

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

May 8, 2025

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Sierzega called the meeting to order at 7:01 pm and explained the procedure for the meeting.

ROLL CALL:

In attendance were Members Bransky, Cap, Castaneda, and Chair Sierzega. Present from the Village were Director of Economic & Community Development Angela Mesaros, Assistant Director of Economic & Community Development Noah Schumerth, and Building Department Secretary Darlene Leonard. There was 1 member of the public in attendance, and no one watching on Zoom.

The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from February 27, 2025.

Chair Sierzega stated Member O'Brien emailed in comments about the minutes and the agenda.

On page 3 in the second comments from the petitioner, the sentence should reference 20 people, not 2 people. On page 5 in the New Business, the owner's name for Tom's Kitchen should be Kataras.

In the agenda, on page 7 in the Background, it should be 1,300 square feet, not 1,100 square feet. In the Findings of Fact on Page 9, the second Finding of Fact should reference Tinley Park and not Mokena.

On page 12 in the right column it is not a residential zoning review and it should be changed from permitted to special use.

Member Bransky motioned to approve the minutes as amended from February 27, 2025; seconded by Member Castaneda.

AYES: Members Bransky, Cap, and Castaneda

NAYES: NONE

ABSTENTIONS: Chair Sierzega

ABSENT: Members Alfonso, Jackson, and O'Brien

PUBLIC COMMENT:

None.

REGULAR BUSINESS:**Case 25-10: Special use Permit for Carry-out Facility at 18035 Dixie Highway:**

Chair Sierzega introduced the case and swore in the petitioner, Kathy Smith-Bracy of East Hazel Crest.

Chair Sierzega asked if any comments had been received.

- **Assistant Director Schumerth stated no.**

Ms. Smith-Bracy introduced the business and said it would be a simple smoothie café made with organic fresh fruits, and may offer juices. The business would be a bar or counter and open space so customers can see it being made and have a bench and some chairs while waiting. There will be no onsite eating.

Member Cap stated there have been conversations with staff about the progress of parking in the Downtown and asked if there is a timeline.

- **Staff Liaison Mesaros stated they are looking into a couple of things. There is a jurisdictional transfer in the May meeting for Harwood as it is becoming a one-way and there will be 23 parking spaces on it and it is in the works to get 45 spaces from Saint John Neumann.**

Member Cap asked if it will be double sided.

- **Assistant Director Schumerth stated Harwood will have angled parking.**
- **Staff Liaison Mesaros stated the parking on Harwood will be on one side.**

Member Cap asked when the transfer will occur.

- **Staff Liaison Mesaros stated sometime in the summer, and then the street will have to be restriped with signage installed.**

Chair Sierzega asked the number of spaces in the proposed agreement with the St. John Neumann church lot and the location of those spaces.

- **Staff Liaison Mesaros stated 45 and the furthest north by the Library.**
- **Assistant Director Schumerth stated the row next to the Library and the next row over.**

Chair Sierzega asked Staff why Number 11 on page 15 is no and not yes.

- **Assistant Director Schumerth stated it's for when the applicant has to provide new utilities for public use and it needs rewording.**
- **Staff Liaison Mesaros stated the application was gone over with member O'Brien and changed wording and this must be an old version of the application.**

Chair Sierzega stated 5 spaces are needed for the property, with one space available in the rear of the building and then street parking covering the remaining parking requirement.

- **Ms. Smith-Bracy stated she thinks the street parking spaces would be adequate.**

Chair Sierzega asked the operating hours.

- **Ms. Smith-Bracy stated it is debatable. She wants to be open early because of the Metra line so around 7, but is unsure of the evening hours. Right now she is thinking 7-7, but they can be adjusted based on demand.**

Chair Sierzega asked about the days of operation.

- **Ms. Smith-Bracy stated either Monday-Saturday or Tuesday-Sunday based on demand and be 5 or 6 days a week.**

Chair Sierzega asked about ingress for the public if it was the front door only, that there is no sit down service, and how soon it would be open.

