

# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING:

May 28, 2026

## PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room  
2020 Chestnut Street  
Homewood, IL 60430

### CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:01 pm.

### ROLL CALL:

Roll call was performed by Chair Pro Tem Bransky. Present from the Village were Noah Schumerth Interim Director of Economic & Community Development, Darlene Leonard, Building Department Secretary, and Village Manager Napoleon Haney. There were 8 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 6 (Members Castaneda, Cap, O'Brien, Johnson, and Chair Bransky)

NAYES (ABSENT): 2 (Members Alfonso and Sierzega)

### APPROVAL OF MEETING MINUTES:

Chair Bransky asked for any changes to the minutes from April 9 and stated at the previous meeting there was no quorum to approve them.

A motion to approve the minutes from April 9 by Member O'Brien; seconded by Member Cap.

AYES: 5 (Members Cap, O'Brien, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Members Castaneda and Johnson)

ABSENT: 2 (Members Alfonso and Sierzega)

Chair Bransky stated there is no quorum so the minutes will be brought again.

Chair Bransky asked for any changes to the minutes from the May 14 meeting. There were no changes.

A motion to approve the minutes from May 14 by Member O'Brien; seconded by Member Cap.

AYES: 4 (Members Cap, O'Brien, Johnson, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 1 (Member Castaneda)

ABSENT: 2 (Members Alfonso and Castaneda)

### PUBLIC COMMENT:

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

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- There were no public comments.

## **REGULAR BUSINESS:**

### **Case 26-08: Site Plan Review for 7Brew Coffee Shop at 17855 Halsted Street; Case 26-33: Special Use Permit for Drive-Through Facility at 17855 Halsted Street; Case 26-37 Variance for Perimeter Landscape Area Requirements at 17855 Halsted Street:**

Chair Bransky introduced the case and asked if the cases can be reviewed together or if they need to be separate.

- **Interim Director Schumerth stated they can be presented as one case, and the Commission may partition them as necessary for further review. Schumerth stated that the cases could be passed all as one motion.**

Chair Bransky informed the Commission that they should identify which of the cases they are referring to when asking questions.

Chair Bransky explained the procedure, swore in the applicant, Matt Nyweide of River Forest, and presented the case and asked if any comments had been received.

- **Interim Director Schumerth stated that no comments had been received.**
- **Mr. Nyweide stated it would be a double drive-through and walk-up service and stated there is no seating.**

Member Sierzega arrived at 7:08 pm.

- **Mr. Nyweide stated the menu is coffee, tea, and smoothies with many combinations available to be made. The site would have a 22-car long drive-through with parking to the south and the pass-through lane.**

Member Castaneda asked if the Village Engineer has any concerns with the drive-through being on the east side.

- **Interim Director Schumerth stated the Village Engineer suggested to put the building in the southeast corner of the site instead of the northwest corner.**
- **Mr. Nyweide stated they ended up placing the building at that location because of the location of utilities existing on the site, along with the Village Engineer's concerns. Nyweide stated that the proposed location works better for site fit.**

Member Castaneda stated that the proposed type of business makes sense in the area.

Member Johnson asked how the narrow shape of the site was addressed.

- **Mr. Nyweide stated there would be a full bypass lane parallel to the drive-through lanes, which helps with site fit. Nyweide stated that they did modify the typical building design for 7Brew stores and made the building narrower.**

Member Johnson asked the number of locations.

- **Mr. Nyweide stated there are 13 currently in the Chicago area. Nyweide said that 7 are under construction, and 35 are under permit and will open in the next year.**

Member Johnson asked about why there were traffic revisions made.

- **Interim Director Schumerth stated the Village Engineer looked at the site, and staff recommended reversing the flow of traffic on the site to account for building utilities and concerns about traffic blocking driveways entering the plaza to the east. Schumerth stated that concerns were addressed when the site was flipped, which allows overflow to move into the access drive.**

Member Johnson asked about traffic control signage.

