

# MEETING MINUTES



Village of Homewood  
Planning and Zoning Commission  
Wednesday, May 27, 2021  
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 7:28 p.m.

**ROLL CALL:** Members attended: Bransky, Cap, Johnson, O'Brien, Planera, and Chairman Sierzega; Present from the Village was Economic and Community Development Director Angela Mesaros, Building Department Secretary Darlene Leonard. There were six people in the audience.

**APPROVAL OF MINUTES:** None

**Case No. 21-13 – Administrative Variance to allow a fence in the front yard at the property located at 18210 Martin Avenue:**

Chairman Sierzega introduced the case and swore in the petitioners, James and Emily Hamaguchi. Chairman Sierzega stated that this request is for a variation for a 6-foot fence along the back of the property and along the side and the reason is that the property is on a corner and technically there are two front yards.

Emily Hamaguchi stated the fence will have 1-inch spacing so it would not be a solid white wall. Mrs. Hamaguchi stated that they have found that downtown living includes a lot of pedestrian traffic from being near Metra, and various village festivals. Mrs. Hamaguchi stated that people have approached their kids while they have been in the yard. James Hamaguchi stated that they have had a few uncomfortable instances where people have stopped and stared at their kids and their niece.

Member O'Brien asked if the situations were reported to the police. Mr. Hamaguchi stated they were, except the ones involving people passing by.

Mrs. Hamaguchi stated that a Police officer stopped by and asked for footage for an incident in which a person approached a neighbor's house.

Mr. Hamaguchi stated the fence would not go to the front corner. A decorative bench would be placed in front of it. Mrs. Hamaguchi stated that they want a bit of security in the backyard.

Chairman Sierzega asked if the fence at the corner will be 3 feet tall and the same type. Mrs. Hamaguchi stated yes and that the fence will be white vinyl, but the fence at the front will be more decorative.

Member Johnson asked how far the fence would be from the sidewalk and how far it would extend in the back. Member Johnson stated 25-50 feet in the back.

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Chairman Sierzega stated the fence would be about 41 ½ feet from the front to the end of the backyard. Mr. Hamaguchi stated that the fence would be low so drivers can see over it and it would not go to the corner.

Member Planera stated that the petitioner's concerns are understandable and that a fence could minimize some of them. However, with the spacing, someone could still look into the yard. Mrs. Hamaguchi stated that with the fence people are less likely to do so.

Member Planera stated that if the fence were placed where allowed, it would not eliminate all activity. Member Planera stated that he would be in favor of a slight setback of the fence from the sidewalk to allow shrubs and plantings to soften the look and further keep someone from looking in.

Member Cap stated that is a clever idea to have a smaller fence at the corner. Member Cap stated that the 3-foot section would go a long way to keep people from cutting across and that he agrees with Member Planera about bringing the fence back a few feet from the sidewalk.

Member Bransky stated that he echoes the comments about pulling the fence back from the sidewalk.

Chairman Sierzega asked how long the section of the 3-foot fence would be. Mr. Hamaguchi stated approximately 16 feet.

Member Planera stated it looks to be more than 18-20 feet and the paved area is 12 feet x 12 feet.

Chairman Sierzega asked if they would be willing to set back the fence from the sidewalk to be consistent. Mr. and Mrs. Hamaguchi stated yes.

Member Johnson stated the recommendation would have to change.

Staff Liaison Mesaros stated the setback is 4 feet.

Chairman Sierzega asked Member Planera if there was any recommendation on Martin. Member Planera stated that it is a 3-foot fence, so there is no recommendation for a setback on Martin.

Member Cap stated to add Item 6 saying 4 feet south of the north property line.

Motion was made by Member Planera to approve Case No. 21-10 for an Administrative Variance from Section 22.95(e) of the Homewood Municipal Code to allow a fence 6 feet in height in the front yard at the property located at 18210 Martin Avenue and incorporating the Findings of Fact into the record and that the fence is placed 4 feet south of the north property line; seconded by Member Cap.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Alfonso

**Case No. 21-14 – Site Plan Approval and Variance from Table 5.A.2, parking requirements, to allow construction of a mixed-use building at 18042-18048 Martin Avenue/2033-2045 Ridge Road:**

Chairman Sierzega introduced the contents of the application and swore in the petitioners, Tim Flanagan, Jon Murawski, and Chris LaVoie, who explained the application.

