

MEETING MINUTES



**Village of Homewood
Planning and Zoning Commission
Thursday, April 12, 2018
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 7:30 p.m.

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

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of February 22, 2018. There being no changes, Member O'Brien made a motion to approve the minutes of February 22, 2018, as submitted; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Johnson

ABSENT: Member Planera and Bransky

Motion passed.

APPROVAL 2017 ANNUAL REPORT: Chairman Sierzega asked if there were any corrections or changes to the 2017 Annual Report. There being no changes or corrections, Member Alfonso made a motion to approve the 2017 Annual Report as submitted; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Planera and Bransky

Motion passed.

PUBLIC HEARING – CASE NO. 18-02:

Chairman Sierzega stated that the petitioners were still sworn in from last hearing Kenneth Owens, representing United Professional Barber Academy, 17540-42 Dixie Highway, Homewood and Ray Haddad, owner of the property, 1147 W 175th St., Homewood.

Chairman Sierzega stated that the case was continued because the petitioner thought that they owned additional parking spaces. After review of plat, Village staff determined that the petitioners still required a variance for seven spaces.

Staff Liaison Mesaros stated that the petitioner has 4 additional spaces. The actual total is 44, which means he is deficient by 7 spaces.

Mr. Haddad stated that the Stepping Stones owner owns 5 ft of his parking lot.

Chairman Sierzega requested clarification that the petitioner needs a variance for 7 spaces. Staff Liaison Mesaros confirmed that the petitioner needs 7 additional spaces. However, half of each space belongs to Stepping Stones so those do not count as additional spaces. Chairman Sierzega stated that the petitioner needs 51 and the petitioner has 44 spaces.

Member Alfonso asked if the property owner reached out to the daycare center regarding the parking situation and whether or not they would share the spaces. Mr. Haddad stated that the owner of the day care center has expressed that they will cooperate with sharing the parking spaces. The Center uses the parking when the parents drop off and pick up the children. Member Alfonso asked if the employees use the parking spaces as well. Mr. Haddad stated no, at most there are 2 cars parked there. Mr. Owens stated that Stepping Stones clients/employees park towards the back, because it is more convenient for them.

Member Alfonso asked the petitioner to review the state requirement for the number of chairs. Mr. Owens stated that he is required to have 17 chairs but does not plan to have that many students.

Member O'Brien stated that on Page 2 it states "*he believes he owns more than the required number of parking spaces*" and in the last paragraph it states "*are owned by the petitioner.*" On Page 4 under Variance Standards number 6 it states "*The petitioner is not the owner of the property.*" Staff Liaison Mesaros stated that the third paragraph on Page 2 states that "*a small portion of the parking spaces are owned by the petitioner,*" which is true.

Discussion ensued led by Member O'Brien regarding the correct address for the barber academy (17540-17542) and the correct owners due to the tax bill not matching the rest of the documentation; tax bill states address of business is 17532 Dixie Highway). Mr. Haddad stated that the property was purchased through an auction and that the correct owner, HLMC Title Service Inc (Rajaei and Sawsan Haddad); along with the correct address for each parcel will be placed on the title once it is cleaned up. Staff Liaison Mesaros confirmed that the correct address of the barber academy is 17540-42 Dixie Highway and the Commission will vote on the United Barber Academy space; however, the parking belongs to the entire plaza.

Member Cap suggested having a letter of understanding in some form between Stepping Stones and the barber academy in regards to the shared parking.

Member Johnson asked the petitioner the hours of operation for the academy and Stepping Stone. Mr. Owens stated that the hours are Monday thru Saturday 9 am to 7 pm. Staff Liaison Mesaros stated that the day care hours are more than likely 7 am to 6pm.

Member Johnson asked how many parking spaces Stepping Stones is required. Staff Liaison Mesaros stated that according to documentation at the time of their variance and special use Stepping Stones was required 4 parking spaces. They currently have 13 + spaces.

Member O'Brien asked if the motion that the commission will be voting on includes reference to a parking agreement, and asked how it should be read. Staff Liaison Mesaros stated yes it could be added to the motion and it could state the recommendation is contingent on Stepping Stones granting a letter of authorization to allow shared parking. The petitioner must submit the letter to Village Staff prior to approval by the Village Board.

