

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

July 6, 2023

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 p.m.

OPENING REMARKS:

Chair Hrymak welcomed new member Elizabeth Smith, owner of Serendipity Yoga and long-time Homewood resident.

ROLL CALL:

Members Kluck, Scheffke, Smith, and Chair Hrymak were present. Members Kidd, Quirke, and Preston were absent. In attendance from the Village were Village President Rich Hofeld and Director of Community and Economic Development Angela Mesaros. Five people were in the audience, and two people were on Zoom.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for changes or corrections to the meeting minutes from May 4, 2023. There were none. Chair Hrymak called for a vote of unanimous consent. Members Smith and Scheffke abstained. The meeting minutes were approved.

PUBLIC COMMENTS:

None.

REGULAR BUSINESS:

CASE 23-19 – 17510 Halsted Street – Buffalo Wild Wings Exterior Alterations

Chair Hrymak introduced the case and asked Director Angela Mesaros to present the case.

Director Mesaros presented the case and identified the request for façade improvements.

Chair Hrymak invited the applicant, Mr. Al Krygier to present his thoughts. Mr. Krygier stated that he purchased the building in 2018. Last year the asphalt was completed and the other tenant Dollar Tree was remodeled. He is currently doing an interior and exterior renovation of Buffalo Wild Wings. This will include the replacement of the lower portion of the storefront glass that was left by the previous retail tenant Office Depot, with walls so that the tables do not bump up to the windows.

Ms. Amy Green, architect, presented via Zoom. The updates will make a brighter, fresher location. They will use a lighter color to avoid the maintenance issues they currently have. The material will be a fiberglass-type product, manufactured to look like wood plank. The signage will be replaced.

Member Kluck stated that the color is a nice change from bright yellow. Member Kluck asked if they were repainting the standing seam roof. Ms. Green answered: No, but they will have a good cleaning and maintenance. The Franchisee group is very good at their spaces. The glass went all the way to the sidewalk and over time deteriorated. The proposed 32-inch wall with fiber cement board can handle all the pressure.

Member Scheffke stated that this looks good.

Member Smith stated that the exterior looks refreshed, like a breath of fresh air and she looks forward to the inside.

Chair Hrymak stated that he is thrilled this is sorely needed and the landscape looks good. There is currently trash all over the parking lot in the weeds that is not kept up. Extra efforts need to be made to weed and water the vegetation. And the trash should be picked up more often. Mr. Krygier stated that people do pick up the papers and mow the trash. They have had many citation meetings in the past. Dollar Tree gets a lot of traffic.

Chair Hrymak asked if the new colors were in line with the Buffalo Wild Wings brand. Ms. Green stated that yes, this is the same as the new BWW brand-specific colors and fixtures are corporate-driven. The new BWW colors are not as color-dense, more neutral color palettes. The interior will be light beach-colored wood.

Chair Hrymak stated that this looks really nice and refreshing.

Ms. Mesaros asked about the trash enclosures. Mr. Krygier stated that he has spoken with the Building Inspector and they are functions. He will look at them to make sure they are ok.

Mayor Hofeld stated that he is delighted to see that Mr. Krygier still owns the building. He asked if they could clean up the north wall of Dollar Tree – it looks shabby and needs power washing

A motion was made by Member Kluck to approve exterior alterations for Buffalo Wild Wings at 17510 Halsted Street. Seconded by Member Scheffke.

AYES: Members Kluck, Scheffke, Smith, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd, Quirke, and Preston

CASE 23-20 – 18250 Harwood Avenue – Bawadi Construction INC Exterior Alterations

Chair Hrymak introduced the case and asked Director Angela Mesaros to present the case.

Director Mesaros presented the case and identified the request for façade improvements.

Chair Hrymak swore in the applicant, Munir Bawadi, owner of the property to present his thoughts.

Mr. Bawadi stated that he purchased the property last year and has begun cleaning up inside. He has installed a fire sprinkler system and is now starting on the exterior work. He also did the renovations to the building at 800 Maple in Homewood.

Member Smith stated that she likes the connection to 810 Maple and the neutral color palette. She is excited that the building is occupied and has been given a facelift. Member Smith asked about painting the brick – how long does that last? Mr. Bawadi stated about 5-10 years.

Member Smith asked if the lower elevation would remain a brick wall. Mr. Bawadi stated yes.

Member Scheffke stated that it is nice to have a tenant for the building and the 810 Maple building is a good endorsement.

Member Kluck stated that the parapet wall in front is a good addition.

Chair Hrymak stated that he is thrilled to have the property occupied. The plans look very nice. However, there is no landscaping proposed. They need some type of landscape improvements. Ms. Mesaros stated that they could make it a condition that landscape plans be approved to meet the standards of the Homewood Zoning Ordinance.

A motion was made by Member Scheffke to approve exterior alterations for Bawadi Construction at 18250 Harwood Avenue, with the condition that landscape plans be approved to meet the standards of the Homewood Zoning Ordinance. Seconded by Member Smith.

AYES: Members Kluck, Scheffke, Smith, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd, Quirke, and Preston

CASE 23-21 – 18123 Harwood Avenue – Hibbing Building Exterior Alterations

Chair Hrymak introduced the case and asked Director Angela Mesaros to present the case.

Director Mesaros presented the case and identified the request for façade improvements.

Chair Hrymak swore in the applicant, Mr. Joe Peters, owner of the building, to present his thoughts.

Mr. Peters clarified that the awnings would remain, but the bay would be removed. All copper would remain. They will have no center entry. The proposed color is not black, but chocolate to match the existing building.

Member Scheffke asked if the conduit on the south side would remain. Mr. Peters stated yes, that is the main electrical conduit.

Member Kluck asked if they were aware of the public works' concern with plowing and salt damage to the building. Mr. Peters stated that the trains shake the ground and over the years have impacted the brick under the bay windows and it is caving away.

Member Smith asked if all windows would be replaced or only on the first floor. Mr. Peters stated only the first floor.

Member Scheffke asked if they planned to have outdoor seating on the north side. Mr. Peters stated that would remain parking; the lighting has been installed because it is dark. The restaurant service door is on the north side.

Chair Hrymak stated he is concerned about the windows going all the way to the ground. Mr. Peters stated that actually there will be resin, double tempered at the ground.

Chair Hrymak asked if the interior floor meets the sidewalk. Mr. Peters stated that yes, it sits on the top of the foundation – built up a foot. They have issues with the foundation due to the proximity to the train.

Chair Hrymak asked if they plan to keep the sconce lights. Mr. Peters stated, yes and they may possibly add gooseneck lights in the future.

Chair Hrymak stated that he likes the plan. His only concern is the windows on the ground.

Member Kluck stated that the risk for Mr. Peters is that the salt will be

Chair Hrymak asked about planters out front.

Member Smith stated that everything he has been doing is bringing life into the building, which is nice to see.

A motion was made by Member Smith to approve exterior alterations for the Hibbing Building at 18123 Harwood Avenue. Seconded by Member Kluck.

AYES: Members Kluck, Scheffke, Smith, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd, Quirke, and Preston

OLD BUSINESS:

Members remarked that construction is underway for the Wind Creek Casino, Hartford Building, and Homewood Brewing Company. Ms. Mesaros stated that they had no news from the former Walmart site.

NEW BUSINESS:

None.

ADJOURN:

Chair Hrymak called for a vote of unanimous consent to adjourn the meeting at 6:58 p.m.; the motion passed.

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development