- **Interim Director Schumerth stated that staff can look into requesting access control and have a stop sign installed at the southern end of the site. Schumerth noted that not all of the access points require traffic control.**

Member O'Brien stated it's a good design for a difficult and unusual lot, and that the plan is very comprehensive.

Member O'Brien asked staff if the dimension on page 26 should be 15 feet for the landscaping because elsewhere in the packet, it says 16 feet.

- **Interim Director Schumerth stated it will be corrected; it is supposed to be 15 feet. The minimum required is 15 feet.**

Member Cap asked if the original submittal avoided the need for any of the variances.

- **Interim Director Schumerth stated he is unsure from memory. It could have had an easier time and if the parking faced the east then the perimeter landscaping wouldn't be needed. But, it could have triggered other needs. The placement of the building could create other challenges.**

Member Cap asked if the variance is needed because there are minor deficiencies.

- **Interim Director Schumerth stated the only request is to reduce it from 15 feet to 11 foot 6 inches, and changing one of the evergreen trees to a canopy tree.**

Member Cap asked if the modular construction can be explained.

- **Mr. Nyweide stated it would have a typical foundation and the building is shipped in 4 parts, shipped to the site, and assembled on site and finished.**

Member Cap asked if all are the same dimensions.

- **Mr. Nyweide stated yes, but they could have minor changes depending on the local requirements.**

Member Cap asked if it would have a masonry exterior.

- **Mr. Nyweide stated it would be a full masonry exterior and as it's not the typical product, it would be done onsite.**

Member Cap asked if the reduced size compared to the Boston Market affects the assessed valuations.

- **Interim Director Schumerth stated it's a private development. The Village does have an interest in the valuation, it's not looked at closely. The interest is in if it meets code and is an appropriate design for the site.**

Member Cap asked how it works as there are no menu boards.

- **Mr. Nyweide stated the employees would have tablets, similar to Portillo's and Chick-fil-a. They would be staggered at pickup. The employees exit out one of two sliding glass doors and deliver the order. If there is a large order the driver would pull into one of the parking spaces.**

Member Cap asked if it is just drinks and if there is any food.

- **Mr. Nyweide stated there is a prepackaged muffin.**

Member Sierzega asked how people order if there is no menu board.

- **Mr. Nyweide stated it can be looked up on their phone.**

Member Sierzega asked what if they do not have a phone.

- **Mr. Nyweide stated the employees can give recommendations.**

Member Sierzega asked why there is no menu board.

- **Mr. Nyweide stated he is not sure and that it may be for efficiency and the business model is to get people out quickly.**

Chair Bransky asked if there would be walk up service.

- **Mr. Nyweide stated if someone walked up they wouldn't be turned away. There is an additional sliding door on the opposite side of the drive-through where an order can be placed.**

Chair Bransky asked if there would be a waiting area inside.

- **Mr. Nyweide stated only employees are allowed inside.**

Member Cap asked the number of cars per hour and if there is a maximum limited factor.

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- Mr. Nyweide stated yes, it's 4-5 minutes from placing an order to drink delivery.

Member Cap asked the busiest time of day.

- Mr. Nyweide stated it depends on the location, but Friday nights are the busiest.

Member Cap asked how often 22 cars would be waiting.

- Mr. Nyweide stated there is a promotional event on the 7<sup>th</sup> of every month so then.

Member O'Brien asked if the hours are 5:30-10 and 11 on weekends, what the shifts are.

- **Mr. Nyweide stated they are 4 hours shifts.**

Member O'Brien asked the number of employees per shift.

- **Mr. Nyweide stated 4-5 per shift and at shift change about 10.**

Member O'Brien asked about the number of parking spaces.

Chair Bransky stated there are spaces at the other end of the property away from the building where employees can park.

Member O'Brien asked if it is 10 spaces.

- **Interim Director Schumerth stated there are 7 whole spaces to the north. The property line is a little weird as it cuts through some parking spaces.**

Chair Bransky asked if there were any questions from the audience.

- **There were no comments.**

Chair Bransky asked staff about the materials from the Appearance Commission meeting on May 7. In the approval conditions in the comments and actions for the site plan has 3 items listed and asked if they have been met.

