

MEETING MINUTES



Village Of Homewood
Appearance Commission
Thursday, July 7, 2022
6:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Wright called the meeting to order at 6:00 p.m.

ROLL CALL: Members Hayes, Hrymak, Zander, and Chairman Wright were present. Members Preston, Quirke, and Willis were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros, Village Planner Valerie Berstene and Building Department Secretary Darlene Leonard. Nine people were in the audience.

Chairman Wright introduced Village Planner Valerie Berstene and asked her to provide her background. Village Planner Berstene provided her background.

APPROVAL OF MINUTES: Chairman Wright asked if there were any changes or corrections to the minutes for June 2, 2022. There were no changes or corrections. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of June 2, 2022; seconded by Member Zander.

AYES: Members Hayes, Hrymak, Zander, and Chairman Wright.

NAYES: None

ABSTENTIONS: None

ABSENT: Members Preston, Quirke, and Willis

AGENDA ITEMS:

Case No. 22-22, Wind Creek Casino Parking Garage, Revised Elevations.

Chairman Wright asked Village Planner Berstene to present the case.

Village Planner Berstene presented the case, laid out the changes and the approvals from the Planning and Zoning Commission and the Village Board.

Vern Lohman stated the plan was revised and changes made to the exterior elevation. The parking garage will be shorter in length and a portion of the footprint has been reserved for potential future expansion. A change was made to the walkway from the casino and the interface with the garage. The interior has changes to the parking ramp from being a speed ramp. The west elevation will include noise abatement with no openings and solid walls there will be scoring on the walls to break sound and acoustic absorbing materials. The changes are on the exterior, with no changes to the site development, lighting, landscaping, etc.

Chairman Wright asked if there are samples of the materials. Mr. Lohman stated no, but there are samples of the colors. Mr. Lohman stated the colors selected match the rest of the complex.

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Chairman Wright asked if the colors would be in the façade. Mr. Lohman stated the lightest color would be on the top of the façade with the warm brown in the middle. The signage and the darkest are the metal spars in the middle and it will be flush with what is above and below it.

Chad Rush stated they added to the tower to give it a warmer appearance than just the glass and the walkway will coordinate with the hotel. The curved wall at the entrance will be natural stone. The tower façade is staccato and the garage will match. The elevator was moved about 60 feet to the east because it works better functionally. There is a 3-foot berm with a 9-foot fence to block noise and light and the acoustic panels will cover 60% of the west façade and no windows or openings facing the neighborhood.

Chairman Wright asked for questions or comments from the Commissioners.

Member Hrymak stated he likes that it was moved away from the residents to the west. He likes that the colors were lightened and he likes the acoustic tiles.

Member Zander asked what the sound study showed. Mr. Lohman stated the study showed the noise from the tollway would potentially reflect on the residents. It is proposed to use the acoustic tile to cover 60% of the façade to eliminate the noise.

Member Zander stated the sound is from the tollway and not the traffic on site. Mr. Lohman stated the berm and fence would block the traffic noise from the service road.

Member Hrymak stated he did not think the tollway noise would reflect that far.

Chairman Wright stated he is not objecting to it, but it is a monolith and appreciates the changes and that give context and explains the changes.

Chairman Wright asked if the arborist has approved the new plan. Staff Liaison Mesaros stated no.

Chairman Wright stated a plan would have to be submitted. It would be approved based on the arborist's recommendation, and asked that a copy of it be sent to the Commission also.

Chairman Wright asked for a motion, conditioned on the supplementary landscape plan approved by the arborist. Motion was made by Member Zander to recommend approval of Case 22-22 – Wind Creek Casino Parking Garage revised elevations, Seconded by Member Hrymak.

AYES: Members Hayes, Hrymak, Zander, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.

ABSENT: Members Preston, Quirke, and Willis.

Motion passed.

Chairman Wright stated it does not need to go back in front of the Planning and Zoning Commission, and asked when they anticipate starting. Pat Daly stated September 1, 2022, and added they have to submit every contractor to the State for approval and they just got the okay that day for the landscaper to cut the grass.

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Member Zander asked if a general contractor has been selected. Mr. Daly stated W.E. O'Neil & Bowa Construction.

Chairman Wright asked when the groundbreaking is occurring. Mr. Daly stated it was about a couple of weeks ago, in mid-June. Mr. Daly stated the work will start in earnest in September and that the delays are a result of utilities that needed to be redirected on 174th Street and added that the Tollway approved it about a week ago.

Mr. Daly stated Homewood did not own the utilities, they had to get it from the Tollway and then Homewood will give it to them. Almost all of the utilities have been resolved and once that is done they will start.

NEW BUSINESS:

Chairman Wright asked the status of Homewood Brewing. Staff Liaison Mesaros stated they were waiting on the Village to get a plat, but they are closing on it and will own in on July 19.

Chairman Wright asked when they would start. Staff Liaison Mesaros stated as soon as the plans are reviewed. They are ready to go.

Chairman Wright asked if there is anything else. Village Planner Berstene stated the Walmart rebranding, the Kohl's, and the Sephora signage.

Member Hrymak asked the status of the Hartford Building. Staff Liaison Mesaros stated delays were the result of concrete for the flooring and a structural review of the changes. The prefabricated panel walls delivery is anticipated to be the week of July 28, 2022.

Chairman Wright asked about the parking lot. Staff Liaison Mesaros stated there is nothing yet.

Chairman Wright asked about the old brewing place across the street. Staff Liaison Mesaros stated there has been no interest.

ADJOURNMENT:

A motion was made by Member Zander to adjourn the meeting at 6:30 p.m.; seconded by Member Hayes. All in favor. None opposed. Motion passed unanimously.

Respectfully submitted,

Angela M. Mesaros
Staff Liaison