

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, July 26, 2018
7:30 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Member Planera called to order the meeting of the Planning and Zoning Commission at 7:30 p.m.

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

APPROVAL OF MINUTES: Member Planera asked if there were any corrections or changes to the minutes of June 14, 2018. There being no changes, Member O'Brien made a motion to approve the minutes of June 14, 2018, as submitted; seconded by Member Bransky.

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

NAYS: None

ABSTENTIONS: Members Planera and Alfonso

ABSENT: Chairman Sierzega

Motion passed.

Member Planera asked if there were any corrections or changes to the minutes of June 28, 2018. There being no changes, Member O'Brien made a motion to approve the minutes of June 28, 2018, as submitted; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Members Alfonso and Bransky

ABSENT: Chairman Sierzega

Motion passed.

PUBLIC HEARING – CASE NO. 18-18, Final Plat of Subdivision and Variance, northwest corner of 175th and Halsted Street, GMX Real Estate Group:

Member Planera gave a brief description of Case 18-18, stating that the request is from GMX Real Estate Group for approval of the Final Plat of GMX-Midland Subdivision, dated 06/20/18, and Variance from lot size at the NW corner of Halsted Street and 175th Street.

Member Planera swore in Andrew Goodman, GMX Real Estate Group LLC, 3000 Dundee, Northbrook, and Scott DiGilio, RTM Engineers, 650 E. Algonquin Road, Schaumburg, who presented the case and answered questions from the Commissioners.

MEETING MINUTES

Mr. Goodman stated that the property currently includes three lots, vacated land and easements, and the resubdivision creates two distinct lots on one plat. As an update, GMX has finalized the permits from Thorn Creek Sanitary District and MWRD and bids from general contractors will be processed at the end of August.

Member Alfonso asked about the variance request. Staff Liaison Mesaros stated that the parcel in the back (Lot 2) will meet the minimum area, but the front lot (Lot 1) is less than the required area. All detention for both lots will be contained on Lot 2.

Member Cap stated that he is skeptical about the detention for both sites being provided on one lot and not a shared lot, common space. Mr. DiGilio stated that this is governed by the easement agreement. Mr. Goodman stated that the plans have been approved by the Village Engineer and MWRD.

Member O'Brien asked for clarification of the lot sizes. Lot 1 is 43,560 square feet and Lot 2 is 60,000 square feet. Lot 2 complies with the Village Code, but Lot 1 does not meet the minimum size requirements.

Member Bransky had no questions.

Member Johnson had no questions.

Member Planera had no questions.

Motion was made by Member O'Brien to recommend approval of final plat of resubdivision of the property at the northwest corner of 175th and Halsted Street into two lots with the required variance from Minimum Lot Area (PUD) for Lot 1. The Findings of Fact shall be included as part of the record and recommendation to the Board of Trustees; seconded by Member Bransky.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Chairman Sierzega

Motion passed.

PUBLIC HEARING – CASE NO. 18-20, Class II Home-Based Business to operate a metal fabrication business at 1816 Cedar Road:

Member Planera gave a brief description of Case 18-20, stating that the request is for approval of a Class II home-based metal fabrication business at 1816 Cedar Road. A legal notice was published in the *Daily Southtown* on July 19, 2018. Staff Liaison Mesaros stated that Staff received no comments. Also included in the Commissioners' packets were the petitioner's application and plat of survey.

Member Planera swore in Robert Kruk, Raven Metal Works, LLC, owner of the property at 1816 Cedar Road, Homewood.

Mr. Kruk stated that his proposed home-based business is a small, metal fabrication business in his garage during normal business hours. He works for an LLC and will have no employees at his home. He will pick up most jobs off-site and bring back to his garage with occasional customer drop-offs. The welding gases he plans to use are not flammable; safety is a huge concern for him. Storage of

MEETING MINUTES

materials will be in his garage with bigger items stored at his place of employment. Tanks will be chained and capped. The Fire Department will do annual inspections.

Member Johnson asked about noise. Mr. Kruk stated that he has talked to the neighbor to the west. The only noise is hammering, grinding during normal business hours.

Member O'Brien asked if this business would create fumes and if the technique would include braising. Mr. Kruk stated no.

Member Johnson asked about environmental concerns. Mr. Kruk stated that part of the agreement with his current employer is that he would be able to do grinding at the place of employment. He would not store hazardous materials or chemicals at his house.

Member Cap asked about the welding techniques that he would use. Mr. Kruk stated that he would have no oxygen and no acetylene; no splatter or spark. He would have a 100 amp MIG welder.

Member Cap stated that fabrication/welding is only permitted by zoning in the manufacturing district.

Member Cap asked if the welding would produce fumes or chemicals and stated his concern that the metals could get too hot for the wood frame garage. Mr. Kruk stated that he is not equipped to weld exotic metals.

Member Planera asked where the applicant expects to go with the business – would he move out/expand? What is his training? Mr. Kruk stated that he has taken welding classes at Moraine Valley Community College and has six years of work experience in charge of fabrication.

Member Bransky asked about certifications from the American Welding Association. OSHA? He would have no certifications and no license.

Motion was made by Member O'Brien to approve Case 18-20 Class II Home-Based Business to operate a home office and metal fabrication and welding on application by Robert Kruk, Raven Metal Works, LLC, at 1816 Cedar Road and incorporating the Findings of Fact into the record; seconded by Member Alfonso.

AYES: Members Alfonso, Bransky, O'Brien, Planera, and Johnson

NAYS: Member Cap

ABSTENTIONS: None

ABSENT: Chairman Sierzega

Motion passed.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: Meeting was adjourned at 8:56 p.m. by voice vote.

Respectfully submitted,

Angela Mesaros

Angela Mesaros

Staff Liaison