- **Interim Director Schumerth stated number 1 was rephrased and revised and needs minor changes to approve. Number 2 does not need to carry the waiver over to the Planning and Zoning Commission. And, number 3 was for the materials but they have been changed.**

Chair Bransky asked about the do the vote; if it should be separate or together.

- **Interim Director Schumerth stated 1 motion can be done for all 3. They do have to have the case numbers said separately as 33 & 37 need an ordinance approved by the Village Board.**

Motion by Member Johnson to approve Case 26-33: Special User Permit for drive-through facility associated with a proposed restaurant use at 17855 Halsted Street, Case 26-37: Variance for reduction of required width of perimeter parking lot landscape buffer associated with a proposed restaurant use at 17855 Halsted Street; and Case 26-08: Site Plan Review for proposed restaurant development at

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17855 Halsted Street, subject to the following conditions: 1. The applicant submits a revised landscape plan which incorporates preferred species from the Village Arborist and replaced one (1) understory/evergreen tree with one (1) canopy tree. 2. The applicant submits a revised landscape plan with a full plant list pursuant recommendations of the Village arborist, including native grasses and groundcovers. And incorporate the findings of Fact into the record.; seconded by Member Sierzega.

AYES: 6 (Members Sierzega, Cap, O'Brien, Johnson, Castenada and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Alfonso)

## OLD BUSINESS:

Pre-Meeting for Planned Development by Halladay Properties for the site at 2066 Ridge Road.

Chair Bransky stated this is a discussion not a detailed review or zoning. It is just a concept and seeing what is coming down the road.

Halladay stated they have tried to separate out the two buildings and will have public meetings and staff reviews for both of them. The site on Ridge Road is the smaller of the two sites with an easement in the rear to provide access to the properties to the east. They did look at ways to expand and reached out to the property owners, but were not successful in reaching any agreements. They have reached out to the owner of the property to the North and currently do not have a firm agreement with him at this time.

The proposed building would have 28 units with 6,000 square feet of retail and outdoor space. Due to the lot size parking a bit constrained.

However, if they are able to get the property to the north then they would have more outdoor parking and some amenities added to the building and still be able to provide access to the buildings to the east. The retail spaces would be considered micro retail at 300 square feet. The space could be used by one business, like a restaurant, or be broken up as needed. The building would also be expanded from 28 units to 48 units and the units would be larger than the ones in the building on Chestnut.

Member Sierzega asked about access to the properties.

- **Mr. O'Connor stated the access would be in the rear.**
- **Member Sierzega asked the location of the parking.**

Mr. Walsh stated 18 are outside and 24 inside for a total of 42 onsite.

Member Sierzega asked the unit sizes and cost.

- **Mr. Walsh stated it's a mix; mostly 1-bedrooms and studios, but there would also be 8 2-bedrooms and 8 3-bedrooms for approximately \$2300.**

Member Sierzega asked about Section 8.

- **Mr. O'Connor stated they don't plan on it.**

Member Cap stated the facades of the 2 buildings are similar, but still different with the color of the one on Ridge being lighter.

- **Mr. Tomei stated they intended for it to blend with the existing properties on Ridge.**

Member Cap asked about the parking for the Chestnut site.

- **Mr. Walsh stated there would be 2 ramps, one going up and the other down roughly 6-7 feet. There would be 68 spaces.**
- **Mr. Walsh stated the spaces would be assigned.**

Member Cap asked if, because of the quarry nearby, rock is anticipated at the site.

- **Mr. Tomei stated a geological survey would be done.**
- **Mr. O'Connor added that soil boring had not been done yet.**
- **Mr. Walsh stated the Ridge site would be built at grade and that it's not worth the cost to do below grade.**

Member O'Brien stated the concepts are wonderful and will bolster and already vibrant downtown. And asked, if the tandem parking is still being planned.

- **Mr. Walsh stated it is part of the plan right now.**

Member O'Brien asked staff if the ordinances allow for tandem parking. Member O'Brien provided a reference from page 58 of the Village Zoning Ordinance.

