

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 5, 2023

To: Appearance Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Commission and Development Updates

NEW COMMISSION MEMBERS

Welcome Tikia Kidd and James Scheffke! Both were appointed to the Appearance Commission in September 2022.

PAST CASES

Case 19-35: The Hartford Building – Under construction.

Case 22-05: Homewood Brewing Company – Broke ground on December 2, 2022. Construction is anticipated to take about 14 months and expects to open in Q1 2024.

Case 20-19: Metra Station – The Homewood Metra Station Rehabilitation was awarded by the Metra Board of Directors to IHC Construction of Elgin, IL on October 12, 2022. IHC plans to start construction by mid-February and will be fully under construction starting in March 2023.

Case 22-22: Wind Creek Casino – Have not yet received a revised landscape plan. Ceremonial ground breaking took place in June. Construction is underway on underground utilities.

Case 22-25: 810 Maple Building Repositioning – Exterior work is nearing completion, waiting on the new storefront assemblies.

Case 22-27: Target Exterior Improvements – Building permits were issued for the exterior improvements (paint/finishes, drive-up parking area, signage).

Case 22-28: 2138 183rd Street Gas Station – The gas station at 2138 W 183rd Street is anticipated to re-open in early 2023. Landscape improvements won't be installed until the spring.

PENDING CASES

Case 22-44: Target Site Improvements – Waiting on completed materials from the applicant to proceed before the Appearance Commission.

UPCOMING CHANGES

New Zoning Ordinance

The new Zoning Ordinance is pending adoption by the Village Board of Trustees January 10, 2023. Taking effect immediately thereafter, the Zoning Ordinance will include new regulations related to site landscaping, building materials, and exterior appearance. As applicable, businesses and developers will be required to meet these new requirements, or request a zoning variance from the Planning and Zoning Commission. The Zoning Ordinance establishes quantitative requirements. Projects will still come before the Appearance Commission to review the qualitative approach to meeting the quantitative requirements. Staff will facilitate the transition to the new requirements of the Zoning Ordinance and review by the Appearance Commission.

To review the new Zoning Ordinance, find the document on the Village webpage here:

<https://www.village.homewood.il.us/government-departments/community-development/planning-zoning/2021-2022-zoning-code-update-project>

Landscape, lighting, and exterior appearance regulations are within Article 5.

Update to Appearance Plan

The Appearance Plan, the guiding document of the Appearance Commission, was written in 1999 and is overdue for an update. In 2023, Staff will lead the efforts to create new appearance guidelines for the Village. This will building on the foundation of the new requirements of the zoning ordinance and provide clear guidance to developers, business owners, and the Commission. The new document will be based on feedback from the Appearance Commission, elected officials, and community members. Staff will provide more information about this process at upcoming meetings!