Motion was made by Member Alfonso to approve Case 18-02 for a variance from Section 11.1 of Homewood Zoning Ordinance to permit a barber academy that does not meet the parking requirements by seven parking spaces on the property located at 17540-17542 Dixie Highway in the B-2 Community Business zoning district and incorporating the Findings of Fact into the record, this approval is conditioned upon the receipt of a letter of authorization allowing shared ownership of parking spaces, between the applicant and the daycare center; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Planera and Bransky

Motion passed.

PUBLIC HEARING – CASE NO. 18-05:

Staff Liaison Mesaros stated that the petitioners have requested a continuation to the next scheduled meeting.

Motion was made by Member O'Brien to continue Case 18-05 until the next scheduled meeting; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Planera and Bransky

Motion passed.

PUBLIC HEARING – CASE NO. 18-06:

Chairman Sierzega gave a brief description of Case 18-06, stating that the request is for a variance to allow 2 sheds at 18412 Morris Avenue request by Brian Barker and Jennifer Furey. The legal notice was published in the *Daily Southtown* on 3/27/18 and letters sent to property occupants within 250 ft. Letters from Building Inspector dated November 20 and December 5, 2017 with a plat survey with location of sheds sketched and photos of both sheds.

Chairman Sierzega swore in Brian Barker and Jennifer Furey, 18412 Morris Avenue, Homewood.

Chairman Sierzega stated the petitioners are requesting a variance to keep 2 sheds on the petitioners' property. The building inspector noticed that the petitioner did not have a building

permit for three sheds. One of the sheds is too close to the house. Mr. Barker confirmed that Chairman Sierzega's statement was correct.

Mr. Barker stated that they are requesting a variance to allow two sheds on the property. The petitioner believes the one variance is not necessary because the shed closest to the house is technically fireproof.

Chairman Sierzega asked if they had already removed the third shed. Mr. Barker confirmed that they had.

Member Alfonso asked the petitioners why they need the shed closest to the house. Mr. Barker stated that due to the size of the house, lack of garage and continuous flooding of the basement, they have limited space to store excess items. The shed closest to the house is used to store kitchen and everyday items. The second shed holds garden tools. Member Alfonso asked if anything flammable is in the shed. Ms. Furey stated that there is nothing flammable stored in the shed closest to the house.

Member Cap had no questions.

Member O'Brien asked if it would be difficult to move the shed closest to the house 10 ft to comply with the village ordinance. Mr. Barker stated that it would be difficult to move, so if it has to be moved it will have to be eliminated. Member O'Brien reminded the petitioners that the ordinance is clear there cannot be anything less than 10 ft from the principal structure. Ms. Furey stated that the ordinance also states that it is primarily an issue of flame resistance if both the siding and the additional structure is a flame resistant material it can be allowed. Ms. Furey also stated that she has a statement from the shed company that the material the shed is made out of is flame retardant and the side of the house is also flame retardant.

Member O'Brien asked if the shed is on a concrete slab. Mr. Barker stated that it is not. Member O'Brien asked what would be the difficulty of moving the shed. Chairman Sierzega asked what the shed was made out of. Ms. Furey stated that it is on a wood foundation and the material is made out of vinyl. Mr. Barker stated that it is staked in and there is a tree that is sandwiching the shed. If they placed the shed on the other side of the tree it would be in the middle of the yard, which would defeat the purpose of storage and easy accessibility.

Discussion ensued led by Chairman Sierzega regarding the fact that even if the Commission approved the variance, the Fire Department and Building Inspector would possibly not approve it, due to the shed's proximity to the house. It is considered a safety issue. Staff Liaison Mesaros added that she conferred with the fire and building department and they would not permit the shed at that location. The letter from the building inspector stated that the shed has to be 10 ft from the permanent structure and that the petitioners could speak to the building inspector regarding the flame resistant material. As far as fire safety that would be a question for the building inspector and fire department to determine.

Motion was made by Member O'Brien to approve Case 18-06 for a variance from Section 8.2E of the Homewood Zoning Ordinance to allow two sheds at the property at 18412 Morris Avenue with the condition that the shed closest to the house be relocated to a minimum of ten (10) feet from the principal structure and a minimum of five (5) feet from all other buildings on the lot and

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on abutting properties and incorporating the Findings of Fact into the record; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Planera and Bransky

Motion passed.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: Member Alfonso moved to adjourn the meeting at 8:19 p.m.; seconded by Member O'Brien. Motion passed by voice vote.

Respectfully submitted,

Angela Mesaros

Angela Mesaros
Staff Liaison