

VILLAGE OF HOMewood



MEETING MINUTES

DATE OF MEETING: December 11, 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.

ROLL CALL:

Roll call was performed by Chair Sierzega. Present from the Village were Director Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Assistant Director Noah Schumert, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 4 members of the public in attendance, and there were 2 members of the public attending on Zoom via webinar.

AYES: 4 (Members Cap, Castaneda, Johnson, Chair Sierzega)

NAYES (ABSENT): 3 (Members Alfonso, Bransky, O'Brien)

APPROVAL OF MEETING MINUTES:

Chair Sierzega asked for any changes to the minutes from the November 13, 2025 meeting.

There were no changes or corrections.

A motion to approve the minutes as amended by Member Castaneda; seconded by Member Johnson.

AYES: 3 (Members Johnson, Castaneda, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Cap)

ABSENT: 3 (Member Alfonso, Bransky, O'Brien)

Assistant Director Schumert stated that the minutes were not approved and that they will be brought back for review at the January 8, 2026 meeting.

PUBLIC COMMENT:

Chair Sierzega asked if there were any public comments not related to the items on the agenda.

- There were no public comments.

REGULAR BUSINESS:

Assistant Director Schumert stated Staff is requesting to change the order of the cases because of an additional condition on one of the cases which was submitted by staff and received by the Commission earlier in the day.

Case 25-49: Site Plan Review, Raising Cane's Restaurant, 17601 Halsted Street:

Chair Sierzega introduced the case and swore in the applicants, Dorothy Parks from Dallas, Texas and Juliette Stroesser from Warrenville, IL.

Chair Sierzega summarized the case with the location being the vacant former Freddy's and turning it into a Raising Cane's.

- **Ms. Parker stated that was correct and gave a presentation about the proposed business location. Ms. Parker stated each location's interior is different. However, each location has a disco ball and a community table inside. Ms. Parker stated that there will also be some refreshing of the building exterior and the addition of a patio area in the front.**
- **Ms. Stroesser stated the site layout will mostly be the same. There will be a landscape island added on the south side to protect the drive-thru traffic and the parking on the south side will be angled and the traffic direction will be one-way. The drainage will be matched and the sanitary sewer connection will remain. The storm sewer basin in the northeast corner is being affected and they are working with Thorn Creek to review these changes. The trash enclosure will be relocated and the water service line will be increased to a 6" line. When it comes to the ordinance requirements they like to match or exceed them in any community.**

Chair Sierzega asked where the next closest location of Raising Cane's is currently located.

- **Ms. Parker stated Oak Lawn.**
- **Ms. Stroesser stated 95th & Western.**

Chair Sierzega asked if the hours would be 9-2, if it was the restaurant or just the drive-thru, and if they would be open on Sundays.

- **Ms. Stroesser stated it would be 9-3:30 on Fridays and Saturdays.**
- **Ms. Stroesser and Ms. Parker stated that the business would be open on Sundays.**

Member Cap stated he wanted to speak to the engineering as not being final and walk through the circulation of the traffic in the lot.

- **Ms. Stroesser stated there will be full access to the lot on the south end of the property and an exit only at the southeast corner.**

Member Cap asked if the drive-thru direction is counter-clockwise, if the parking is on the south and west sides, and if the directional arrows on the map can be explained.

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- **Ms. Stroesser stated the arrows show for parking only. There will be “do not enter” signage and striping to keep traffic from entering the drive-thru incorrectly.**

Member Cap asked the location of the permeable pavers.

- **Ms. Stroesser stated they will be to the south end of the property and the existing exit will be moved over on the east side.**

Member Cap asked what will prevent people from entering the exit at the southeast corner of the property.

- **Ms. Stroesser stated there will be striping, signage, and bumper protection at the drive-thru and the drive-thru markings will be repainted.**

Member Cap suggested to extend the curbing by the exit to the southwest to use it as a direction island for the traffic.

- **Ms. Stroesser stated they can look into modifying the island or extending the flex bollards.**

Member Cap stated the bollards aren't always followed and not everyone follows the traffic laws. He added that maybe the “nose” of the curbing can be extended.

- **Ms. Stroesser stated they can look into it, but the trash truck would still have to have access. The trash enclosure is angled to the northeast so the truck can pull in the southeast entrance and then back out.**

Member Cap asked if the trucks would back in to the enclosure.

- **Village Trustee Mason stated no, the trucks pick up in the front.**
- **Ms. Stroesser stated usually there is additional signage to clear areas for trash pick-up.**

Chair Sierzega asked if they would roll out of the enclosure and then back out.

- **Ms. Parker stated yes.**

Chair Sierzega asked if the trucks would then have to back out.

- **Ms. Parker stated yes.**
- **Member Johnson stated it is no different from other business and they would have to go through zoning to move the enclosure in any proposal.**
- **Ms. Parker stated they would study it and look into what can they can do differently.**

Chair Sierzega asked what time pick up would occur.

- **Ms. Parker stated that trash service would be provided prior to opening.**

Member Cap what assurance there is that they would study the circulation changes.

- **Ms. Parker stated they would work with Asst. Dir. Schumerth and the civil plans to implement what they can.**
- **Ms. Parker added that they appreciate the feedback as it good for the operations and they want to do it now no during construction.**

Member Johnson asked how the drive-thru lanes would work.

- **Ms. Parker stated the 2 lanes would funnel into a single lane for pickup.**

Member Johnson asked the times of business and if they have thoughts about traffic backing up to the private drive.