Mr. Flanagan stated that his partner Bob Hanson was in attendance as well.

Mr. Flanagan stated that this is a minor adjustment to the project that had been approved about one year ago. That originally it was to be a restaurant on the ground floor and hotel rooms above. Mr. Flanagan stated that an agreement was made to move forward without the hotelier. The lease was terminated with the hotelier but is an integral part.

Mr. Flanagan stated that they found an independent restaurant operator to go in the first-floor space with 3 floors of apartments on the upper floors. Mr. Flanagan stated that the restaurant will do well with access to the train.

Mr. Flanagan stated that they are partnering with La Banque Hotel to allow 13 parking spaces on hotel property. Staff Liaison Mesaros stated that a variance would still be needed.

Mr. Flanagan stated that the parking agreement is in the final stages. Staff Liaison Mesaros stated that the legal document will be reviewed by the Village Attorney and recorded with Cook County.

Mr. Flanagan stated no changes to the exterior of the building are proposed.

Chairman Sierzega stated that the applicant's statement indicates one parking space short but elsewhere the application states two spaces short. Chris LaVoie stated it is two parking spaces short.

Chairman Sierzega stated that on page 4 of the Staff Memorandum, the public lot should be to the south and not the north of the location.

Member Cap stated that last time he has no issue with the deficiency of two spaces.

Member Cap asked, for clarity, regarding the stormwater. Member Cap stated it is a small site (below MWRD requirements) with no increase of impervious surface, allowable release rate, and adjacent tributary which did not seem consistent.

Member Cap stated that many lots in the downtown area are deliberately designed as stormwater detention areas. Member Cap suggested a minor restrictor in the downstream area of the storm sewer. Mr. LaVoie stated that the footprint of the area is very small when looking at restrictors. Member Cap asked if a 4-inch or 6-inch pipe can be put in as a good faith effort.

Mr. LaVoie stated that the site receives water from offsite and they have looked with the Village Engineer Max Massi into finding the right solution. Mr. LaVoie stated the Village wants at least a 4-inch restrictor and with the water drainage that comes into the location, the best thing to do would be to allow water to pass through as it is not designed to hold water on the surface. Mr. LaVoie stated that outflow could be done if needed.

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Mr. LaVoie stated that the parking lot is Homewood's property. They do want to do what is right for the Village but also do not want it to hold water all the time. Member Cap stated that he is not asking that a restrictor smaller than 4" be installed and that this lot is higher than the lots to the west, but is lower than Martin. Member Cap stated that he agrees that storing water on the surface is not a good idea. And that in-line pipe storage cannot be done without a restrictor and if 4 inches is the minimum to do that. Mr. LaVoie stated he understood.

Member Cap stated that Max Massi knows what he is doing and the decision would be subject to his approval. Mr. LaVoie stated that they would work with Max, will do the right thing for the drainage, and if Max chooses a 4-inch restrictor then they would do that.

Member Planera stated there are thirteen parking spaces on Chestnut in the easement agreement, but would it be a private lot. Mr. Murawski stated it would be a permitted and assigned parking lot for residents of the apartments.

Member O'Brien asked where the 18<sup>th</sup> parking space is located. Mr. LaVoie stated that there would have been a shortage of one space, so some adjustment to the plan was made. Mr. Flanagan stated that they moved the dumpster location and reworked the area.

Member O'Brien stated the drawing shows two handicapped spaces outside.

Staff Liaison Mesaros stated there is an inconsistency between the drawing sets.

Member O'Brien stated that according to the count there are not 18 spaces outside. Mr. Murawski stated that spaces can share the striping if the adjacent stalls are wider than 9 feet, per the 2018 Illinois Accessibility Code.

Member Planera asked if shared stalls are allowed in 90° spaces. Mr. Murawski stated yes.

Member O'Brien asked how wide a shared stall had to be. Mr. Murawski stated not less than 9 feet; that there can be more width but less walkway at shared stalls.

Member O'Brien asked how many outdoor spaces are on the north side. Mr. Murawski stated 9.

Member O'Brien stated that 2 are handicapped.

Member O'Brien asked about the sizes of the apartments.

Mr. Flanagan stated the first floor would be half parking and half restaurant; it would be 11,110 square feet including hallways and the elevator shaft.

Member O'Brien asked if the units would vary in size and be consistent on each floor. Mr. Flanagan stated there would be 3 doubles and studios on each floor.

Member Planera asked if there was anything in the ADA code for oversize van parking. Mr. Murawski stated that he was not sure, that width and height are covered inside but would have to check for outside.

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Member Johnson asked if all parking is tenant parking, where guests of the residents and restaurant customers and employees would park. Mr. Flanagan stated they have contemplated valet and researched all the public parking areas available and have been working with Ms. Mesaros. Mr. Flanagan stated that the Metra lot has been looked at as well and the hotel lot has been offered for overflow.

Member Johnson asked how long it would take to complete the project. Mr. Flanagan stated that the asbestos in the existing building must be abated, demolition is expected to start July 1, with the foundation to start right away, they expect to go vertical August 1, and completion to take 15 months. Mr. Flanagan stated that there is a demolition plan and they are working with Public Works for staging, truck routes, etc.

Chairman Sierzega asked what the parking requirement is for a 5,800 s.f. restaurant. Staff Liaison Mesaros stated in downtown it is 1 space per 250 square feet, so 23 spaces for a restaurant, and the public parking within 300 feet counts towards that number.

Chairman Sierzega asked if the tenant, Stoney Point restaurant, was planning to have gambling machines inside. Mr. Flanagan stated yes, but no OTB.

Chairman Sierzega stated that he is unsure how to park all the cars downtown. Mr. Flanagan stated that Stoney Point's other location does very well on game nights, and the owner, Jim Burke, is aware Homewood is a more urban setting and wants to do more than just "bar" food.

Staff Liaison Mesaros stated the Village is working to acquire public use of the Metra lot on Harwood in the evenings and the parking lot behind the Village Hall is available.

Bob Hanson stated that in Tinley Park, the Metra lot is open to the public after 10:30 am.

Member Branksy asked if it would be the Metra lots on both sides of the tracks/station. Staff Liaison Mesaros stated no, it is only the lot on the east side of the tracks, and also the parking lot at St. Joseph's is available.

Mr. Flanagan stated that the parking issue has to be solved and a parking structure would help.

Member O'Brien asked when the restaurant would be asking for a parking variance. Staff Liaison Mesaros stated that it is not required.

Mr. Hanson stated that they are finding that parking lots are not filled because more than 80% of millennials are not driving.

Chairman Sierzega asked if the restaurant would be able to use the onsite parking. Mr. Flanagan stated no, that it is permit parking only for the tenants.

Member O'Brien asked if Ridge Road would be closed off and if the shops would be affected during the demolition. Staff Liaison Mesaros stated that Ridge Road is a State road so it cannot be closed off. Mr. Flanagan stated that demolition/construction staging would be on Martin.

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Member O'Brien asked if the shop owners are being notified. Staff Liaison Mesaros stated that there will be a meeting between the Village and the shop owners, but it has not occurred yet because the project is not at that point.

Member Bransky stated, to clarify, the architect's drawing shows one handicap space inside, and the civil drawings show two spaces inside. Mr. Murawski stated only one space is required inside.

Motion was made by Member Bransky to approve Case No. 21-14 (1) site plan approval to permit construction of a four-story mixed-use building, and (2) a variation from Table 5.A.2, Parking Requirements, of the Homewood Zoning Ordinance for two parking spaces for the property located at the southwest corner of Ridge Road and Martin Avenue (18042-18048 Martin Avenue and 2033-2045 Ridge Road) on application by HCF Homewood LLC, in the B-1 Central Business/DO Downtown Overlay zoning district and incorporating the Findings of Fact into the record and adding the minimal restriction of the storm system for in-pipe storage in consultation with the Village Engineer; seconded by Member Planera.

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

NAYS: None

ABSTENTIONS: None

ABSENT: Member Alfonso

**NEW BUSINESS:** Chairman Sierzega asked if there was any new business. Staff Liaison Mesaros stated there is none.

**OLD BUSINESS:** None.

**ADJOURNMENT:** Chairman Sierzega asked for a motion to adjourn the meeting. Member Bransky moved to adjourn the meeting at 8:48 p.m., seconded by Member Cap. Motion passed by voice vote.

Respectfully submitted,

*Angela Mesaros*

Angela M. Mesaros  
Staff Liaison