

MEETING MINUTES



**Village of Homewood
Planning and Zoning Commission
Thursday, September 14, 2017
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 7:29 p.m.

ROLL CALL: Members Cap, Johnson, Planera, Bransky, O'Brien, Alfonso, and Chairman Sierzega were in attendance. Present from the Village was Economic and Community Development Director Angela Mesaros. There were 5 people in the audience.

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of August 10, 2017. There being no changes, Member O'Brien made a motion to approve the minutes of August 10, 2017, as submitted; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: Member Bransky

ABSENT: None

Motion passed.

PUBLIC COMMENT: There were no comments.

REGULAR ORDER OF BUSINESS:

PUBLIC HEARING – CASE NO. 17-13: A request by Adrienne Sims for an administrative variance to locate a parking space in the required front yard on the property at 18452 Dixie Highway located in the R-2, Single Family zoning district.

Chairman Sierzega noted that a legal notice was published in the *Daily Southtown* on July 26, 2017; letters to occupants within 250 sq. ft. of the subject property; and there was one comment received. Staff Liaison Mesaros stated that a call was received from 18456 Dixie Highway stating that the resident did not have any problems with the gravel and the cars parked there; however, did have concerns about adding the asphalt due to the potential of water running onto her property, which is located at the lowest point.

Chairman Sierzega swore in Adrienne Sims, 18452 Dixie Hwy, Homewood.

Ms. Sims stated that she currently has a single car attached garage and the space in front can only accommodate two cars. She also does not have a walk way to the front door of her house, so she is proposing to widen the driveway to incorporate the sidewalk to the north of the current

driveway and to the south. The asphalt was laid because of the multiple holes that gathered water when it would rain. She also laid asphalt to accommodate her daughter who moved back in, due to an illness.

Chairman Sierzega asked the petitioner to elaborate on the placement of the sidewalk and the dimensions. Ms. Sims stated that she wanted to pave the driveway and that she wants to increase the total driveway by 10'8" to 17', the additional 6'4" would be incorporated by 2'6" to the north 3'10" south of the driveway.

Mr. Johnson asked if adding another 6' would be enough for two cars, because that would only fit a small car. Ms. Sims stated that at the current moment she can park side by side and the additional asphalt is enough.

Member Planera asked if the petitioner intended to have asphalt or concrete. Ms. Sims stated that she was waiting to find out what she can get done; therefore has not thought about it yet. Mr. Planera asked if the 10' 3" to the south is still a generous amount. Ms. Sims stated that with the additional space to the north would allow enough space to move the cars over and pavement when exiting the car. Therefore, allowing the individual to walk on the pavement and not on the neighbor's property.

Member O'Brien stated that the neighborhood does have problems with space, because there is no parking allowed on Dixie Highway similar to 175th Street. He understands why the additional parking is needed. Member O'Brien asked if the petitioner considered any of the runoff from the rain or snow going onto the neighbor's property. Ms. Sims stated where she is located there is also a sewer drain. Member O'Brien stated that the photos that were submitted with the commission packet have the wrong addresses under the pictures. Ms. Sims stated that she printed them from the computer and not sure how the addresses were placed there.

Member Cap asked if the intention of the petitioner was to widen the driveway on both sides of the sidewalk. Ms. Sims stated that it is straight from the street to the sidewalk and if it is needed then she will add asphalt to both sides of the sidewalk.

Member Bransky asked if access for a handicap resident is part of the reason to expand the walkway and if a ramp will be needed. Ms. Sims stated that her daughter has a disability but has not been fully diagnosed yet; she has to use a cane to walk. The petitioner has tried to park her daughter's car in multiple locations, but she always had to move it to a different location. The petitioner would have to park on Martin Ave to drop her daughter off at her car. This would be an inconvenience due to the amount of doctor's appointments her daughter has.

Member Alfonso asked if the expansion of the sidewalk would be to the north. Ms. Sims stated that it would be to the north.

