

# MEETING MINUTES



**Village of Homewood  
Planning and Zoning Commission  
Thursday, April 26, 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 7:30 p.m.

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

**APPROVAL OF MINUTES:** Chairman Sierzega asked if there were any corrections or changes to the minutes of April 12, 2018. Chairman Sierzega stated that on Page 4, after "*Member O'Brien stated if it would be difficult to move the shed*" add Chairman Sierzega asked what the shed was made out of and the petitioner added the material is made out of vinyl. Member O'Brien made a motion to approve the minutes of April 12, 2018, as corrected; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Planera and Bransky

ABSENT: Member Johnson

Motion passed.

## **PUBLIC HEARING – CASE NO. 18-05:**

Chairman Sierzega stated that the case was a continuation from the April 12, 2018 meeting for a variance from Section 4.3 Table 4.2 for a garage addition into the required front yard at the property at 18401 Harwood Avenue.

Chairman Sierzega swore in Shawna DeRouin, 501 Country Lane, Beecher, IL, representing her mother Gail Berg.

Chairman Sierzega stated a legal notice was published in the *Daily Southtown* on 3/7/18 and letters were sent out to property owners within 250'. Staff Liaison Mesaros stated that she did not receive any comments. Chairman Sierzega stated that Commission received an application for Zoning Action, Plat of Survey, and memorandum from Village Engineer Max Massi dated 3/5/18.

Chairman Sierzega stated that the petitioner wishes to construct a 2 ½ car attached garage addition and driveway on the single family house at 18401 Harwood Avenue. The petitioner is requesting a variance from Section 4.3 Table 4.2 of the Zoning Ordinance that requires a

minimum front yard of 25' in the R-2 district. The house is currently setback 35.4 feet from the property line on Harwood Avenue. The subject property has three front yards. The proposed attached garage will be 28' wide by 24 feet deep and will encroach into the required corner front yard, reducing the setback to approximately 7.4 feet.

Ms. DeRouin stated that her mother would like to build a 2½ car garage, so that the dining room can be extended, which will allow for the washer and dryer to be moved up to the main floor from the basement along with other items she needs on a daily basis due to her mother's illness. The garage will shorten the walk to the car.

Chairman Sierzega asked where the petitioner currently parks her car. Ms. DeRouin stated that it is currently located on Harwood Ave., but the distance is an issue. Chairman Sierzega asked the material of the parking area. Ms. DeRouin stated that it is concrete.

Member Planera asked if the petitioner lives in the house alone. Ms. DeRouin stated that her mother does live alone. However, the house is a duplex and the south side apartment is currently rented to a tenant.

Member Planera asked what the need is for the 2 ½ car garage. Ms. DeRouin stated for extra storage.

Member Planera asked how far north the addition will come off the garage. Ms. DeRouin stated the garage will be 28' wide and 24' deep.

Member Planera pointed out that if the variance is approved then there will be a 2 car garage, but also an existing parking space on Harwood Ave. that needs to be addressed and asked for confirmation from Staff. Staff Liaison Mesaros stated that as long as there are not 2 garages on the property, a residence can have two parking areas.

Member O'Brien stated that the house at 18411 Harwood Ave is further west (as far as parking) and asked if the petitioner if the property to the south of this is further west and more problematic to the sightline and the garage should be repositioned. Ms. DeRouin stated that the garage would be west and that the car will pull out onto Palmer Ave.

Member Cap stated that the Site Plan does not show the dimensions for the north property line and the north side of the garage and asked what the setback would be from the property line to the north face of the garage. Staff Liaison Mesaros stated the 7.4 ft would be the closest point and it would not comply. Member Cap suggested that research be done on site distance standards, due to Village Engineer Massi's concern about traffic sight lines at the stop bar at Harwood Avenue.

Member Bransky asked if there is a side door on the south wall of residence. Ms. DeRouin stated that the building is a duplex and the south side is an apartment. Member Bransky asked if the tenant would continue to park on the apron, Birch Ave, or the garage. Ms. DeRouin stated that it would be up to the tenant.

Member Bransky requested clarification on the use of the additional space. Ms. DeRouin stated that it would be used for storage of the items that are kept in the basement. The petitioner has a

difficult time going up and down the stairs. Member Bransky asked if the wall will be removed to extend the living space of the house. Ms. DeRouin stated that that was correct. Member Bransky stated that if that is the case then it would be changing the footprint of the residence and not just adding a garage.

Chairman Sierzega asked Staff since it now will be considered a change in footprint and not just a garage would it fall under the same request. Staff Liaison Mesaros stated that the actual variance would be for the portion that is the attached garage.

Discussion ensued led by Member Bransky regarding the layout of the garage and the house, and advised that other codes will need to be followed. Ms. DeRouin stated that the whole wall will not go down, instead there will be a door where the double window is currently located, which will be a mud room.

Member O'Brien suggested that the petitioner's daughter provide a drawing (nothing formal) or a written description as a frame of reference, because it is not what the materials represent.

Staff Liaison Mesaros asked if there will be an actual separate mud-room inside the garage. Ms. DeRouin stated yes and it will be walled off, so that she can do laundry and not be next to the car, but it would still be part of the garage.

Staff Liaison Mesaros stated that it would be the same variance, the attached garage extending into the front yard.

Member O'Brien stated that since the Village Engineer is requiring the "Stopping Site Distance" exhibit that should be included in the Findings of Fact and/or approval. Staff Liaison Mesaros stated that it can be placed as number 7 in the Findings of Fact, it will be part of the building department approval, and it can certainly be part of the approval of the variance.

Motion was made by Member O'Brien to approve Case 18-05 for a variance from Section 4.3, Table 4.2 of Homewood Zoning Ordinance to construct a garage addition at 18401 Harwood Avenue that encroaches into the required front yard and incorporating the Findings of Fact into the record. The Findings of Fact have been amended with a number 7 that includes the requirement by the Village engineer for a stopping site distance exhibit; seconded by Member Cap.

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

**NAYS:** None

**ABSTENTIONS:** None

**ABSENT:** Member Johnson

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