

MEETING MINUTES



**Village of Homewood
Planning and Zoning Commission
Thursday, June 14, 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 Bransky, Cap, O'Brien, Johnson and Chairman Sierzega were in attendance. Member Alfonso and Planera were absent. Present from the Village was Economic and Community Development Director Angela Mesaros. There were nine people in the audience.

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of May 24, 2018. Member O'Brien stated in the Approval of Minutes section the word "*interrupted*" should read "*interpreted*." Member Cap made a motion to approve the minutes of May 24, 2018, as corrected; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: Member Bransky

ABSENT: Members Alfonso and Planera

Motion passed.

PUBLIC HEARING – CASE NO. 18-12:

Chairman Sierzega gave a brief description of Case 18-12, stating that the request is for a variance for a driveway/parking space at 17643 Dundee Avenue. A legal notice was published in *Daily Southtown* on May 26, 2018 and letters were sent to properties within 250 ft. Staff Liaison Mesaros stated that no comments were received. A letter from the petitioner; Plat of Survey dated October 5, 2017 with proposed improvement with dimensions; letter to Troy and Joanna Schedin from Building Inspector Jerry Maicach dated April 30, 2018. Chairman Sierzega also stated that the petitioner is requesting to construct a new asphalt driveway and parking space on the property. The petitioner has been informed that the request does not meet the necessary width requirements.

Chairman Sierzega swore in Troy Schedin, 17643 Dundee Avenue, Homewood.

Mr. Schedin stated the variance he is seeking to is to constant a parking space in front of his home.

Chairman Sierzega asked if the driveway will be asphalt. Mr. Schedin stated yes and also that he would like to extend the asphalt drive to the back of his property along the side of his property. This area would function as a patio and hold nothing more than a bike rack and shuffle board.

Chairman Sierzega asked if the petitioner had a garage on the property. Mr. Schedin stated no garage.

Chairman Sierzega asked for the reasoning behind constructing the retaining wall along the side of the driveway/parking space. Mr. Schedin stated that it is to prevent stormwater drainage onto his neighbor's property and direct the water onto the street.

Member Johnson asked how the water will run. Mr. Schedin explained that the wall will greatly reduce the amount of water going into the neighbor's yard, by directing the water to run towards the street. The retaining wall will be made out of landscape blocks.

Member Johnson asked how far the retaining wall would extend along the driveway. Mr. Schedin stated that it would extend from the back of the driveway to the front of the home; 27.5 ft.

Member O'Brien asked Staff if the petitioner's request is two variances: one for the driveway and one for the parking stall. Staff Liaison Mesaros stated that it would be two.

Member O'Brien stated that in the Variance Standards section Item 2 "*The petitioner purchased the home with no driveway. The lack of driveway requires parking on the street*" and the materials titled "Conditions for Variance" indicates under number 3 that "*the lack of driveway on my property requires me to park on the street and repeatedly pay overnight parking registration fees.*" Member O'Brien asked if the petitioner has applied for an annual permit. Mr. Schedin stated that he pays for a permit. He has also received parking tickets for parking on the street during snow fall and has to pay them.

Member O'Brien asked if the asphalt next to the house will be used for vehicles. Mr. Schedin stated that no vehicles would be using it. Member O'Brien requested a confirmation that the petitioner would be parking on the pad out front. Mr. Schedin answered yes.

Discussion ensued led by Member O'Brien on whether or not the petitioner needs a variance for a parking space. Staff Liaison Mesaros stated that a variance is needed to park in the front yard. Member O'Brien asked why the petitioner would need a variance. Staff Liaison Mesaros stated that parking in the front yard is not permitted by Code. Staff Liaison Mesaros stated that a parking space be created in the front yard, which would be different than a driveway leading into a parking space or garage.

Member Cap had no questions.

Member Bransky had no questions.

Member Bransky stated that it might be wise to keep the variance regarding the driveway or parking spot to legally define that area as a place to park a car.

Chairman Sierzega asked Staff if the Commission should keep the two variances. Staff Liaison Mesaros stated yes.

Motion was made by Member Bransky to approve Case 18-12 for a zoning variance from Section 11.3 of the Homewood Zoning Ordinance to construct a driveway and parking space below the minimum width requirements on the property located at 17643 Dundee Avenue incorporating the Findings and Fact into the record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso and Planera

Motion passed.

PUBLIC HEARING – CASE NO. 18-14:

Chairman Sierzega gave a brief description of Case 18-14, stating that the request is for site plan approval at 19260 S. Halsted Street. Staff Liaison Mesaros stated that this particular case did not need to be published because it is not a public hearing, but approval of the site plan.

