

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: April 2, 2026

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 pm.

ROLL CALL:

Members Preston, Scheffke, Quirke, Kluck and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development and Noah Schumerth Assistant Director of Economic and Community Development; and Darlene Leonard, Building Department Administrative Secretary. There were five members of the public in attendance, there were no members of the public attending virtually.

AYES: 5 (Members Preston, Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

APPROVAL OF MEETING MINUTES:

Chair Hrymak stated there was no quorum from the meeting of March 5, 2026 to vote on the meeting minutes and stated they will be continued to the next meeting to be approved.

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:

CASE 26-10: Comprehensive Sign Plan for Dobbs Tire and Auto Center at 18340 Kedzie Avenue:

Chair Hrymak introduced the case. Assistant Director Schumerth presented the case and stated the current code only allows for one wall sign and the proposal is for two wall signs. The pylon sign is slightly larger than allowed, but is considered legal nonconforming. Assistant Director Schumerth stated there are a couple of standards to review for the comprehensive sign plan they the signage must meet one of more of the standards.

Matt Lambert from Lambert Sign stated the building has two separate faces and the second sign would be non-illuminated. The company wants to have somewhere say "complete auto service" and stated the building looks a little off without it.

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Last Revised: 05/01/2026 8:10 PM

Member Kluck stated the additional signage is good and that it draws attention to the service area. Member Kluck asked if both signs are 44 square feet.

- **Mr. Lambert stated it is a typo.**

Member Quirke stated the signage is fine and asked if the previous business, Carx, had signage on that part of the building.

- **Assistant Director Schumerth stated they did not.**
- **Mr. Lambert stated there was signage on the right side of the building.**

Member Preston stated everything looks cohesive and it kind of draws into it.

Member Scheffke asked what high intensity urethane letters were.

- **Mr. Lambert stated they are plastic.**

Chair Hrymak stated it looks good and the lettering over the doors is an enhancement.

Chair Hrymak asked for a motion to approve Case 26-10, Appearance Review and Comprehensive Sign Plan for Dobbs Tire and Auto Center at 18340 Kedzie Avenue, as proposed on the drawings submitted by Dualite Signs.

A motion to approve was made by Member Preston, seconded by Member Quirke.

AYES: 5 (Members Preston, Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

Case 26-24: Appearance Review for Electronic Changing Message (ECM) Sign at 3043 W. 183rd Street:

Assistant Director Schumerth presented the case and stated the Code states that all ECM signs get reviewed. The business proposes to be open in May 2026

Member Quirke stated there are two signs and asked what would happen when there is a third tenant in the building, if they would get a sign.

- **Assistant Director Schumerth stated currently that is correct. There is also a wall sign that will be approved. The pylon sign in the existing sign is approximately 90 square feet. The ECM below it is 32 square feet (8x4). It would be full color LED with different messages that would have to comply with requirements. It would replace a smaller ECM sign there. Assistant Director Schumerth added the current pole sign is legal nonconforming and the ECM sign is permitted up to 75 square feet. And the Appearance Review is required. It can be replaced, modify to be able to conform, repair minor damage. They cannot increase the size, change the location, remove and replace it, or repair major damage.**

Member Quirke asked why major damage to the structure cannot be repaired.

- **Assistant Director Schumerth stated greater than 50% damage would have to be fully removed. All nonconforming structures have to be removed.**
- **Staff Liaison Mesaros stated that it applies to all nonconforming structures in town.**
- **Assistant Director Schumerth stated the sign should be painted black to match the other sign on the property for visual cohesion, meet the ECM operating requirements, and paint the bollards to match the sign.**
- **Chad stated that they will paint the sign black and if there is another tenant they are willing to share sign space.**

Member Quirke asked how.

- **Silken Patel stated they would cut the sign copy area in half, with half reserved for each tenant.**

Chair Hrymak asked if that would come back to the Commission.

Assistant Director Schumerth stated no, as sign copy replacements do not need to be reviewed by the Commission.

- **Chad stated they considered black art with red letters and white art with red letters for more visibility.**

Member Scheffke asked how the signage is illuminated.

