

VILLAGE OF HOMEWOOD



ANNUAL REPORT | 2025 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, signage requirements and other codes 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

The Appearance Commission had two members reappointed in 2025 (Brian Quirke, James Scheffke), and had one new member appointed (Melissa Gonser).

Member	Position	Appointment	Term Expiration
Jack Hrymak	Chair	07/23/2024	07/23/2028
Brian Quirke	Member	09/30/2025*	09/30/2028*
Kalinda Preston	Member	07/23/2024	07/23/2028
James Scheffke	Member	09/30/2025	09/30/2028*
Dan Kluck	Member	02/07/2023	02/07/2026
Christine Banks	Member	12/19/2023	12/19/2027
Melissa Gonser	Member	03/11/2025	03/11/2028**

**reappointed 9/30/2025*

***appointed 03/11/2025*

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. The Appearance Commission met nine times in 2025. Three of these meetings were rescheduled due to holidays or project timing.

Meetings Held	Meetings Cancelled
January 16, 2025	April 3, 2025
February 6, 2025	June 5, 2025
March 6, 2025	September 4, 2025
May 1, 2025	
July 17, 2025	
August 7, 2025	
October 16, 2025	
November 6, 2025	
December 4, 2025	

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ACCOMPLISHMENTS

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

a. Case 25-01: Village Sign Code Update

Approved code text on May 1, 2025.

This project was the majority of the business reviewed by the Appearance Commission in 2025. The Commission participated in three workshops (January 16, February 6, and March 6) and a public hearing during the review and approval of this project. The sign code was approved by the Planning and Zoning Commission on May 22, 2025. The sign code was formally adopted by the Village Board on August 26, 2025.

b. Case 25-24: Appearance Review, Exterior Improvements at Dunkin' Donuts at 2353 W 183rd Street

Conditionally approved appearance review on July 17, 2025.

The applicant submitted plans for corporate rebranding on the Dunkin' Donuts location at 2353 W 183rd Street. The appearance review included exterior elevations and signage for the project. The Appearance Commission approved exterior changes but requested the removal of two signs due to concerns about the amount of signage and signage visibility.

c. Case 25-25: Appearance Review, Exterior Improvements at Dunkin' Donuts at 17579 Halsted Street

Conditionally approved appearance review on July 17, 2025.

The applicant submitted plans for corporate rebranding on the Dunkin' Donuts location at 17579 Halsted Street. The appearance review included exterior elevations and signage for the project. The Appearance Commission approved exterior changes but requested the removal of two signs due to concerns about the amount of signage and signage visibility.

d. Case 25-27: Appearance Review, Exterior Overhaul at Target at 17605 Halsted Street

Continued appearance review case on July 17, 2025. Approved appearance review on August 7, 2025.

The applicant submitted plans for an overhaul of the exterior of the Target building at 17605 Halsted Street, including new paint colors, exterior cladding and signage. The improvements were similar to those brought forward to the Appearance Commission and approved in 2022.

This project is currently in building permit review.

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- e. **Case 25-31: Appearance Review, Tequila Raizes Restaurant at 18136 Dixie Highway**
Conditionally approved appearance review on August 7, 2025.

The applicant submitted plans for the construction of a 6,000 s.f. restaurant, to be constructed at the site of the former Savoia's Restaurant. The Commission approved with conditions, including changes to parking island placement, landscaping, green panel placement on exterior walls, and lighting.

This project is currently in building permit review.

- f. **Case 25-40: Appearance Review, Overhaul of Park West Plaza at 3003-3029 W 183rd Street**
Approved appearance review on October 16, 2025.

The applicant submitted plans for a full overhaul of the existing building, including roof redesign, reconstruction of the front façade, and new landscaping. These improvements have been largely completed, and remaining work will be completed in spring 2026.

- g. **Case 25-47: Appearance Review and Comprehensive Sign Plan, Signage for Park West Plaza at 3003-3029 W 183rd Street**
Approved appearance review on November 6, 2025.

The applicant submitted plans for reconstruction of the existing pylon sign at Park West Plaza, in addition to a comprehensive sign plan setting design standards for future wall signage design on the building. These improvements were completed in November 2025.

- h. **Case 25-48: Appearance Review, Jiao 66 Restaurant at 2018 Ridge Road**
Approved appearance review on November 6, 2025.

The applicant submitted plans for the renovation of the front façade of the building. These improvements were largely completed in January 2026, and signage from this review was also approved in January 2026.

- i. **Case 25-50: Appearance Review, Raising Cane's Restaurant at 17601 Halsted Street**
Approved appearance review on December 4, 2025.

The applicant submitted plans for the renovation of the former Freddy's Restaurant. These plans included the overhaul of the existing drive-through facility on the site, as well as the exterior cladding and façade treatments of the building. The applicant plans to submit a comprehensive sign plan and receive appearance review for signage in February 2026.

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The Appearance Commission reviewed a total of 9 cases in 2025. One of these projects was a large-scale code overhaul, and several others were major renovations or construction projects planned in Homewood.