

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **AUGUST 6, 2026**

Appearance Commission

6:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Quirke called the meeting to order at 6:01 pm.

ROLL CALL:

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

In attendance from Village staff were Noah Schumerth Interim Director of Economic and Community Development; Darlene Leonard, Building Department Administrative Secretary, Joshua Carrillo Economic and Community Development Intern, and Terence Aquia Assistant Village Manager. There were two members of the public in attendance, there was two member of the public attending virtually.

AYES: 5 (Members Banks, Scheffke, Quirke, Gonser, and Kluck)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston and Chair Hrymak)

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Quirke asked if there were any changes to the meeting minutes from July 16, 2026.

No changes were requested.

Member Gonser made a motion to approve the meeting minutes; seconded by Member Banks.

AYES: 5 (Members Banks, Scheffke, Gonser, Quirke, and Kluck)

NAYES:

ABSTENTIONS: 0

ABSENT: 2 (Member Preston and Chair Hrymak)

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:

CONTINUED CASE 26-49: Appearance Review for Monument Sign at 18646 Dixie Highway:

Chair Pro Tem Quirke introduced the case.

Director Schumerth stated the business owner and the representative from the sign company would be attending on Zoom.

Chair Pro Tem Quirke asked for a quick review of the application.

Director Schumerth stated it would be included in the presentation.

Director Schumerth stated the sign was reviewed at the July 16 meeting, as all monument signs are required to undergo Appearance review. Samples of the materials and better drawings were received on July 22. The sign will be an aluminum box sign with a digital wood print and a fixed cabinet for the logo that is basically a second box sign that will stand about 5" out from the monument sign to allow for lighting and the logo shaped relief. The sign is relatively small compared to some signs at 60" tall.

Chair Pro Tem Quirke asked about the green color on the cabinet.

- **Director Schumerth stated it is similar to what is on the wall sign.**

Member Scheffke asked if that is the only part that is illuminated.

- **Director Schumerth stated yes, the wood part is opaque.**
- **Director Schumerth stated the applicant was approved by the Village Board for \$25,000 for façade and property improvements from the improvement grant back in July 2026. Masonry is a higher cost and the applicant wishes to keep the faux brick. Appearance reviews must be made the decision on the plan standards. The applicant was approved by the Village Board for the façade & property improvement grant back in July 2026. Masonry is a higher cost, anywhere from \$3,000-\$14,000 more and the applicant wishes to keep the faux brick. Appearance Commission decisions must be made based on the plan standards.**

Jorge Santos from Signarama Lansing is the sign contractor for the project.

Member Banks stated it is straight forward and has no issues with it.

Member Scheffke stated nothing presented would cause him to change his opinion.

- **Mr. Santos stated the material has been in use a long time, over 20 years, and there is a warranty. The product is durable. The product is being used by a lot of builders for houses and commercial buildings.**

Member Scheffke asked what would be on the corners.

- **Mr. Santos stated there will be a 1" corner painted to match the brick.**

Member Gonser asked the UV resistance of the product.

- **Mr. Santos stated it is UV print and will last a long time.**

Member Scheffke asked if brick face could be used.

- **Mr. Santos stated they have to use exterior sheet rock for the cabinet and plaster with brick. With the humidity, the weather, and the storms it is not for exterior use. It costs more.**

Member Scheffke stated it would still be brick and asked if it would be made the same.

- **Mr. Santos stated there is nothing on the market that can match the warranty to the customers.**

Chair Pro Tem Quirke asked about the warranty; what form is it.

- **Mr. Santos stated it is a 1 year. If the product fades in several years they can reach out to the manufacturer with photos and it could be replaced.**

Chair Pro Tem Quirke asked about documentation that supports it.

- **Mr. Santos stated they keep records. They do not make it; they purchase it from the manufacturer.**

Chair Pro Tem Quirke asked the length of the guarantee.

- **Mr. Santos stated it is a 25 year limited warranted for the faux brick product. The contract is for 1 year to fix it if necessary.**

Chair Pro Tem Quirke asked how long the product has been used for exterior items.

- **Mr. Santos stated more than 10 years.**

Director Schumerth asked, for clarification, if the interior panels would be sheet rock or aluminum.

- **Mr. Santos stated aluminum.**

Member Gonser asked what is covered with the limited warranty.

- **Mr. Santos stated fading, chipping, etc. It is not covered if it is damaged by a vehicle.**

Member Kluck asked the dimensions of the stone panels.

- **Mr. Santos stated they are 24"x48".**

Member Kluck stated there would be a seam in it.

- **Mr. Santos stated they interlock so there will be no visible seam.**

Member Scheffke asked about the top and what would be covering the edge.

- **Mr. Santos stated it would be covered with the cabinet.**

Member Banks asked what would be around the base of the sign.

- **Mr. Santos stated there would be greenery; they do not do landscaping.**

Member Banks asked about repairs if it is damaged by landscaping equipment.

- **Mr. Santos stated if the product is damaged, a panel can be removed and replaced with a new one.**

Chair Pro Tem stated there is a recommendation by Staff to replace the product with stone and asked to discuss it.

Director Schumerth stated the discussion would be to retain the condition, remove it, or replace it.

Member Scheffke made a motion to approve as written and would like to have the condition removed.

Director Schumerth stated other motions can be made, and have a motion to replace what is being recommended.

Mr. Santos asked what the conditions would be.

Chair Pro Tem Quirke stated to use the faux stone cladding or stone material.

Director Schumerth stated that unless it is masonry, the material would be needed.

Chair Pro Tem Quirke asked if there was a second. The motion died.

Chair Pro Tem Quirke stated there was a question from the applicant.

Mr. Santos asked if the texture plus material is not approved, what materials can be used.

Director Schumerth stated the question is related to the previous motion. If there is a motion to approve without the condition there are a couple of options.

A motion to approve was made by Member Gonser without condition #1, seconded by Member Banks

AYES: 4 (Members Banks, Gonser, Kluck and Chair Pro Tem Quirke)

NAYS: 1 (Member Scheffke)

ABSTENTIONS: 0

ABSENT: 2 (Members Preston & Chair Hrymak)

Chair Pro Tem Quirke called for a 5 minute recess at 6:43 pm.

The meeting resumed at 6:47 pm

Case 26-50: Comprehensive Sign Plan for 17627-17631 Halsted Street (continued from July 16):

Chair Pro Tem Quirke introduced the case.

Director Schumerth stated the case was continued from the meeting on July 16. The location is 17627 Halsted Street and is located next to the Dave's Hot Chicken. The signage proposed is to be on 3 faces of the business frontage. A variance was given to the Dave's roughly 18 months ago. They were already approved for the sign on the front. They are proposing a sign on the northside and a small one on the rear (east side). The building has been painted black with a red roof which matches the branding for Hasta.

Mahmoud Essa of the sign company, Creative LED Signs, stated they wanted more signage, they are new in the area and want to be more visible and be seen from the street.

Member Banks stated it is straight forward and she has no questions.

Member Scheffke stated he had no questions.

Member Kluck stated he had no questions.

Chair Pro Tem Quirke stated it's a lot of signage in a small space.

- **Mr. Essa stated there are 2 permits. One is for the sign on the front and the other is for the remaining signage.**

Chair Pro Tem Quirk stated several vendors have talked about the need for signage on the rear of the building.

- **Mr. Essa stated on the rear it would just be the logo. It was decided to have the full signage on the northside as it's hard to see just the logo from the street.**

Member Banks asked if there is a monument sign for the plaza.

- **Director Schumerth stated yes, but it only shows Target and Menards, not the outlots. And the other monument sign is just for Dave's Hot Chicken and it is not part of the plan.**

Member Banks asked if a monument sign could be installed.

- **Director Schumerth stated no, it's not allowed by code. It would have to be on site already.**

Member Gonser asked for clarification on the location address. The packet states 17927-17631 Halsted.

- **Director Schumerth stated the business location is 17927 Halsted. It is together for both addresses at the building.**

Member Gonser asked for clarification on the size.

- **Director Schumerth stated at Hasta it's 141.5 square feet. It in corporate what was approved for Dave's Hot Chicken. It is meant to incorporate it into a single building, which is what the comprehensive sign plan is supposed to do.**

Chair Pro Tem Quirke stated the building owner should take into account the entire building.

- **Director Schumerth stated yes and rules need to be created for the entire building.**

Chair Pro Tem Quirke stated the Commission went out of their way to give the signage that was wanted for the other business owner. What was approved is not what was installed and he thinks that the entire building wasn't taken into consideration.

A motion to approve was made by **Member Gonser**; seconded by Member Gonser.

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Pro Tem Quirke)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston & Chair Hrymak)

OLD BUSINESS:

Member Gonser asked if the June meeting minutes would be continued again for approval.

Director Schumerth stated that not everyone has been in attendance to approve them.

PUBLIC COMMENTS:

Ms. Deborah Martin stated she wanted to come in and see the services in action and gain knowledge.

NEW BUSINESS

Economic & Community Development Intern Josh Carrillo presented the push to update the appearance plans and make it public.

It concentrated on the downtown area and looked at other communities for their best practices, their standards and structures, and how it can be applied to Homewood. It was looked at how to break down what makes it good and why it is or isn't liked for structures and what makes for good design.

Four appear most often: line, balance, color, and visual hierarchy.

Line is the lines on the structure and how it's perceived.

Balance is the design elements matching and not be disproportionate.

Color is what works and natural colors.

Visual hierarchy is emphasizing what needs to be important, roof trimmings, ornate doorways, etc.

Standards of public spaces, pedestrians, architectural design, and site design. They tried to be as encompassing as possible and still be clear.

Director Schumerth stated Josh brought a unique perspective to it and saw a way to organize it well with the eye to design principles and design thought.

Member Gonser stated that having a clear guide would be fantastic.

Chair Pro Tem Quirke asked if there were comments from the residents. It gives them a sense of ownership and stated it should be included in the introduction.

Director Schumerth stated there are a couple of bigger projects coming pending the redevelopment agreement being finalized. The renovation of the Spornette building to apartments. The plan is being revised. There will be more activity on Halsted. The newsletter will be coming after an Assistant Director is hired.

ADJOURN:

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

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Pro Tem Quirks)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston & Chair Hrymak)

The meeting adjourned at 7:34 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Administrative Secretary