- **Chad stated the sign would be lit up internally.**

Member Quirke asked what the plans were for the ECM.

- **Mr. Patel stated it would have sales, tasting events, product and text, no videos.**
- **Chad stated it would be the price and a picture of the item.**

Member Kluck stated the size is not overpowering the top sign and it leaves room for a future tenant.

Member Quirke asked if it is rounded.

- **Mr. Patel and Chad stated it is rounded.**

Chair Hrymak asked for a motion to approve Case 26-24, Appearance Review for Electronic Changing Message (ECM) Sign at 3043 W. 183rd Street.

A motion to approve was made by Member Scheffke; seconded by Member Preston.

AYES: 5 (Members Preston, Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

Member Quirke asked about the facades of the building and if they will stay different or if they would change.

Mr. Patel stated there are plans in the future for them to match, but has to get corporate approval from Ollie's.

Case 26-22: Appearance Review for Live Free 999 Foundation at 18219 Dixie Highway:

Assistant Director Schumerth presented the case and stated the location has a Village mural on the side of the building that was painted by artist Tom Melvin.

Staff Liaison Mesaros stated it is part of the collection in town.

Assistant Director Schumerth stated the Village's mural would need to be relocated at the owner's expense. The colors for the foundation are purple and gray which were the colors used a lot by the owner's son and it part of the foundation's branding. There will also be painted elements on the front of the building facing Dixie, a wall sign on the side, a quote from the son, and some iconography for the brand.

Member Quirke asked if the mural will be moved somewhere.

- **Staff Liaison Mesaros stated there is an agreement with the property owner that requires they get permission from the Village Board and they have to pay for the removal.**

Member Quirke asked if the building owner pays.

- **Staff Liaison Mesaros stated yes.**

Member Scheffke stated it won't be removed.

- **Staff Liaison Mesaros stated it would be repainted elsewhere.**

Member Quirke asked where.

- **Staff Liaison Mesaros stated they are looking now and will be reaching out to property owners soon.**

Member Scheffke asked if a place cannot be found will it not be repainted.

- **Staff Liaison Mesaros stated yes.**

Member Scheffke stated it is a notable difference from the current mural.

Chair Hrymak asked if it would look like the submitted renderings.

- **Assistant Director Schumerth stated it would be similar. The final version may not go to the Commission.**

- **Assistant Director Schumerth stated they must keep the sconce lighting. It is the only lighting in the alley and the lights in the rear. The mural needs approval from the Village Board before removal and it needs to be done before the permit is issued.**
- **Mike Matthys stated they plan to paint the entire building, do maintenance on the oping, EFIS, and roof. The awnings would be replaced and be purple, specifically Concord Purple. The walls would be painted a dark gray and will match the brewery. The mural would be inspired by the mural on the top floor of the brewery and the images on the submittal are crops from the one at the brewery. They may even use the same artist.**

Member Quirke stated there is a distinct difference between the visuals presented.

- **Mr. Matthys stated the images are crops from the mural at the brewery and were put in the visual.**

Chair Hrymak asked if it would come to the Commission.

- **Assistant Director Schumerth stated it depends on if it would be a mural or a painted sign. If it has branding in it, it's a painted wall sign and is discretionary to staff. If it doesn't it is a mural and would come to the Appearance Commission for location and suitability and be approved by the Village Board.**
- **Mr. Matthys stated it would have more symbolism and Jared would not be in it. .**

Member Quirke asked if the Commission has authority over murals.

- **Assistant Director Schumerth stated yes, but because this includes the motto of the business it is a mural. If it's a painted sign, it can come back to the Commission. If it's a mural it goes through public art review which also goes to the Appearance Commission.**
- **Staff Liaison Mesaros stated there can be a mockup before it is drawn onto the building.**

Chair Hrymak asked if it can be a condition that it goes to the Appearance Commission.

Assistant Director Schumerth stated it is a concept because they are often done freestyle and with artistic license.

- **Staff Liaison Mesaros stated this is the concept that is being submitted and that additional details will be refined later.**

Chair Hrymak asked if a condition can be made to keep it in the general vein of what is being presented.

- **Member Quirke stated they are trying to avoid changes that aren't presented.**
- **Mr. Matthys stated there will be two signs also, but they are still looking at styles. It will be office space so they won't be drawing visitors in so they are leaning towards back lit signage not a brightly illuminated sign.**

Member Quirke asked if there were any parking concerns.

- **Staff Liaison Mesaros stated they have their own lot in the rear separate from the brewery.**

Chair Hrymak stated being the same owner, they probably won't have issue with the lot being shared.

Member Preston stated it's hard to say yes or no to the design. She has no issue with it, but is pretty sure it is going to change and will probably look better. It doesn't look complete and will probably look fuller. Member Preston added that she likes what it being done and how it's being incorporated in the front and is looking forward to the back.

Chair Hrymak asked if it's completely different would it have to come back.

Member Scheffke asked if the "Live Free" is illuminated.

- **Mr. Matthys stated the current plan is to have it backlit.**

Member Scheffke stated he would prefer that it is brought back as it's unknown how it's going to look and wants more information on what is going to be there. He would also like to have more information on the relocation of the existing mural.

- **Staff Liaison Mesaros stated it's up to the Village where it goes. There is an intergovernmental agreement that it cannot be removed without approval.**

Member Scheffke stated he would like it brought back with more information on the murals before accepting it.

- **Assistant Director Schumerth asked Mr. Matthys if the owner would be comfortable bringing it back.**
- **Mr. Matthys stated yes.**

Member Quirke asked about the "Live Free" signage on the west and south sides.

- **Mr. Matthys stated it would be solid letterings with light spillout.**

Member Quirke stated the packet says three signs, but he counts two.

- **Assistant Director Schumerth stated there are two wall signs and they are currently treating the mural as a painted wall sign.**
- **Staff Liaison Mesaros stated because it uses the "Live Free" in it.**

Member Quirke asked if it is a wall sign.

- **Staff Liaison Mesaros stated it is considered a wall sign because the business slogan is in it.**

Member Kluck stated he doesn't think it would deviate from what is proposed. It is a concept.

Member Scheffke stated he would still like to see something more definitive.

- **Staff Liaison Mesaros asked if it stays the same, should it come back.**

Member Scheffke stated yes.

Chair Hrymak stated the color is dark, but understands it matches the brewery and they are his colors; and asked if the sconces would stay.

- **Mr. Matthys stated they would stay, but he might change the style of the light. They would remove the some if the backlit sign goes in.**

Chair Hrymak asked the number of sconces.

- **Assistant Director Schumerth stated 9.**

Chair Hrymak asked if the awning would be flat topped. Because it should be angled because of rain and snow.

- **Mr. Matthys stated it will be angled and it won't project out further than the current one.**

Chair Hrymak stated he would like add pots or planters with vegetation as a condition and that he has no concerns with the drawings.

Member Scheffke stated he would like to defer until additional information is received.

- **Staff Liaison Mesaros asked what information.**

Member Scheffke stated more information or graphics.

Chair Hrymak stated if it was a condition, it would come back.

- **Assistant Director Schumerth stated the condition would have it come back to the Appearance Commission, the rest can be approved, but it would still need to be brought back.**
- **Mr. Matthys told Assistant Director Schumerth the mural can be struck and it can be brought back later.**

Chair Hrymak stated a condition can be added to say all the drawings would come back to the Commission.

Member Preston asked if the ones on the building front are signs since they don't have a logo.

- **Staff Liaison Mesaros stated they aren't signs.**
- **Assistant Director Schumerth stated not technically, but they can group all the artistic elements together.**

Chair Hrymak asked for a Motion to approve Case 26-22, Appearance Review for Live Free 999 Foundation at 18219 Dixie Highway, as proposed on the drawings submitted by Linden Group Architects, subject to the following conditions:

1. Maintain the existing sconce lighting on the south façade, located in the rear 40' of the building, to ensure sufficient alley lighting and nighttime lighting of the proposed painted wall sign. Revise drawings to include lighting prior to the issuance of building permit.

