

VILLAGE OF HOMEWOOD



ANNUAL REPORT | 2022 APPEARANCE COMMISSION

PURPOSE

The Appearance Commission considers all applications for new buildings, developments, remodeling and additions in multi-family, commercial and industrial districts and planned public improvements for proposed external architectural features, landscaping design and site planning, as well as requests for signs requiring variations from sign code. The Appearance Commission assists in the formation, review and amendment of the Appearance Plan to establish guidelines intended to protect and stabilize the general appearance of multi-family, commercial and industrial districts and public improvements and maintain established standards of property values throughout the village.

MEMBERSHIP: 7 Member Commission

Member	Position	Appointment	Term Expiration
Jim Wright	Chairman	08/09/2011	08/25/2023
Jack Hrymak	Member	09/24/2012	07/27/2024
Brian Quirke	Member	10/25/2016	10/11/2025
John Zander	Member	08/13/2019	08/09/2025
Kalinda Preston	Member	08/10/2021	08/10/2024
Tikia Kidd	Member	09/27/2022	09/27/2025
James Scheffke	Member	09/27/2022	09/27/2025
Nelson Grant	Member	09/27/2016	Resigned
Kevin Hayes, Sr.	Member	03/22/2016	Resigned
Julie Willis	Member	03/22/2022	Resigned

SCHEDULE OF MEETINGS

The Appearance Commission holds a regularly scheduled meeting the first Thursday of every month at 6:00 pm in the Village Board Room.

Meetings Held	Meetings Cancelled
Jan 06, 2022	Apr 07, 2022
Feb 03, 2022	May 05, 2022
Mar 03, 2022	Aug 04, 2022
Jun 02, 2022	Oct 06, 2022
Jul 07, 2022	Nov 03, 2022
Sep 01, 2022	Dec 01, 2022

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ACCOMPLISHMENTS

In 2022, the Appearance Commission made determinations on the following cases:

- a. **Case 21-41: Pine Tree Condominiums Fence at 184th and Kedzie**
Approved the proposed fence on January 6, 2022.
- b. **Case 22-04: Site Development for Wind Creek Casino at 17400 Halsted Street**
Approved site plan, building elevations, landscaping and lighting for two parking garages, subject to review by the Police Department for the south drive and review by the Village Arborist for compliance with the Halsted Street Landscape Plan on February 3, 2022.
- c. **Case 22-05: Site Development for Homewood Brewing Company at 18225 Dixie Highway**
Approved site plan, building elevations, landscaping, lighting, and signage on February 3, 2022.
- d. **Case 22-06: Sign Variance for Burlington at 17825 Halsted Street**
No motion by the Appearance Commission on March 3, 2022. Ultimately, the application was withdrawn and the applicant elected to comply with the regulations.
- e. **Case 22-07: Building Addition to Winston Churchill Elementary at 1300 190th Street**
Approved building addition on March 3, 2022.
- f. **Case 22-08: Façade Alterations for Culture at 18031 Dixie Highway**
Approved façade alterations for an exterior vestibule enclosure on March 3, 2022.
- g. **Case 22-14: Façade Improvements for 18674 Dixie Highway**
Approved façade improvements to replace materials on the canopy and soffit on June 2, 2022.
- h. **Case 22-22: Wind Creek Casino Parking Garage Revised Elevations at 17500 Halsted Street**
Approved revised elevations and materials, subject to submitting a supplementary landscape plan for treatment of the “future expansion” area in the interim conditions, to be reviewed by the Village Arborist for compliance with the Landscaping and Screening regulations of the Zoning Ordinance on July 7, 2022.
- i. **Case 22-25: Building Repositioning for 810 Maple Avenue**
Approved elevations, landscape plan, and lighting for the repositioning of 810 Maple Avenue, subject to providing a minimum 50% transparency per primary elevation, from 2.5’ above grade to the top of the window, and that all dead landscaping will be replaced on September 1, 2022.
- j. **Case 22-27: Exterior Improvements for Target at 17605 Halsted Street**
Approved, by a vote of 3-2, exterior improvements and a variance from the maximum gross sign area for an increase of 150 sf on September 1, 2022. Because the motion was not a consensus of 4 or more, the case went before the Village Board of Trustees, who approved the application on September 13, 2022.

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k. Case 22-28: Gas Station Rebranding for 2138 183rd Street

Approved elevations and landscape plan subject to providing a minimum transparency of windows on each elevation within the zone measured from 2.5' above grade to the top of the window on September 1, 2022.

In 2022, the following applications for consideration by the Appearance Commission were received and withdrawn by the applicant:

a. Case 22-18: Rebranding of Walmart Store and Fuel Service Station at 17550 Halsted Street