

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **September 7, 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.

ROLL CALL:

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

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for changes or corrections to the meeting minutes from July 6, 2023. Chair Hrymak stated that the applicants should not be “sworn in.” Member Kluck stated to add “be damaging to windows.” Chair Hrymak called for a vote of unanimous consent. The meeting minutes were approved.

PUBLIC COMMENTS:

None.

REGULAR BUSINESS:

CASE 23-24 – 18033 Martin Avenue – Goodman Insurance Sign Variance

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

Director Mesaros presented the case and identified the request for a sign variance. The applicant is requesting the same sign to be moved from the west face to the north face of the building.

Chair Hrymak invited the applicant, Mr. Jeff Goodman to present his thoughts. The sign faces Martin Avenue square and there is no traffic and he wants to also update the sign. The sign would be the same size in the same casing. He is proposing only to change the sign face.

Member Kluck stated that he thinks this is a good idea; the tree is blocking the sign. However, the aluminum capping is missing from the north wall directly above where the sign would go. This should be fixed by the landlord.

Member Quirke stated the applicant does not own the building. This is a great idea. It makes a lot of sense. Need recognition of the business. Member Quirke asked about the plastic tent-like signs that the applicant puts out on the sidewalk. Mr. Goodman stated he would like to continue to keep using those signs. He gets a lot of traffic/attention to the business with those signs. Member Quirke stated he is

concerned that everyone in the village would want to do that; he has reservations about the tent signs. Ms. Mesaros stated that she would check the sign code, but a lot of businesses use these signs.

Member Scheffke had no questions about the wall sign.

Member Smith stated that she uses an A-frame sign for her business and sees the value in it.

Chair Hrymak stated that he has no problem with the A-frame sign. He asked if the proposed wall sign would be lit. Mr. Goodman stated he has not decided but probably not; he has no electricity. Chair Hrymak stated he has no issues with the proposed sign.

A motion was made by Member Quirke to approve the Sign Variance for Goodman Insurance at 18033 Martin Avenue. Seconded by Member Kluck.

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

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd and Preston

CASE 23-25 – 18027 Dixie Highway – Façade Improvements

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 asked the applicant, Kwanpil Kim to present his thoughts. Mr. Kim is excited to open his business in Homewood. He has other businesses outside of Homewood. He removed the stucco from the north wall and found damage to the brick.

Mr. Cahill, the contractor for the property, stated that he plans to build a framework with 2' x 4's and install the smart siding. The masonry exterior is in disrepair and not salvageable. Smart siding is a durable option.

Member Scheffke asked about the life expectancy of the product. Mr. Cahill stated it has a limited warranty of 50 years, and would need to be painted in 25 years. Mr. Cahill further stated that Hardie board siding would not hold up to salt in winter.

Member Kluck stated that he would think the siding would be susceptible to weather/water. He has seen the brick and it looks bad. He is trying to think of a different alternative material. Mr. Cahill stated that Hardie board siding is fragile, if a car nicks it, it will break. He further stated that they are removing the chimney at the back of the building.

Member Smith stated that the product was aesthetically pleasing and asked how far down the wall the product would be placed. Mr. Cahill stated ½ an inch to an inch above the asphalt. Member Smith asked what would cover the gap. Mr. Cahill stated rubber-encased aluminum.

Member Scheffke stated that the gray would be less inclined to show dirt.

Mr. Cahill stated that they would replace the window frame.

Member Kluck stated that he prefers gray. It will look sharp longer, for maintenance.

Member Quirke stated that the terra cotta on the front façade is distinctive, beautiful and characteristic of Homewood – the color is tan. It would be worthwhile to take a look at matching it. Former Chair Jim Wright was strong on this point, so that new surfaces are characteristic of old Homewood.

Mr. Cahill stated that one reason for the darker siding is so that the front pops with a contrast of color. Also it is easier to wash/keep clean.

Member Quirke stated that he is happy they are coming to Homewood and making changes to upgrade the building. The east side of the building has a number of windows boarded up. Mr. Cahill stated that they plan to brick them up and one will become an emergency door.

Member Quirke stated that the alley is narrow and has a potential to be nicked by a car at that height. It would make sense to have reinforcement at that height.

Chair Hrymak welcomed Mr. Kim. The chimney is in bad shape; bringing it down is a great idea.

Mr. Cahill stated this is a triple course building. Three layers of brick – structurally damage to the outer layer is not hurting anything. No structural damage until you get to the inner layer.

Chair Hrymak stated that they need to look at aesthetics. Many people do not like the siding on the Hartford Building. He is not a big fan of putting siding on the building.

Mr. Cahill stated that the estimate for the face brick is \$300,000 and the brick would not match.

Chair Hrymak stated that he wants to keep the color as close to downtown Homewood as possible and to match the color of the front as well. Closer to marble on the front in color. If siding is the only option, prefer the color closer to marble.

Member Smith stated that it appears as if the grout on the front of the building is darker. It might already have the contrast built-in. Maybe bringing in gray would be a way to merge the old with the new an opportunity to mesh historic and modern.

Member Quirke stated that he recommends that the applicant do some homework and look at what color works. He is very supportive of this and does not want to delay the work. The applicant can go to the staff with a color choice.

Member Scheffke stated that he likes the white and would not want a darker siding color in the alley. He does not like gray, but he agrees to let them pick the color that they want.

A motion was made by Member Quirke to approve façade improvements at 18027 Dixie Highway, with the condition that the final color choice be discussed with village staff prior to issuance of a building permit. Seconded by Member Smith.

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

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd and Preston

OLD BUSINESS:

Chair Hrymak asked about projects that are underway including the Appearance Plan, Sign Code revisions, Metra station, Stoney Point, the Pearson's Southgate building and signs on the Dorband House.

NEW BUSINESS:

Member Quirke asked if it would be possible to take a tour of the community to see the results of items that have been approved by the Commission. Ms. Mesaros stated that this might help with the review of the sign code, but she would have to look at the rules of the Open Meetings Act.

ADJOURN:

A motion was made by Member Scheffke. Seconded by Member Kluck. Chair Hrymak called for a vote of unanimous consent to adjourn the meeting at 6:54 p.m.; the motion passed.

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development