

VILLAGE OF HOMewood



MEEETING MINUTES

DATE OF MEETING: December 4, 2025

Appearance Commission

6:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Hrymak called the meeting to order at 6:00 pm.

ROLL CALL:

Members Banks, Scheffke, Quirke, Gonser, Kluck and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; and Darlene Leonard, Administrative Secretary. There were 2 members of the public in attendance, there were no members of the public attending virtually.

AYES: 6 (Members Scheffke, Preston, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the November 6, 2025 meeting minutes.

There were no changes.

Motion to approve the minutes as amended by Member Gonser; seconded by Member Quirk

AYES: 4 (Members Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 1 (Member Banks)

ABSENT: 1 (Member Preston)

REGULAR BUSINESS:

Chair Hrymak asked if there were anyone online from the public. There were no comments.

CASE 25-50 - Appearance Review, Raising Cane's Restaurant 17601 Halsted Street:

Assistant Director Schumert presented the case and stated some of the current design features are staying but there will be updates for the new branding and colors.

Dorothy Parks and Spencer McNichols were in attendance representing Raising Cane's.

- Ms. Parks presented the background of the company and its community involvement. She stated locations have 15 full-time and 75 part-time employees and average of 13 employees per shift. Parks stated that all locations look different, but all locations have a disco ball inside the restaurant. Each location pulls from the neighborhood around the restaurant for the interior design.
- Ms. Parks stated they will be reusing a lot of the materials, but they will be moving doors, removing the boxwood trees, and removing awnings. They will be cleaning up the rear of the building, moving the doors, adding lighting, adding additional windows, and installing graphics on the drive-thru side.

Member Quirke asked if Freddy's had a drive-thru window, if there will be any awnings, and if there will any changes to the front of the building.

- Mr. McNichols stated that the original building had a drive-through. McNichols said will be adding a second window to take orders when staff is not outside. Customers will place their order at the first window and pay and pick it up at the second. There will be different awnings installed at the drive-thru windows to provide protection for the employees and customers. They will be removing the brick bases on the pillars and there will be steel beam/columns installed.

Member Quirke asked about the dryvit.

- Mr. McNichols stated the tan dryvit area is what is existing and that they will leave it in place. It will be power washed and repainted and some areas will need tuckpointing and repairs.
- Mr. McNichols stated they had contractors come out to analyze the property and they will do the repairs and make sure new materials blend in and last in all weather. The interior will be stripped and redone. The GC looked at the building already in inspections.
- Ms. Parks stated the use the GC for multiple projects so they know the quality that is expected.

Member Quirke asked how many locations are in the area; if it's closer to 5 or 20.

- Mr. McNichols stated it's closer to 20. The newest closest location would be in Schererville.

Member Quirke asked if the interior would look like the location shown in the presentation.

- Mr. McNichols stated no, because it's an existing building there will be a different design, every building is unique in its interior design.

Member Quirke asked about the maintenance of the property.

- Ms. Parks stated it's continual. There is a crew member each shift to do a continual review for trash, landscaping and the sidewalks in winter. The maintenance company is out once per quarter to check the property. They power wash the building once per year and they assess the landscaping regularly and replace the dead plantings as needed.

Member Quirke asked if there would be outdoor seating and if so, where it would be located.

- Ms. Parks stated yes.
- Mr. McNichols stated they would be keeping the footprint of the Freddy's outdoor patio on the west side of the building, but would be redoing the canopy.

Member Quirke stated it is a little small and asked if there would be a canopy.

- **Mr. McNichols stated it is smaller than typical and there would be a steel canopy and a fence.**

Member Gonser stated she is excited for it and asked about the window transparency recommendations. She stated she did not see where there were too few or too many.

- **Assistant Director Schumert stated the transparency requirements apply to the exterior side and the front. It can be waived by Staff Liaison Mesaros. Schumert said it is recommended to waive them because the applicant is adding some windows. The size of the back of house will make it difficult to make the requirement.**

Member Quirke asked if the windows in the front let in a lot of light.

Staff Liaison Mesaros stated the building doesn't meet the transparency requirement because the code is new and the building predates the new code.

Chair Hrymak asked if the pillar in the front is offset from the building and if there is a window behind it.

Member Quirke asked if the white areas under the canopy are windows.

- **Mr. McNichols stated yes they are windows.**

Member Gonser asked about the lighting metrics.

- **Assistant Director Schumert stated there is some lighting impact on the south side that slightly exceeds what is allowed.**
- **Ms. Parks stated they may be able to meet the requirement with a shift in the pole.**

Member Scheffke asked about the words on the front and the "one" and if it will be illuminated.

- **Mr. McNichols stated the company slogan is "One Love" and there will be a light at the base and the sign will be internally illuminated with LED.**

Member Scheffke asked if the columns of brick will be changed, if the space between the columns is dryvit, and asked about the column caps.