Chairman Sierzega asked if the petitioner has reached out to any contractors. Ms. Sims stated that she is waiting for the decision of the commission and then she will move forward with contractors. Chairman Sierzega stated that March 7th was when the petitioner received the final notice. He asked why it took so long to request a variance. Ms. Sims stated she applied in April, but her daughter's condition worsened and she was in and out of the hospital. Chairman Sierzega

asked if the petitioner is unsure if she wants to do asphalt or cement. Ms. Sims stated that the current driveway is concrete and she must find out cost and timeframe. She is also considering pavers in the walkway.

Member O'Brien asked what the direction the sidewalk will be going, if starting from the north. Ms. Sims stated that it would start at her house and go as far down as possible, due to a tree placement, it will curve out at some point.

Member Bransky asked if the petitioner will make accommodations so that water does not go onto the neighbor's property, such as pitching it back to the petitioner's driveway or putting in the curb. Ms. Sims stated that she received a letter from the building inspector regarding the pitch and how it must be constructed. Staff Liaison Mesaros stated that it is a code requirement that an individual cannot shed water onto another property, so the driveway must be pitched away from the neighboring property.

There being no further questions, Member Planera moved for approval of Case No. 17-13 for a zoning variance of Section 11.4 of the Homewood Zoning Ordinance to allow parking in the front yard by expanding the width of the driveway on the property located at 18452 Dixie Highway incorporating the Findings of Fact into record; seconded by Member O'Brien.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

PUBLIC HEARING – CASE NO. 17-28 – A request by David McWilliams for a variance to allow a gazebo that exceeds the maximum allowable square footage on the property at 3322 185th Place located in the R-1, Single Family zoning district.

Chairman Sierzega swore in Wanda and David McWilliams, 18432 Western Ave., Homewood

Chairman Sierzega noted that a legal notice was published in the *Daily Southtown* on June 26, 2017; letters to occupants within 250 sq. ft. of the subject property; and there were no comments received.

Mr. McWilliams stated that they plan to build a 16x16 gazebo for family enjoyment. Mrs. McWilliams stated that they have four kids with spouses and grandkids. They have been in the house for 22 years. They are at a point in their lives where they would like to get more in the back yard. Due to the size of the family a 12x12 gazebo does not work.

Chairman Sierzega asked why they decided to put it in that area. Mrs. McWilliams stated that they have a small concrete patio in that location that used to be a deck. Chairman Sierzega stated that the picture provided to the commission shows space between the gazebo and the concrete patio and asked if the petitioner's plan is to leave space between the two. Mr. McWilliams stated that they plan to leave the space. Chairman Sierzega asked if the gazebo is made of wood. Mr. McWilliams stated that the material is tree lumber.

Member Alfonzo asked if the gazebo is screened. Mr. McWilliams stated that they intend to screen. Member Alfonzo asked staff if a screened structure would still be considered a gazebo. Staff Liaison Mesaros stated that as long as it is open and with no solid walls it would be considered a gazebo.

Member Bransky had no questions.

Member Cap had no questions.

Member O'Brien asked the petitioners if their intention was to keep the gazebo close to the patio, so that it looks like it coexists. Mr. McWilliams stated yes.

Member Planera stated that the lot is ample size.

Member Johnson asked if other properties in that area are comparable in size. Mrs. McWilliams stated yes. Member Planera asked how far along the petitioners are with the project. Mr. McWilliams stated about 40 percent.

Member Planera requested assistance with clarification regarding item 6 under Findings and Facts, *the Homewood Zoning Ordinance Section 8.2E restricts the size of a gazebo to 144 square feet in an R-2 district*. Member Planera asked if R-2 should read R-1. Staff Liaison Mesaros stated that it should read R-1 and will correct it.

There being no further questions, Member O'Brien moved for approval of Case No. 17-28 for a zoning variance from Section 8.2 of the Homewood Zoning Ordinance to permit a gazebo that is 256 sq ft. on the property located at 3322 W. 185th Place and incorporating the Findings of Fact into the record, which includes Item 6 being amended per discussion; seconded by Member Planera.

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

NAYS: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

NEW BUSINESS: None

OLD BUSINESS: Staff Liaison Mesaros confirmed that the appeals case will be on the September 28, 2017 meeting agenda.

ADJOURNMENT: Member Cap moved to adjourn the meeting at 8:11 p.m.; seconded by Member Bransky. Motion passed by voice vote.

Respectfully submitted,

Angela M. Mesaros
Staff Liaison