "*Mr. Garcia stated that the village sent a letter stating that it was in a location,*" It states "was" and needs to be changed to "where the water and gas is." Page 2 at the top, stated "Chairman Sierzega stated petitions have a 5 ft. easement." The second line states "constant" it should read "construct" Three paragraphs down; on the second line "*Staff Liaison Mesaros stated that any structure that is to be permitted requires a building permit;*" the word "use" should be added after the word "permitted." Page 4 at the top, "*Chairman Sierzega stated that the petitioner replaced the dilapidated shed with an 8'x10';*" it should read "*shed on slab, which is partially located on the utility easement.*" Finally, the sentence should read "*Member Bransky stated that the petitioner would want to anchor it.*" Member O'Brien made a motion to approve the minutes of January 25, 2018, as amended; seconded by Member Cap.

AYES: Members Cap, O'Brien, Planera, and Sierzega

NAYS: None

ABSTENTIONS: Member Alfonso

ABSENT: Member Johnson and Bransky

Motion passed.

## **PUBLIC HEARING – CASE NO. 18-02:**

Chairman Sierzega gave a brief description of Case 18-02, stating that it is a parking variance for United Professional Barber Academy at 17542 Dixie Hwy, requested by Kenneth Owens. Published in the Daily Southtown on 2/6/18 and letters sent out to properties that are 250 ft. from the property. Staff Liaison Mesaros stated that she did not receive any comments. Background information given to the commission includes existing and proposed site plans.

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Chairman Sierzega swore in Kenneth Owens, representing United Barber Academy, 17540 Dixie Highway, Homewood and Ray Haddad, owner of the property, 1147 W 175<sup>th</sup> St., Homewood.

Mr. Owens stated that he would like to place a barber academy at 17542 Dixie Hwy for 16-25 year old males and female students. Chairman Sierzega asked how many square feet the petitioner plans to rent. Mr. Owens stated 2,300 sq. ft. Chairman Sierzega asked how many chairs and employees the petitioner was planning to have at the academy. Mr. Owens stated that the State requires him to have 17 chairs, but he is only going to have 8-10 students at a time with 2 employees.

Chairman Sierzega stated that the Village ordinance requires 2 parking spaces per chair, plus 1 parking space per employee, for a total of 36 parking spaces. The petitioner is short by 11 parking spaces. Mr. Owens asked about the calculation for only 8-10 students. Chairman Sierzega stated that the ordinance states that the number of parking spaces depends on the number of chairs regardless of intended use. Chairman Sierzega asked if there are any other parking spaces. Mr. Haddad stated that he owns parking spaces to the west and east of the property for an additional 14 parking spaces, some of which the daycare is currently using. Mr. Haddad stated that he allows the daycare to use the spaces, without a contract because their front door is closer to his parking spaces he owns.

Chairman Sierzega asked Staff if there is any information that shows how many parking spaces are required for the daycare and how many they are using. Staff Liaison Mesaros stated that she does not have that information on hand; however, she can check and asked Mr. Haddad if the daycare had been using the spaces. Mr. Haddad stated that they have and they are welcome to continue using them.

Chairman Sierzega asked Mr. Haddad if he knows how many parking spaces the daycare is currently using. Mr. Haddad stated that they are using approximately 5 spaces. Chairman Sierzega asked if Mr. Haddad's spaces are the only spaces the daycare is using. Mr. Haddad stated that there are additional parking spaces on the other side of the daycare as well. Chairman Sierzega asked if Mr. Haddad had any information on the daycare property. Mr. Haddad stated that he has no knowledge of the daycare property. He believes that he pays the taxes on the parking spaces.

Chairman Sierzega stated that with this new information, the petitioner may not need a variance; the petitioner has the choice to continue the case until the additional parking spaces can be confirmed. Mr. Haddad stated that Mr. Owens has a deadline with the State. Mr. Owens stated that the deadline is the end of March and the improvements need to be completed by the end of those four months.

Staff Liaison Mesaros asked Mr. Haddad if he has a written agreement with the daycare center. Mr. Haddad stated that there was no agreement with previous owners when he took the building. Staff Liaison Mesaros stated that the commission can take the 14 additional spaces into consideration if they are available.