- **Mr. McNichols stated the columns won't be changing, but there may be some tuckpointing done. The space between the columns is dryvit, and the column caps have deteriorated a bit so they will be replaced and the color changed to black.**

Chair Hrymak asked if they are required to conform to the Halsted landscape plan.

- **Assistant Director Schumert stated yes, the plan was in place when Freddy's was built. The only part that is deficient is the sidewalk, but there is nothing it would connect to so it is being waived. The trees and shrubs meet the requirements and are in compliance with the landscape plan.**

Chair Hrymak stated having the plantings kept nice reflects on the business and community and it sounds like it will be kept on top of and that it's a priority.

- **Ms. Parks stated a crew would be out weekly to maintain the landscaping.**

Chair Hrymak asked about watering of the landscaping.

- **Mr. McNichols stated an irrigation system would be installed with the new improvements.**

Chair Hrymak asked about the chart on page 13.

Assistant Director Schumert stated the table reflects the materials standards in the zoning ordinance. They will be keeping the dryvit and replacing the caps on the columns. It was tricky to determine the requirements because only portions of the building are being renovated, and Staff recommends complying as much as possible wherever possible to remove tier 3 materials.

Chair Hrymak requested a motion to approve Case 25-50, Appearance Review for Raising Cane's at 17601 Halsted Street as proposed on the drawings submitted by Kimley Horn, ADA Architects, AGI Inc. and Bella Firma, subject to the following conditions:

1. Revise landscape plan to provide native grass planting with parking median on southern property line, with species approved by Village Arborist;
2. Revise landscape plan to modify planting locations in new landscape island near proposed trash enclosures to avoid conflicts with large storm drain to be installed within island;
3. Revise landscape plan to replace species as recommended by the Village Arborist in the table included in this memo;
4. Revise elevations and other architectural drawings to replace Tier III materials (including dryvit) on front, exterior side yard and interior side of the building in conformance with zoning requirements;
5. Director of economic and community shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance;
6. Provide Village Staff with additional information on drainage and runoff control from awning structures;
7. Provide Village staff with revised drawings or other information indicating the location of rooftop equipment and screening methods which will be provided for rooftop screening;
8. Revise photometric plan with relocated lighting fixtures to reduce lighting impacts on neighboring property to less than 0.5 footcandles in conformance with zoning requirements;
9. Revise signage plans (or submit a comprehensive sign plan with requested modifications) to meet Village sign code requirements for painted wall signs and wall signs.

Member Kluck asked about condition #4 as it wasn't agree with and is being allowed to be repainted.

Assistant Director Schumert stated the condition can be removed or rewritten.

Staff Liaison Mesaros stated if there are no changes to the elevations that were seen, then it can be removed.

Chair Hrymak added: 10. Remove condition 4.

Motion made by Member Quirke, seconded by Member Kluck.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

Member Kluck asked if the opening date is going to be December 2026.

- **Ms. Parks stated that is what is projected, but they will accelerate it if possible.**

OLD BUSINESS:

Chair Hrymak asked if they will see the photometrics for Park West Plaza.

- **Assistant Director Schumerth stated they have them.**

Chair Hrymak asked if they needed to see them.

- **Staff Liaison Mesaros stated they comply, but they can share them if they want to see them.**

Member Kluck stated at Park West Plaza, they didn't do the gabled dormer in the building center that was proposed. The roof is all shingled.

- **Staff Liaison Mesaros stated they may still be doing it but they weren't able to install it.**

Member Quirke asked what the impact is of the missing roof structure.

- **Member Kluck stated they are not following what was approved.**
- **Staff Liaison Mesaros stated she can follow up with them.**

Chair Hrymak asked the status of the Mexican restaurant.

- **Building Department Secretary Darlene Leonard stated we're still waiting on revisions.**

NEW BUSINESS:

Chair Hrymak asked about new business.

Assistant Director Schumerth stated the downtown proposals for the TOD plan are going to the Board.

Staff Liaison Mesaros stated 6 proposals were submitted for the Matrix Building and the Village Hall parking lot.

Chair Hrymak asked where the entertainment section is going at the Casino.

Staff Liaison Mesaros stated she doesn't have anything on it.

Chair Hrymak stated that 2025 has been the business year or two years of the 14 years he's been on the Commission. They have been busy and they have done a great job and have made an impact. And told staff that they have been doing a great job and it's good to see.

Member Scheffke stated it's a shame that some of the projects sent to them have not come to fruition.

Chair Hrymak added wish Merry Christmas and Happy Holidays.

Member Quirke stated they have been processing a lot of things and a lot of kudos to Chair Hrymak and to the administration. Before when it was just Angela you could tell she was wearing 3 hats. It demonstrates the Village's commitment to development and how the people want it development.

ADJOURN:

A motion was made to adjourn the meeting by Member Banks; seconded by Member Gonser.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

The meeting adjourned at 6:52pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary