VILLAGE OF HOMEWOOD

MEETING MINUTES **DATE OF MEETING:** **June 4, 2026**

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 Noah Schumerth Interim Director of Economic and Community Development; Darlene Leonard, Building Department Administrative Secretary, and Napoleon Haney, Village Manager. There were four members of the public in attendance, there was one member of the public attending virtually.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)
NAYS: 0
ABSTENTIONS: 0
ABSENT: 1 (Member Preston)

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked if there were any changes to the meeting minutes from March 5, 2026.

Chair Hrymak stated he had some typos, but nothing contextual.

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

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Hrymak)
NAYES:
ABSTENTIONS: 1 (Member Quirke)
ABSENT: 1 (Member Preston)

Chair Hrymak asked if there were any changes to the meeting minutes from May 7, 2026.

There were no changes.

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

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

NAYS: 0
ABESTENTIONS: 3 (Members Banks, Quirke, and Gonser)
ABSENT: 1 (Member Preston)

Interim Director Schumerth stated it did not pass and would be brought back at the next meeting.

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:

CASE 26-41: appearance Review for Monument Sign at 18225 Dixie Highway and Case 46-42: Sign Variance for Monument Sign at 18225 Dixie Highway:

Chair Hrymak introduced the case. Assistant Director Schumerth presented the case and stated the new monument sign would be at 18825 Dixie Highway. Under the new code the Appearance Commission reviews all monument signs. They will need to conform to the current requirements or get a variance. The sign is about 3 feet from the sidewalk and inside the front yard setback.

Maureen Walsh of Image360 Mokena stated the current sign is in the landscaped area in front of the building and is located closer to the front property line which mandates the placement closer to the sidewalk.

Member Kluck stated he had no questions and the sign is a replacement in the same location and is consistent with other businesses.

Member Gonser stated she had no questions.

Member Quirke stated it is an improvement over what is there now. It is a great looking sign.

Member Scheffke stated he has no problem with the sign and asked why pressure treated lumber is being used blow grade.

Ms. Walsh stated it is typical for signs when installed with 42” below grade and in concrete.

Member Banks stated she had no questions.

Chair Hrymak stated he has no problem with the sign and added it fits with the setback and sidewalk and looks good.

Interim Director Schumerth stated the two cases can be approved as one motion.

Chair Hrymak asked for a motion to approve Case 26-41, Appearance review for proposed monument sign at 18825 Dixie Highway, located in the B-3 zoning district and as proposed on drawings submitted by Image360 Mokena; and Approve Case 26-42, Sign Variance for proposed monument sign at 18825 Dixie Highway, allowing the reduction of monument sign setback requirements from 10’ to 3’.

A motion to approve was made by Member Scheffke, seconded by Member Quirke.

AYES: 5 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)
NAYS: 0
ABSTENTIONS: 0
ABSENT: 1 (Member Preston)

Interim Director Schumerth stated he would be in contact with the next steps to getting the sign approved.

Case 26-43: Public Art Installation (Homewood Wishing Tree) at 18136 Dixie Highway:

Chair Hrymak introduced the case. Interim Director Schumerth presented the case and stated it is a public art installation. There has been a growing interest in public art in Homewood. The display has to stay away from contented messaging. In order to have public art there is an application, sketches have to be provided, a narrative with details, an Appearance Review, and the Village Board, if they want to see it.

Jessica Matushek, Karlie Sherman, and Erica Vanschak propose popup art at 18136 Dixie Highway using the existing structure.

- **Ms. Matushek stated traditionally it is done on a street, but likes the idea of using the structure before it's removed. Typically, they are found in parks, gardens, and community spaces. They were started in 1996 by Yoko Ono. They are an interactive project with strong visual impact. They are currently planning on handing wire, rope, or string to secure the ribbons or tags and they hope to drill holes into the structure to secure them and connect to a power source to have lighting at night.**

Member Banks stated she is excited about the proposal as it's in her wheelhouse, and asked what the ribbons would be made out of.

- **Ms. Matushek stated they are still looking into what to use as it has to hold up weather wise.**

Member Banks it would have to hang within reach of the public.

- **Ms. Sherman stated they all live in Homewood and would have eyes on it frequently and would correct any issues. They would like to paint it first that way if there is any graffiti it can be painted over and they are aware of the potential for mischief or damage.**

Member Banks stated the ribbon should be able to break away or a person would be pulling on the entire structure and suggested the use of solar lights instead of electric.

Member Scheffke asked how the piece at the top would be set up.

- **Ms. Sherman stated the ribbons would be blank with the lower ones being accessible. The material would be on site for the public to write on and install.**

Member Scheffke asked if they would be around the entire structure.

- **Ms. Sherman stated yes.**

Member Quirke stated he is worried about the safety with the rope or wire being hung on the structure.

- **Ms. Matushek stated the lower portion would be very tight abouts the structure with nothing loose or hanging except the top which would be out of reach.**

Member Quirk asked Village Manager Haney who has the liability.

- **Manager Haney stated if it's on Village property then it falls under the general liability of the Village.**

Member Quirke stated there are heavy wires sticking up from the ground behind the structure.

- **Manager Haney stated they can be removed.**

Member Quirke stated he likes the idea and asked Interim Director Schumerth what this is setting precedent for.

- **Interim Director Schumerth stated it does not set president. It would have to be reviewed to see if it meets the public art requirements and if it's appropriate for the site. The Village wouldn't regulate the content or messaging unless it falls under hate speech.**

Member Quirke stated he thinks it should be on the Village to remove something that is hateful.

- **Interim Director Schumerth stated the Village can control the time and place. This is public and cannot be openly seen.**

- **Manager Haney stated this is going into new territory and this would create new standards and this is the opportunity to test it.**

- **Ms. Vanchak stated it is temporary and will remove it.**

Member Quirke stated Flossmoor has an outpouring of think like this.

Member Scheffke stated given the public nature of it people may see a tag that is offensive and remove; so he is not worried.

Member Gonser stated she likes the idea of using solar lights and likes that it would be flush and tight against the structure and suggested the materials be in a bucket of plastic bin.

- **Ms. Sherman stated something covered with instructions and they can check it and refill it as needed. The only concern about using solar lights is that under the structure they may not charge.**

Member Gonser suggested the box be attached to the ground somehow so it isn't taken.

Member Kluck suggested having sections lower for taller people to reach and stated the structure should be painted or power-washed first.

Chair Hrymak stated it is a fantastic idea that will draw a lot of people and it's unfortunate that school is out as it could also be a classroom project.

- **Interim Director Schumerth stated they are still securing financing to complete development that are working on an amendment of the redevelopment agreement.**

Chair Hrymak asked if the Village is responsible for the clean up of the property.

- **Manager Haney stated the Village can do it and he would speak with the Public Works Director.**

- **Interim Director Schumerth stated the Village doesn't own the property. It was given over to the restaurant owners in March 2025, but the owners of the property did give permission for the project.**

Chair Hrymak stated le likes the idea of using solar and stated the power source may be put on the top with some effort and with safety. It's a wait and see to see what the weather impact would be and added that vandalism is a concern.

Member Gonser stated that solar lights may be added in the rear to light it up at night.

Chair Hrymak suggested speaking with other communities have installed these to see what works and doesn't.

Member Quirke asked if the liability goes to the owner of the property.

- **Interim Director Schumerth stated yes and they are presumably aware of the liability.**

Member Banks stated there can be a promotional campaign or a hashtag for it and suggested to pre-attach the ribbons which negates the need for the box onsite.

Chair Hrymak asked for a motion to approve Case 26-43, Public Art Installation for the Homewood Wishing Tree, an art installation proposed to be installed on property located at 18136 Dixie Highway.

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

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)
NAYS: 0
ABSTENTIONS: 0
ABSENT: 1 (Member Preston)

OLD BUSINESS:

None.

NEW BUSINESS

Interim Director Schumerth stated on June 16 from 5:30-7 there will be a community meeting at the Science Center from Holladay Properties who is the developer for the proposed developments at Ridge and Chestnut.

The hot dog side is open at the Hibbing Building, but the donut shop is not open yet. The ribbon cutting was June 1.

There are changes coming to the former Delano's side. They are in the final stages of permit review for the project and the Village just obtained the building next to it.

Park West Plaza is in the second half of the façade work.

Member Quirke asked if there is a third tenant for the property on 183rd.

- **Interim Director Schumerth stated not yet. There have been talk of a couple of things.**

Chair Hrymak asked about the signage as Berkots.

- **Building Department Secretary Leonard stated they had applied, but the contractor had to renew their registration. The permit has expired out and now they need to reapply.**

ADJOURN:

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

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)
NAYS: 0
ABSTENTIONS: 0
ABSENT: 1 (Member Preston)

The meeting adjourned at 6:57 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Administrative Secretary