

MEETING MINUTES



**Village of Homewood
Planning and Zoning Commission
Thursday, May 10, 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, Bransky, Planera, O'Brien, Johnson, and Chairman Sierzega were in attendance. Member Alfonso 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 26, 2018. Member O'Brien stated that on Page 2, "*Member O'Brien asked if the petitioner could place the garage to the west and not the north*" is meant to describe the interior renovations to the existing garage on to Palmer Ave. and the comment is that "*the property to the south of this is further west and more problematic to the sightline and the garage should be repositioned,*" should replace what is written in the current minutes. Member O'Brien made a motion to approve the minutes of April 26, 2018, as corrected; seconded by Member Planera.

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

NAYS: None

ABSTENTIONS: Member Johnson

ABSENT: Member Alfonso

Motion passed.

PUBLIC HEARING – CASE NO. 18-08:

Staff Liaison Mesaros stated that the petitioner is not present, so the Commission can make a motion to continue the case until the next scheduled meeting, May 24, 2018.

Motion was made by Member O'Brien to continue case 18-08 until the next scheduled meeting on May 24, 2018; seconded by Member Bransky.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Alfonso

Motion passed.

PUBLIC HEARING – CASE NO. 18-09:

Chairman Sierzega gave a brief description of Case 18-09, stating that the request is for a variance to permit construction of an 11' x 21' shed in the rear yard, which will be 10' behind an existing detached two-car garage. Section 8.2-E-2 of the Homewood Zoning Ordinance states in reference to sheds, "*The maximum size shall be the lesser of one-hundred and forty-four (144) sq. ft. or 30% of the required rear yard.*" An 11' x 21' shed is 231 sq. ft. The legal notice was published in the *Daily Southtown* on 4/24/18 and letters sent to property occupants within 250 ft., Statement addressing conditions for variance, plat of survey location of shed sketched, and photo of proposed shed. Staff Liaison Mesaros stated that staff received were no responses to the letters.

Chairman Sierzega swore in Joseph Thielen, 17902 Homewood Avenue, Homewood.

Mr. Thielen stated that he would like to replace the existing deteriorating shed with a new one that is approximately the same size. The manufacturer's specifications show that the proposed measures 208 sq. ft., possibly because of the overhang. The new shed will be within 6 sq. ft in size of the old shed. The existing shed will be removed and the new shed will be placed on the new slab.

Chairman Sierzega asked about the material for the proposed shed. Mr. Thielen stated that the new shed will be power coated steel frame, and if that type of material is not approved by the building inspector he would use a wood structure.

Chairman Sierzega requested clarification on whether the petitioner knew that he had to place the shed away from other buildings. Mr. Thielen stated that he was informed of the separation rule.

Member Bransky asked the height difference between the proposed shed and the existing garage. Mr. Thielen stated that the shed will be 2 ½ ft. shorter than the old shed.

Member Cap had no questions

Member O'Brien had no questions, but pointed out that the manufactures' specs indicated a smaller square footage than the actual dimensions that were presented. Mr. Thielen stated that it the dimensions of 11' x 21' sq. ft, are actually closer to 10.5 ft.

Member Planera stated that he had no questions.

Member Johnson asked if the location of the shed, 8 ft from the property line and 10 ft from the garage, should be added to the recommendation. Staff Liaison Mesaros stated that it could be added to the Findings of Fact. Chairman Sierzega stated that it can be placed as #7.

Member Johnson asked Staff if the wording should be *from any structure or from the house*. Staff Liaison Mesaros stated that it should read *from any structure*. It is a minimum of 5 ft, but the petitioner is proposing 8 ft.

Chairman Sierzega had no questions.

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Motion was made by Member Cap to approve Case 18-09 for a variance from Section 8.2E, of the Homewood Zoning Ordinance to allow a shed at the property at 17902 Homewood Avenue that exceeds the allowable maximum size by 87 square feet and incorporating the Findings of Fact, as amended, into the record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Johnson

Motion passed.

NEW BUSINESS: Staff Liaison Mesaros discussed an update regarding the new and used bookstore, Bookies.

OLD BUSINESS: None.

ADJOURNMENT: Member Cap moved to adjourn the meeting at 7:50 p.m.; seconded by Member O'Brien. Motion passed by voice vote.

Respectfully submitted,

Angela Mesaros

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Staff Liaison