Chairman Sierzega swore in Dave Mikos, representing Anderson Mikos Architects Ltd, 17W110 22nd Street, Oakbrook Terrace; Jean VanderSanden, representing Shirley Ryan Ability Lab, 355 E. Erie St. and; Steve Gregory, representing Eriksson Engineering Associates, Ltd, 135 S. Jefferson St., Chicago.

Mr. Mikos stated that the current property is a vacant parcel. The Shirley Ryan Ability Lab, formerly the Rehabilitation Institute of Chicago proposes to build a new facility. The request is twofold 1) the petitioner has outgrown their current space and 2) the land is a great parcel.

Ms. VanderSanden gave a brief overview of the history and services the Shirley Ryan Ability Lab. The Lab offers patients with long-term neurological trauma/injury assistance with relearning fundamental everyday functioning immediately after they leave the hospital. Therapy ranges from physical to occupational to speech. Patients attend sessions for 3 to 6 hours a day, 3 to 5 days a week. Due to the extensive nature of the patient's injuries, they are not able to transport themselves to the Lab. The petitioner will offer transportation to the patients through a third party contract.

Mr. Gregory stated that the facility is sited on the lot to take advantage of the natural area behind the building. An existing detention area will be utilized after bringing it up to current MWRD standards. Additionally, the main drop off area in front will be one-way traffic with two lanes. A walking path will circle around behind the building to be used for sensory therapy. Landscaping as is required by the Village's Code is provided around the perimeter and parking lot. The landscaping plan has been submitted to the Village's arborist; however, has yet to be reviewed. They will comply with any substitutions the arborist requests.

Member Bransky had no questions.

Member Cap stated that how the building plans unfold will be governed by the presence of the flood plains and asked how the building compares in size to current facilities in surrounding areas. Additionally if expansion is needed how would that happen. Ms. VanderSanden stated that the plan for the new clinic is approximately twice the size of the current location in Homewood.

Annually they see about 3-6% growth. They would anticipate that the space would fit their needs for at least 15-20 years. Options for growth on this site would be to build upward, which would be a challenge. Because of the mobility of the patients it is essential to keep services on ground level. They have planned additional office space for staff growth and will build extra gym space as well for patient growth. The operational model is different, because the patient population needs more intensive therapy and not a standard 45 minute to an hour therapy appointment. Operationally the petitioner is confident that the space can be used for at least 20 years.

Mr. Mikos stated that the petitioner feels that they are not going to need any larger than 20,000 sq. ft., Therefore, the decision use that as the maximum amount. A wetland analysis was completed. To establish the wetland boundary line and they added 50 ft as an additional barrier. The final elevation of the building will be raised one foot above the flood plain.

Member Cap expressed concern regarding flexibility to expand the building if needed. Ms. VanderSanden stated that was considered it and, if needed, would locate a second program in another building as opposed to growing larger within one building.

Member O'Brien asked if there will be any consideration for Saturday appointments. Ms. VanderSanden stated that they tried at their Willowbrook location and attendance was very poor. Weekends are challenging for families, because of busy schedules.

Member O'Brien asked about the number of treatment rooms. Ms. VanderSanden stated that the building will have 18 individual treatment rooms and 4 gyms. Member O'Brien asked if gyms and examining rooms are the same. Ms. VanderSanden stated that they are used for slightly different purposes, such as the gyms are for physical therapy and examining rooms are for relearning everyday tasks like feeding, communication and dressing.

Member O'Brien asked why the positioning of the handicap stalls is reversed on one of the drawings as the parking spaces count changed from 97 to 95 spaces. Mr. Mikos stated that this was a drawing error.

Member Johnson had no questions.

Chairman Sierzega asked if clients could transport patients on their own and the hours of operation. Ms. VanderSanden stated yes, they will be able to drop off or drive themselves. The last patient leaves at 3:00 pm, and the staff leaves by 4:00- 4:30pm.

Chairman Sierzega asked when construction will begin. Mr. Mikos stated August 2018. They are looking at a 10-12 month construction time.

Motion was made by Member O'Brien to approve Case 18-14 for site plan approval of redevelopment of the property at 19260 S. Halsted Street on application by Med Properties, LLC for the Shirley Ryan Ability Lab medical offices facility in the B-3 Service Business Zoning District; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

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ABSENT: Members Alfonso and Planera
Motion passed.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: Member Cap moved to adjourn the meeting at 8:27 p.m.; seconded by Member O'Brien. Motion passed by voice vote.

Respectfully submitted,

Angela Mesaros

Angela Mesaros
Staff Liaison