- **Ms. Parker stated there is a lunch and dinner rush with 6-8pm being the heaviest time at most locations. The traffic is one reason why they oriented it this way to try and prevent traffic from backing up. The drive-thru holds about 20 cars in total.**

Member Johnson asked if the order time takes too long is there parking that can be used to wait.

- **Ms. Parker stated yes. The average time is 2.5 minutes except when someone orders a "naked bird". When that happens the wait time increases.**

Chair Sierzega asked about the menu.

- **Ms. Parker stated there is a kids meal, 3-piece, 4-piece, tailgate packs and soda. Ms. Parker stated that there are only six items on the menu.**

Chair Sierzega asked if there are milkshakes.

- **Ms. Parker stated no, but they do have lemonade.**

Chair Sierzega asked about the changes to the exterior.

- **Ms. Parker stated they are reusing what they can and are upgrading to fit the Canes model as the building isn't that old.**

Chair Sierzega asked about the interior.

- **Ms. Parker stated the interior will have the same feel, but will not have the roll-up windows. They have an entire team that works in the interior to make it compatible with the area.**

Chair Sierzega asked about umbrellas in the outside area.

- **Ms. Parker stated that as the patio area will be covered there won't be any umbrellas.**

Motion made by Member Castaneda to approve Case 25-49, Site Plan Review for Raising Cane's Restaurant at 17601 Halsted Street, as proposed in the drawings by LuAron Forster, Kimley Horn, ADA Architects, and Belle Firma, subject to the following conditions;

1. Revise the landscape plan to meet the following standards:
 - a. Provide native grass planting within the parking median on the southern property line, with species approved by the Village Arborist.
 - b. Modify planting locations in the new landscape island near the proposed trash enclosures to avoid conflicts with the large storm drain to be installed within the island.
 - c. Replace plant species as recommended by the Village Arborist in the table provided in this memorandum.
2. The applicant shall submit utility drawings showing disconnection and removal of existing 2" water connection at the main with the final building permit submittal.
3. Provide Village staff with additional information on drainage and runoff control from awning structures, including the proposed pitch of awning structures, including the final awning roof pitch.
4. Provide Village staff with copies of MWRD stormwater drainage permit and either a) Thorn Creek Basin Sanitary District connection permit or "NPR" letter before issuance of any building permit.
5. The Director of Economic and Community Development shall approve and provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11. (d) of the Village Zoning Ordinance upon request of the applicant.
6. 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.
7. Revise the photometric plan to reflect the relocated lighting fixtures and ensure that light levels at the neighboring property line do not exceed 0.5 foot candles, in compliance with the Village Zoning Ordinance.
8. Submit final photometric plan with values extending to Halsted Street to demonstrate conformance with IDOT requirements for photometrics with final building permit submittal.

Motion seconded by Member Johnson.

AYES: 4 (Members Cap, Castaneda, Johnson, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 3 (Members Alfonso, Bransky, and O'Brien)

Chair Sierzega asked about the anticipated opening date for the business.

- **Ms. Parker stated the date is not known yet. They will start building permit submittals in the next month, but do not anticipate approvals from MWRD until June 2026.**

Case 25-27: Final Plat for Resubdivision for Washington Park Plaza Subdivision, 17750-17956 Halsted Street:

Assistant Director Schumert stated there was an additional condition added after the last discussion with Village Engineer Max Massi. The utilities must be included as a condition as part of the covenants of the center to be maintained by the common maintenance entity rather than each property owner.

Sophia Sianis stated they are requesting the final plat approve with the specific point for the maintenance of the infrastructure. They don't think it's an issue and are happy to work with the Engineer and his concerns. There is a CCR in place that was with the land and by legal description it stays in perpetuity unless all agree to remove it and it is recorded with the County. The Village Engineer wants them to be specifically listed. In order to amend the CCR the owner of the Plaza and outlots listed must agree. If they don't then they will have to create a new one that is amended.

Staff Liaison Mesaros stated it would be a condition of the Village Ordinance and that will be recorded.

Member Johnson asked why it was changed.

- **Staff Liaison Mesaros stated they want it to be more specific. It doesn't change anything. It just give more assurance.**
- **Ms. Sianis stated the change will make it more enforceable.**
- **Mr. Ken Vang, the Civil Engineer on the project, stated that the Village wants to list the utilities to increase the level of detail in the agreement.**

Chair Sierzega asked if the final plat would have to be approved.

- **Staff Liaison Mesaros stated yes, with the condition attached to the final approval.**

Motion made by Member Johnson to approve Case 25-27, final plat for the Washington Park Plaza Subdivision, located at 17750-17956 Halsted Street, resubdividing the existing properties into nine (9) lots, and incorporate the Findings of Fact into the record including the conditional language requirement and the reciprocal agreement and covenants; seconded by Member Castaneda.

AYES: 4 (Members Cap, Castaneda, Johnson, and Chair Sierzega)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 3 (Members Alfonso, Bransky, and O'Brien)

OLD BUSINESS:

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None.

NEW BUSINESS:

Chair Sierzega asked the date of the next meeting.

- **Assistant Director Schumerth stated January 8, 2026.**

ADJOURN:

Member Castaneda made a motion to adjourn; seconded by Member Johnson. The meeting adjourned at 7:58 pm.

AYES: 4 (Members Cap, Castaneda, Johnson, and Chair Sierzega)

NAYES: None

ABSTENTIONS: None

ABSENT: 3 (Members Alfonso, Bransky, and O'Brien)

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Building Department Secretary

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development