Member Cap asked if they were included in the count. Staff Liaison Mesaros stated that they were not, because the village was not knowledgeable that Mr. Haddad owned those spaces. Chairman Sierzega stated that with the additional spaces Mr. Haddad owns 54 spaces. Staff

Liaison Mesaros stated that that would be correct; however, the village needs to verify that Mr. Haddad owns those spaces.

Staff Liaison Mesaros asked if there is a State maximum requirement on the number of students the petitioner can teach. Mr. Owens stated that the State requires 8 students, but 17 are allowed. Member Planera stated that it is a maximum of 25 students.

Member Planera asked if the school will be licensed. Mr. Owens stated that it will be licensed.

Member Planera asked for clarification on how Mr. Haddad owns parking spaces at another building. Mr. Haddad stated that the parking spaces are on the side of the building. Member Planera asked why Mr. Haddad would have not counted the parking spaces to the side. Staff Liaison Mesaros stated that it is because it is child care parking.

Discussion ensued regarding Mr. Haddad's comments on renovating the building to make it more appealing.

Member O'Brien requested clarification on the ownership of the 14 parking spaces. Mr. Haddad stated that he owns the building and the parking area east of the building. Member O'Brien asked if using the spaces for the barber academy would impact childcare parking.

Staff Liaison Mesaros asked Mr. Haddad to provide the village with a site plan that shows the number of parking spaces that are part of his parcel, so that the commission can determine whether or not a variance is needed.

Motion was made by Member O'Brien to continue Case 18-02 until the next scheduled meeting; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Johnson and Bransky

Motion passed.

## **PUBLIC HEARING – CASE NO. 18-04:**

Chairman Sierzega gave a brief description of Case 18-04, stating that the request is for a special use permit at property 18205 Dixie Hwy for an indoor amusement (Escape Room) in the B-1 (CBD) Zoning District. The case was published in the 2/6/2018 *Daily Southtown* and letters were sent out to properties that are 250 ft from 18205 Dixie Hwy. Staff Liaison Mesaros stated that she did receive two phone calls from surrounding business owners; Mama & Me Pizzeria and Fratello's Deli and both stated that they have no concerns.

Chairman Sierzega sworn in Latrese Fenton, 3709 Ridge Rd, Hazel Crest and Deborah Chiles-Strong, 4325 Maple Ave., Matteson.

Ms. Fenton stated that Time Quest is an escape room. Groups of 6-8 people enter themed rooms to solve riddles and answer questions. Ms. Strong stated that the definition of an escape room is a

physical adventure room, in which players solve puzzles, riddles, brain teasers to escape the room. People are not actually locked in a room there will be doors that individuals can leave out of if they get claustrophobic, sick, or there is an emergency. Ms. Fenton added that there are props in the room and they must find clues within the props to get out of the room through locks. Ms. Strong stated that it can be used for team building and birthday parties.

Chairman Sierzega stated that there are no parking issues, so the commission is only looking at the special use permit.

Member Alfonso asked how the set up will be and how the individuals will escape from the room. Member Alfonso asked about the number of staff members. Ms. Fenton stated about 7-8 employees, but it also depends on the number of reservations and walk-ins. Member Alfonso asked how many people the Flossmoor location gets. Ms. Fenton stated that on average about 60 people on Fri, Sat, and Sun. People come from as far as 2 hours away.

Member Cap asked if there is a possibility that all 5 or 6 rooms can be occupied at one time. Ms. Fenton stated that the groups are staggered by 30 mins., so 3 rooms could be occupied at the same time and the other rooms would be in the process of being reset for the next group. Member Cap asked what the maximum number of people in a group. Ms. Fenton stated that there would be 8 people max. Member Cap asked Staff if there would be any occupancy issues with having 25 or more people at one time in the building. Staff Liaison Mesaros stated that a fire inspection is required prior to occupancy. The petitioner will be given an occupancy limitation.

Member O'Brien asked how long is an adventure. Ms. Fenton stated that each group gets an hour to complete the room. Member O'Brien asked how many groups based on the hours of operation would be allowed in one day. Ms. Strong stated that there are about 6 slots on a Saturday. Different amounts of people could be in each room.

Member O'Brien stated that there are no alarms in the room and asked staff if that is part of the occupancy permit. Staff Liaison Mesaros stated the petitioner or the landlord would have to install the alarms.

Member O'Brien asked how much participation costs per person. Ms. Fenton stated \$25.

Member Planera asked if food or beverage will be allowed. Ms. Fenton stated that there will be none allowed. Member Planera asked how many employees will be on site. Ms. Fenton stated about 7. Member Planera asked the process of booking. Ms. Fenton stated that about 90% of people book online. Member Planera asked if there are any monitoring procedures. Ms. Fenton stated that a game master takes them to a room and game masters watch the rooms on tv monitors.

Chairman Sierzega requested confirmation on hours of operation, Mon-Thurs 11 am to 8 pm, Fri. 11 am to 11 pm and Sun. 11 am-8 pm. Ms. Fenton stated that the times were correct. Chairman Sierzega asked if walk-ins are allowed. Ms. Fenton stated that walk-ins are allowed. Chairman Sierzega asked if there is a minimum age. Ms. Fenton stated that the required starting age is 12.

Member O'Brien asked if there have been any security problems in the industry regarding individuals that have been drinking before entering the establishment. Ms. Fenton stated that in the 2 ½ years that they have been open she has never had a problem.

Motion was made by Member Alfonso to approve Case 18-04 for a special use to operate *Time Quest* Escape Room, an indoor amusement, on the property at 18205 Dixie Highway in the B1 zoning district on behalf of Latrese Fenton, conditioned upon: issuance of final occupancy permit by the Village of Homewood. The Findings and Fact shall be included as part of the record and recommendation to the Village of Board of Trustees; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Johnson and Bransky

Motion passed.

## **PUBLIC HEARING – CASE NO. 18-03:**

Chairman Sierzega gave a brief description of Case 18-03, stating that the request is for a PUD Amendment and Site Plan Approval at the NW corner of Halsted Street and 175<sup>th</sup> Street in the B-4 Shopping Center District. The case was published in the *Daily Southtown* on 2/6/2018 and letters were sent to occupants within 250 ft of the property. Staff Liaison Mesaros stated that she did not receive any comments. Other documents given to the commission included PUD applications for the Exterior Elevations – Panera, prepared by Smart Design Architect; Exterior Elevations – Chick-fil-A, 01/23/18; Alta Survey, prepared by Sight on Solutions, 09/28/17; Landscape Plans, prepared by Design Perspectives, 01/22/18; Civil Plans prepared by RTM Engineering, 01/23/18; Photometrics – Panera, prepared by On-Site Lighting, 12/04/17; Photometrics – Chick-fil-A, prepared by On-Site Lighting, 12/19/17; Aerial Rendering prepared by JTS Architects; and Monument Sign prepared by JTS Architects.

Chairman Sierzega swore in Andy Goodman and Kevin Mottlowvitz, representing GMX Real Estate Group, LLC, 3000 Dundee Rd. #408, Northbrook; Tod Stanton, 1230 Iroquois Ave. #110, Naperville; Brian Barnard, representing Panera Bread, 3630 S. Geyer Rd, Sunset Hills, MO; Jason Hiu, representing Chick-fil-a, 5200 Buffington Rd., Atlanta, GA; Scott DiGilio, 650 E. Algonquin Rd and Michael Colombo, 450 E. Higgins Rd., Elk Grove Village.

Mr. Goodman stated that GMX owns the land and plans to bring two restaurants to the Halsted Corridor: Panera Bread and Chick-fil-a. Panera Bread has a strong presence with locations and Chick-fil-a currently has 2300 locations. Mr. Hiu stated that Chick-fil-a started building in the Chicagoland area in 2010. Mr. Goodman stated that the property is big enough to hold two restaurants with parking. The project is based on 1) finalizing contracts with Panera Bread and Chick-fil-a and 2) demolition of the office building which is 80-95% vacated. One office tenant still occupies the building per a lease until December 2018. Phases of construction would work around the office building; Panera would begin construction first and then Chick-fil-a.