- **Ms. Smith-Bracy stated patrons would only enter through the front. Smith-Bracy said that there will be no sit down service, just seats to use while waiting. She is looking at mid-June to open. She would be changing the flooring and adding the counters, equipment, and the seating for waiting.**

Chair Sierzega asked if it was correct that fire sprinklers are not required.

- **Staff Liaison Mesaros stated that is correct.**

Member Cap asked if there was a concept for the peak hours and the traffic and parking.

- **Ms. Smith-Bracy stated she did some research that shows early morning and then later in the evenings and after work and working out. But she wasn't sure of a peak time because it wasn't in the research. Ms. Smith-Bracy stated she can talk to the nutrition bar and ask about the traffic get.**

Member Cap asked if there is a set menu for the proposed business.

- **Ms. Smith-Bracy stated fruits, juices and options of additives like spinach. The smoothies will be tailored to the customers taste.**

Chair Sierzega asked about the number of employees.

- **Ms. Smith-Bracy stated she is going to start with 1 employee on shift and have someone else come in and relieve them. It would be either herself or her business partner.**

Chair Sierzega asked if there would be other food or snacks.

- **Ms. Smith-Bracy stated no, just the smoothies and acai bowls which are a form of smoothie.**

Member Cap asked if there would be any competition with the neighbors for parking.

- **Ms. Smith-Bracy stated there are 1 or 2 spaces used for the business next door, but admitted she had not seen busier times. There is a restaurant on the other side, but it is currently closed. Ms. Smith-Bracy stated she had not seen the parking when the Church has services.**

Chair Sierzega stated since there are only 4 commission members at the meeting and 4 votes are need to approve Ms. Smith-Bracy can elect to continue the case to the next meeting.

- **Ms. Smith-Bracy elected to have the vote tonight.**

Member Bransky motioned to recommend approval of Case 25-10 to grant a special use permit for a carry out facility in the B-2 Downtown Transition District for Sunny's Smoothie Café at 18035 Dixie Highway; and incorporate the Findings of Fact into the record; seconded by Member Cap.

AYES: Members Bransky, Cap, Castaneda, and Chair Sierzega

NAYS: None

Abstentions: None

Absent: Members Alfonso, Johnson, and Member O'Brien

OLD BUSINESS:

Staff Liaison Mesaros stated the Village Board unanimously denied the event space on Dixie.

NEW BUSINESS:

Chair Sierzega asked if there will be a second meeting in May.

- **Assistant Director Schumerth stated yes, on May 22, and there will be a couple of cases. There is a text amendment for the sign code to bring it into the Zoning Ordinance. It needs approval because it is a text amendment of the zoning ordinance. Schumerth said the goal is to bring all development regulations into a single chapter.**

Member Cap asked if changes would change the flow of signage projects; and if procedures will change and will involve the Planning & Zoning Commission at all.

- **Staff Liaison Mesaros stated no.**
- **Assistant Director Schumerth stated it will add processes, identify what the Appearance Commission will do as a decision-making body, and adds standards. Sign reviews will remain the work of the Appearance Commission.**
- **There is a special use at 18346 Governors for a salon and a special use for an event center at 18207 Dixie and a parking variance.**

Member Castaneda asked if the location was the old Culture.

- **Staff Liaison Mesaros stated it's the old Vice District.**

Member Cap asked if Staff has been encouraging the applicant to talk with Eldridge Dental for parking.

- **Assistant Director Schumerth stated they have been open about previous cases and the context about what has been going on and the parking changes and explained about making parking agreements.**

Chair Sierzega asked if there were any updates about the donut shop.

- **Staff Liaison Mesaros stated they are working, but it's slow.**

Chair Sierzega asked if there was a construction update for the Spornette Building.

- **Building Department Secretary Leonard stated it hasn't been approved yet.**

ADJOURN:

Member Cap made a motion to adjourn; seconded by Member Bransky. The meeting adjourned at 7:33pm.

AYES: Members Bransky, Cap, Castaneda, and Chair Sierzega

NAYES: NONE

ABSTENTIONS: NONE

ABSENT: Member Alfonso, Johnson, and O'Brien.

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary