

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 6, 2024

To: Appearance Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Appearance Commission New Business Updates

PAST CASES

Below is a summary of progress made on significant cases heard by the Appearance Commission or related to the appearance of the Village since September 2023:

9/7 - Case 23-25: Façade Improvements at 18027 Dixie Highway: Work is complete. Siding is complete (was torn down and replaced in December 2023). Storefront treatments complete. .

11/3 - Case 23-30: Saint John Neumann Parish: No progress currently made. Work to begin in Summer 2024 as stated by the applicant.

11/3 - Case 23-31: All Nations Church: No progress currently made. Work to begin in 2024 as stated by the applicant.

Other Previous Cases:

1. Homewood Brewing Company is set to open in the next several weeks. Exterior work, including landscaping and signage, is nearly complete.
2. Starbucks Renovation at 18051 Harwood Avenue is set to receive certificates of occupancy and is proceeding through final inspections. The store will be reopened in June 2024.
3. The Homewood Metra Train Station continues construction; since the last meeting of the Appearance Commission, the station's eastern headhouse and bus station structures have had structural work completed and many underground improvements under the railroad tracks have been completed and are open to the public. Metra completed its station closure on May 20, 2024. An elevator installation later this year will restore ADA access, which is currently restricted at this time (all ADA users are encouraged to use the Calumet station in East Hazel Crest).

Per a previous conversation on March 7, 2024, Village planning and economic development staff have been working with code enforcement and building staff to ensure that all incoming cases are being reviewed to assess whether an Appearance Review is required; the Appearance Review check is now being more carefully built into the zoning review for cases requiring a building permit.

FUTURE PROJECTS

The following projects may be future items of consideration for the Appearance Commission:

1. The 62' pylon sign for Wind Creek Casino has been submitted for review by the Village. The Village is currently resolving the final placement of the sign, and will look to have all signage on property within the Village of Homewood included in a single comprehensive sign submittal.
2. The subdivision of property at 17750 Halsted Street (adjacent to the Best Buy store) has been approved by the Village Board. The property is being subdivided to support a quick-service restaurant with drive-through. These plans will be submitted for review later this year, and will require an Appearance Review.
3. Signage at the South Suburban Church of God at 1340 W 183rd Street will be proposed later this summer. The church is looking to modernize its monument signage with an electronic display.
4. The former Mod Pizza building at 17629 Halsted Street has attracted the attention of a potential tenant who is planning to submit drawings in the next several months for a restaurant. These plans will be required to be reviewed by the Appearance Commission.
5. The Annex Building at 2018 Ridge Road is being considered for a new restaurant concept. The building is currently the subject of a solicitation for alternative bids. If no additional bids are received (none have been received at this time), the Village will continue to proceed with the current proposal for the restaurant in the Village-owned building and will craft a redevelopment agreement to be reviewed by the Village Board. The improvements to the building will require an Appearance Review.

This list is designed to provide a preview of projects which are likely to be considered by the Appearance Commission in the coming months. This list is not exhaustive and is subject to change at any time.