Discussion ensued regarding site plan of the two restaurants and property updates, including both access points on Halsted St. and 175<sup>th</sup> St. given by Mr. Goodman. Mr. Goodman stated an easement agreement governs overflow parking and access off of Halsted St. with Weglarz Co;

who owns the property to the North of GMX. Mr. Goodman stated that the parking would be wrapped into a declaration, with maintenance shared by both occupants. The proposed shared detention facility west of the 175<sup>th</sup> entrance would serve all of the development.

Member O'Brien had no questions.

Member Planera had no questions.

Member Cap asked if the driveway to the south comes close to aligning with the driveway across from 175<sup>th</sup> street. Mr. Goodman stated that there is an offset. Mr. DiGilio stated that they will be using the existing driveway. Member Cap asked about the impact for traffic the offset would have. Member Planera stated that the aerial shows the south line, to the west of the proposed driveway, is essentially where the outlet will be. The western edge of the exit lane lines up with the eastern edge of the exit lane across the street.

Member Cap asked if the entrance on Halsted is intended to have full function, are customers able to turn left onto Halsted. Mr. Goodman stated that there is a raised median that runs down Halsted so the driver would not be able to make left turns.

Member Alfonso had no questions.

Discussion ensued regarding the outside material and color for both restaurants. Mr. Goodman and Mr. Colombo showed exhibits of the brick and color palette to the commission. Chairman Sierzega asked if both restaurants will have outdoor seating. Mr. Goodman stated that both would have outdoor seating. Chairman Sierzega asked if any of the restaurants will be requesting a liquor license. Mr. Hiu and Mr. Barnard stated that the restaurants will not be requesting a liquor license.

Chairman Sierzega requested clarification on Item I, *The developer shall provide for and establish an organization or other legal entity for the ownership and maintenance of any common open space designated on the development plan. The developer is not providing common open space*, under section labeled staff comments. Mr. Goodman stated that the intent is to build a shared parking facility for both occupants, but each restaurant would be responsible for its own lot. The access is shared and GMX is responsible for that property. The north-south connection from 175<sup>th</sup> to the property to the north is a shared drive. The drive, overflow parking area, and detention facility will be all shared. A monument sign is proposed along Halsted Street common to the overall development. The association will operate, maintain, repair, etc. all of the common elements.

Staff Liaison Mesaros asked who would maintain the detention area. Mr. Goodman stated that it would be included under the operating document.

Member Planera asked for clarification on the fencing. Mr. Goodman stated that the fences proposed along 175<sup>th</sup> and Halsted Streets will be decorative. Mr. Stanton stated that it will be similar to the one that Portillo's currently has and not chain link.

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Member O'Brien asked what impact a fully developed Weglarz property (to the north) would have on this property. Mr. Goodman stated that it would add more customers and traffic. The plan would not change; this proposal is a self contained development.

Chairman Sierzega asked if there will be bumpers in the parking lot. Mr. Hui stated that they would not, because it is a trip hazard and makes snow plowing difficult.

Chairman Sierzega asked if the stormwater basin will be a grassy area. Mr. Stanton stated that it is a non-neutralized basin.

Motion was made by Member Planera to approve Case 18-03 for a major amendment to the Planned Unit Development and site plan for redevelopment of the property at the northwest corner of 175<sup>th</sup> and Halsted Street in the B-4 Shopping Center zoning district and incorporating the Findings of Facts into the record and recommendation to the Village Board of Trustees; seconded by Member Alfonso.

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

**NAYS:** None

**ABSTENTIONS:** None

**ABSENT:** Members Johnson and Bransky

Motion passed.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**ADJOURNMENT:** Member O'Brien moved to adjourn the meeting at 9:15 p.m.; seconded by Member Cap. Motion passed by voice vote.

Respectfully submitted,

*Angela Mesaros*

Angela Mesaros  
Staff Liaison