

VILLAGE OF HOMEWOOD



ANNUAL REPORT | 2024 APPEARANCE COMMISSION

PURPOSE

The Appearance Commission considers all applications for new development (buildings, site improvements, remodels and additions) in multi-family, commercial and industrial districts, planned public improvements with proposed architectural features or landscaping, and signs requiring variation from the Village 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
Jack Hrymak	Chair	07/23/2024	07/23/2028*
Brian Quirke	Member	10/25/2016	10/11/2025
Kalinda Preston	Member	07/23/2024	07/23/2028**
Tikia Kidd	Member	09/27/2022	Resigned
James Scheffke	Member	09/27/2022	09/27/2025
Dan Kluck	Member	02/07/2023	02/07/2026
Christine Banks	Member	12/19/2023	12/19/2027

**reappointed 7/23/2024 – previous term ended 07/27/2024*

***reappointed 7/23/2024 – previous term ended 8/10/2024*

SCHEDULE OF MEETINGS

The Appearance Commission holds a regularly scheduled meeting on the first Thursday of every month at 6:00 pm in the Village Board Room. In addition to the regularly scheduled meetings, the Commission held two additional Special Meetings on March 29, 2023, and November 8, 2023.

Meetings Held	Meetings Cancelled
March 7, 2024	January 4, 2024
June 6, 2024	February 1, 2024
August 1, 2024	April 4, 2024
September 5, 2024	May 2, 2024
October 3, 2024	July 4, 2024
November 13, 2024	December 5, 2024

VILLAGE OF HOMEWOOD



ACCOMPLISHMENTS

In 2024, the Appearance Commission made determinations on the following cases:

a. Case 24-13: Gottschalk House Porch, Stairway and Balcony Rehabilitation, Landmark Alteration at 18102 Martin Avenue.

Approved exterior alterations to balcony and porch structures on locally designated landmark on June 6, 2024.

This review approved design changes to the porch and balcony structures on the Gottschalk House, which was designated by the Village Board of Trustees as a local landmark in 1982. The design was intended to replicate the features on the original house as constructed in 1893.

b. Case 24-20: Sign Variance for Abundant Grace UCC at 18200 Dixie Highway

Approved sign variance on August 1, 2024.

This sign variance allowed the construction of an 8' x 5' electronic changing message (ECM) board sign along Dixie Highway at St. Paul's Lutheran Church.

c. Case 24-26: Appearance Review for Ollie's/Brunswick Zone at 3043-3055 W 183rd Street

Approved exterior elevations and site improvements on August 1, 2024.

This review approved the renovation proposed for the former Brunswick Zone bowling alley, including the addition of windows and frontage for three commercial tenants and other improvements.

d. Case 24-28: Appearance Review for Homewood Ford Expansion and Renovation

Approved building elevations, sign plans and site improvements on August 1, 2024.

This review approved the overall design of the proposed expansion for the service center at Homewood Ford. The review also approved landscaping and signage improvements along the property's frontage on West 183rd Street.

e. Case 24-29: Appearance Review for Starbucks at 3047 W 183rd Street

Approved building elevations and site improvements on September 5, 2024.

This review approved the overall design of a new Starbucks drive-through restaurant on an outlot near the former Brunswick Zone bowling alley.

VILLAGE OF HOMEWOOD



f. Case 24-31: Mural Proposal at 2033-2049 Ridge Road

Met muralist and provide opportunities for public feedback and questions regarding proposed mural designs on September 5, 2024.

This review allowed the Appearance Commission to discuss a new mural project in the alley passage between the Hartford Building and Loulou Belle. The Commission offered feedback on the colors and design elements to be incorporated into the new mural.

g. Case 24-34: Sign Variance and Sign Review for Wind Creek Casino and Hotel at 17400 Halsted Street

Continued on September 5, 2024. Approved sign variance on October 3, 2024.

This sign variance allowed for the installation of large directional signs over three (3) entrances to the parking garage at Wind Creek Casino.

h. Case 24-43: Appearance Review for Essence Salon Suites Signage at 17956 Halsted Street

Approved sign plans on October 3, 2024.

This review assessed the design of signage at Essence Salon Suites, a new tenant at 17956 Halsted Street. The Commission required a reduction in the size of all signs proposed for the tenant space, and requested that one (1) of the signed be moved.

i. Case 24-44: Appearance Review for Apparel Redefined at 1313-1351 W 175th Street

Approved building elevations and site improvements on October 3, 2024.

This review approved the overall design of a new office and industrial development at 1313-1351 W 175th Street.

j. Case 24-45: Appearance Review for Big Rocco's at 2124 W 183rd Street

Approved building elevations and site improvements on November 13, 2024.

This review approved the overall design of restaurant redevelopment at 2124 W 183rd Street, the former site of a Citgo gas station.

k. Case 24-52: Sign Variance for Dave's Hot Chicken at 17631 Halsted Street

Approved sign variance on November 13, 2024.

This review allowed for an increase in signage for Dave's Hot Chicken at 17631 Halsted Street, which is an outlot of the Park Place Plaza shopping center. The Commission voted to approve a smaller variance than that requested by the applicant.

VILLAGE OF HOMEWOOD



In addition, to the casework, the Appearance Commission began the process of updating Section 30 of the Village Code of Ordinances, which was written in 1999 and is overdue for an update. This process was discussed at the March 7, 2024 meeting of the Appearance Commission.