- **Interim Director Schumerth stated it is prohibited and would need a variance and justification as to why the tandem parking is needed.**
- **Mr. Walsh stated they would ask for a variance if it's only 2 or 4 spaces and they would be assigned to people living in the same unit.**

Member O'Brien asked about the grills in the public area at the Chestnut property.

- **Mr. Walsh stated there would be probably 4 and no grills would be allowed on the private balconies.**

Member Johnson asked about the exit areas from the parking at the Chestnut site.

- **Mr. Walsh stated the parking would exit into the lot at the rear of the Police and Fire buildings.**
- **Interim Director Schumerth stated the access is right behind the Fire Department and will need to be worked out as right now the access is head on.**

Chair Bransky stated that the ratio of 1-bedroom units really jumps from the main plan and the conceptual plan, and asked for it to be explained.

- **Mr. O'Connor stated everything is still in process. They would work with the consultant to fine tune it and make it more realistic.**
- **Mr. Walsh stated they feel it is a good solid mix.**

Chair Bransky asked if there were any public comments from the audience.

- **There were no comments.**
- **Mr. O'Connor stated the community meetings would be scheduled soon and with staff for a review of the project. The plans would be done after the input.**

Chair Bransky asked the timeframe of construction.

- **Mr. O'Connor stated they are looking to take the Chestnut site to plan in mid-summer and the second half of the year for revisions, etc. and start in Spring 2027.**

Chair Bransky asked if the superstructure would be finished before the start of the site on Ridge.

- **Mr. O'Connor stated that ideally they would be built at the same time.**

Chair Bransky stated that when they have the community meetings to be prepared for that question to be asked multiple times and multiple ways.

Member O'Brien asked if the project would overlap with the viaduct project and the Metra project.

- **Interim Director Schumerth stated it shouldn't with the viaduct. The Park Avenue project shouldn't have any large scale closures and doesn't think it would intersect with the project which would be late 2027.**
- **Village Manager Haney stated the viaduct project would be done by September or October. The Metra project would have a large laydown site, but it will all be contained on site and shouldn't impact Park Avenue at all.**

## **NEW BUSINESS:**

Interim Director Schumerth stated at the Village Board meeting on May 26, 4 members of the Planning and Zoning Commission were recognized and given proclamations of distinguished service. Member Alfonso picked up her proclamation and stated Members Sierzega, Cap, and O'Brien were also recognized.

Interim Director Schumerth stated he had a conversation with Member O'Brien about training for the Commission and he is looking to pull interest in it.

Chair Bransky asked if there is a way to have staff or an outside agency give a summary of the Build Illinois Act and how it affects what the Commission does.

Chair Bransky asked if the minutes from April 9 can be revisited now that additional staff is present.

Interim Director Schumerth stated at the previous meeting there was interest in moving the start time to either 6 or 6:30, but if there are conflicts it can stay at 7.

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Member Johnson said it can be considered and add a stop or end time.

Member Cap stated he is amicable to 6:30, but not earlier because of traffic.

Member Sierzega stated he has a Board meeting in Hegwisch and won't get back until 6-6:30.

Member O'Brien said when he is downtown 6:30 is better.

Chair Bransky said that 6:30 is fine and it can be tried and see how it goes.

Member O'Brien stated in the past they had received various publications.

Interim Director Schumerth stated there may be some that are free or have steep discounts for municipalities and it can be researched.

Chair Bransky asked for any changes to the minutes from April 9.

A motion to approve the minutes from April 9 was made by Member O'Brien; seconded by Member Cap

AYES: 3 (Members Sierzega, O'Brien, and Chair Bransky)

NAYES: None

ABSTENTIONS: 3 (Members Cap, Johnson, and Castaneda)

ABSENT: 1 (Member Alfonso)

## ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Cap. The meeting adjourned at 8:45 pm.

AYES: 6 (Members Castaneda, Sierzega, Cap, O'Brien, Johnson, and Chair Tem Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 1 (Member Alfonso)

Respectfully submitted,

*Darlene Leonard*

**Darlene Leonard**  
**Building Department Secretary**