2. Receive Village Board approval for the removal and relocation for the mural on the south façade of the building prior to the issuance of building permits.
3. More details on all murals and artwork brought back in front of the Appearance Commission.
4. The addition of planters and/or pots placed in the front of the building.

A motion to approve was made by Member Preston; seconded by Member Quirke.

AYES: 5 (Members Preston, Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

Case 26-20: Appearance Review for Signature Smiles Dentistry at 18114 Gottschalk Avenue.

Assistant Director Schumerth presented the case and stated the proposal is for an addition to the Signature Smiles dental office and the landscape plan had been received shortly before the meeting and copies of it can be provided. The proposal is for the exterior to match the existing precast stone, and new transom windows would be installed on the west side. The intent is to match the color and style of what is currently there which is a cream color. There was a request from the applicant for feedback on the building and signage. And another AI design with the building being a more modern white with black and signage.

Member Kluck stated he had no questions and that he liked the look of the white with black accents and he also like the suggested signage.

Member Quirke asked if there would be any signage on the north side of the building or if it would be just the one sign.

- **Assistant Director Schumerth stated there are 2 signs on the received elevations and there are 2 there now.**
- **Massimo stated if they can do an illuminated sign they will as the Doctor would love it.**
- **Assistant Director Schumerth stated there will be one sign on the East side of the building and one in the rear. It would be similar to the ones on the building now which are just aluminum panel signs with the name on it.**

Member Quirke stated the sidewalk to the entrance is a good and asked if it would stay. And added that he likes the alabaster look of the building, but the white with black looks right.

- **Massimo stated yes, the sidewalk would stay.**

Member Preston stated she likes the AI image as it's clean and crisp.

Member Scheffke asked if there would be a sign on the north side.

- **Massimo stated the Doctor asked if he could find out if they could have one on the north side.**

Member Quirke stated it could be difficult to put a sign on the north side.

Member Scheffke stated the design is good and he would support additional signage.

- **Assistant Director Schumerth stated there could be some space constraints, but it's possible to do 2 of the sign.**

Member Scheffke said the sign doesn't have to be replicated, but a panel sign with cutouts would work, and asked if it would have to come back for approval.

- **Assistant Director Schumerth stated not necessarily. Staff could elevate it if needed.**

Chair Hrymak stated he liked the white and black color and the backlit sign, and said that if it could be done on one of more side it would be great. Chair Hrymak asked if a box sign or a metal sign would have to be done.

- **Assistant Director Schumerth stated the logo could be done or do the sign smaller. There would have to be enough space to not get too close to the windows.**

Chair Hrymak stated the landscape plan hasn't been seen.

- **Staff Liaison Mesaros stated it has to be reviewed by the Arborist.**

Chair Hrymak asked if anything had to be added.

Assistant Director Schumerth stated anything for the elevation to lock in the color scheme.

Member Quirke asked if a post sign would be added on the north side like next door.

- **Massimo stated no.**
- **Assistant Director Schumerth stated the building next door has a sign facing Hickory.**

Chair Hrymak asked for a Motion to approve Case 26-20 Appearance review for Signature Smiles Dental at 18114 Gottschalk, as proposed on the drawings submitted by Domani Builders striking number 2 from the conditions as the landscape plan has been received and adding number 6 to utilize the color scheme in the alternate AI rendering.

A motion to approve was made by Member Preston; seconded by Member Scheffke.

AYES: 5 (Members Preston, Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

OLD BUSINESS:

None

NEW BUSINESS

Staff Liaison Mesaros state on April 9 at the Planning and Zoning Meeting Holiday Properties will be presenting the projects for the 2 properties.

Chair Hrymak stated it looks like the Donut Shop opens next week.

ADJOURN:

A motion was made to adjourn the meeting by Member Kluck; seconded by Member Preston.

AYES: 5 (Members Preston, Scheffke, Quirke, Kluck and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

The meeting adjourned at 7:42 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary