

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 1, 2024

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 6:02 p.m.

ROLL CALL:

In attendance were Members Banks, Scheffke, Quirke, Kidd, Kluck, and Chair Hrymak. Member Preston was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), and Assistant Director of Economic & Community Development Noah Schumerth. Village Manager Napoleon Haney was present. There were nine members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for any proposed changes to the minutes from the June 6, 2024 meeting. No changes were requested.

Motion made to approve the minutes by Chair Hrymak.

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: None

ABSENT: Member Preston

PUBLIC COMMENT:

Chair Hrymak requested comments from the audience on other topics which are not included on the regular business agenda. No members of the audience had any questions.

REGULAR BUSINESS:

CASE 24-20: Sign Variance for Abundant Grace UCC at 18200 Dixie Hwy

Noah Schmerth gave an introduction of the proposed appearance plans for a free standing electronic messaging sign at Abundance Grace Church located in B2 Zoning district.

Existing monument sign built since 2001 and currently there is a temporary sign banner covering the former church name.

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The proposed sign is a freestanding 8 x 3 1/2 feet wide LCD Screen with changing messages, church logo and the church name. Existing masonry stone will be preserved for the newly proposed sign.

Staff has recommended for approval for the sign variance.

Chair Hrymak requested if anyone from Abundant Grace was present that would like to comment on the proposed sign plans.

Member Kluck and Kidd had no comments to add.

Member Quirke asked who is present from the old church and the new church.

- A few people were present from the old and new congregations. It was explained that they have combined the two congregations which now forms the new church Abundance Grace

Member Quirke asked would the six people present be in charge of controlling what messages are going to be on the sign.

- No, the Building administrator along with the Pastor will be managing what goes on the board

Mae Brandon former member from Faith United Protestant church in Park Forest introduced herself, a few members of the congregation, and the Pastor of Abundant Grace.

Pastor Keitric Emory introduced himself and stated that the messaging that goes onto the board will be finalized through him before being posted.

Chariman Hrymak made a motion to approve the sign variance for Abundant Grace UCC. Member Scheffke motioned for approval and Member Kluck second.

AYES: Members Banks, Scheffke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: Member Quirke

ABSENT: Member Preston

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

Noah Schmerth gave a brief introduction of the proposed appearance plans for the Ollie's/Brunswick Zone which has been subdivided into 3 lots. Lot 1 is the only plan with being presented at this time for improvements. Lots 2 & 3 are additional commercial areas to be considered as different projects at a future time.

The project is under review for the landscaping, signage and lighting improvements.

Currently the property is under redevelopment with a series of commercial tenants and will be revitalized into another multi-tenant shopping center.

Staff recommends the approval for the proposed plans for Ollie's and the Brunswick Zone.

Applicant Silken Patel introduced himself to propose the renovations that will occur on the former Brunswick Zone lot.

At this time there are two tenants that will occupy the property which is Ollie's Bargain Outlet and a liquor store tenant. A third tenant is currently unknown.

Member Quirke asked how the sign for Ollie's complies with the Village size limitation.

- The overall sign would not comply because its two signs but the signs are pre-existing structures that can be changed under the code

Chairman Hrymak stated a concern for the landscaping being maintained and plants being watered appropriately.

Member Quirke asked whose responsibility is it to keep up the maintenance on the property. Is it the owner or the tenant?

- The owner is responsible but the tenant lease will indicate specifics pertaining to them maintaining the property.

Chair Hrymak asked if the parking lot would be renovated as part of the proposed project.

- The parking lot will be fully graded and milled, and the lot will receive full repair as part of the redevelopment of Lot 1.

Chair Hrymak expressed concerns about the proposed colors and the efforts to match the Jewel Osco grocery site. Chair Hrymak asked if the yellow color on the renderings in the packet reflected the true color of the proposed building.

- The color will be a soft tan in alignment with other Ollie's locations.

Member Quirke asked if there was any relationship between the existing Jewel Osco and the subject site.

- The building is independent of Jewel Osco and is primarily designed to provide branding colors required for Ollie's and create a consistent appearance between all three tenants of the site.

Chair Hrymak praised the choice of landscape planters in the front area of the building. Member Kluck observed that trash would need to be regularly removed from these planters and that maintenance was necessary to keep good building appearance.

Motion made to approve Case 24-26 by Member

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: None

ABSENT: Member Preston

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Case 24-28: Homewood Ford Expansion and Renovation, 3233 W 183rd Street

Schumerth provided a brief introduction to the case, introducing the site plan, landscape plan, and proposed elevations for the new building on the site. Schumerth provided detail on the two proposed addition areas.

Schumerth provided greater detail on the elevations and renderings provided by the applicants to demonstrate the elevation design and proposed materials to be used on the building.

Schumerth introduced the one condition with the Appearance Review, recommending a replacement of a prohibited corrugated metal material proposed on additions to the auto sales and service building.

Member Quirke asked why the corrugated metal material was prohibited in January 2023.

- A new zoning ordinance was adopted in January 2023. The Planning and Zoning Commission and the Village Board approval the new ordinance with design requirements included. The design standard was selected because of problems with building maintenance and upkeep when such materials are used.

Applicant Edward Gierzek introduced the use of the corrugated metal on the building and provided a physical sample of the material. The applicant noted that the material is commonly used in the corporate slate of materials for other Ford dealerships. The applicant emphasized that Ford wishes to have a consistent dealership appearance at locations across the United States.

Applicant Gierzek noted that Ford spent a large number of resources spent to create a corrugated material which is complementary to other materials proposed on the building. The applicant noted that the prohibited metal material will be used sparingly on the building. The applicant noted that generally there is not pushback on design recommendations in communities, but the material is used in limited quantities and is critical to developing a brand-specific identity for Ford.

Member Kluck asked the applicant to describe exactly where the material is proposed to be used.

- The material is proposed to be used on the north and west sides of the new service center expansion.

The applicant noted that a similar material is in use at the McDonald's site at 3132 W 183rd Street.

Member Kidd stated that an ordinance is local law and needs to be treated as a clear standard.

Member Quirke noted that the dealership has historically needed improvements. Quirke noted that the parking facility improvements are equally important to improving the condition of the site. Quirke asked if existing service doors will be painted or treated.

- The applicant stated that all service bay doors will be part of the renovation project.

Member Quirke asked if landscape islands are being maintained on the existing site as part of the proposed project.

- All existing landscaping islands will be maintained. New landscape islands will be located in the new parking and vehicle storage area on the western portion of the site.

Member Scheffke asked what the finish of the metal will be – whether painted, anodized, or another finish. Scheffke also asked what the lifespan of the material is and how it can be maintained.

- The metal will generally be powder coated and polished. The material will generally be painted as part of the finishing process. The finish will have a lifespan of 20 years. The material can be maintained with powerwashing and mild detergent washing.

The applicant stated that all materials and project details are part of a corporate image program for Ford that is consistent across all Ford dealerships. Different colors of the corrugated material can be implemented for different dealers as needed.

Member Banks asked about what alternative would be available if the corrugated metal material was denied by the Appearance Commission.

- The material the corrugated metal would be replaced with is unknown. The metal would likely be a flat horizontal siding product. The material would not have the vertical relief of the corrugated material.

Chair Hrymak asked why colors and materials on the new service area vary widely from the colors and materials on the main building being renovated.

- The steel wool color on the new service building will be integrated into the masonry and metal refinishes to be applied to other portions of the building.

Chair Hrymak noted to the applicant that selecting a new material to meet code requirements is not personal to the building owner and does not reduce Commission appreciation for the quality of the new project. Chair Hrymak expressed concerns about the corrugated metal building material.

Chair Hrymak asked where the corrugated metal will be located elsewhere on the building than the new service area additions.

- The material is to be applied to the new front entrance area near the new service area being treated with the corrugated metal material in building plans.

Chair Hrymak stated that because the corrugated metal is included strategically in the renovation of the existing building, the material should be considered as a permitted material on this building.

Member Scheffke noted that the material sample provided for review by the applicant is not the same as the material proposed on the building, given the corrugation is much more narrow and dense in the actual material than on the material sample.

The applicant noted that Ford requires brand enforcement and monitors successful implementation of the branding package for each Ford location.

Member Kidd asked if the material included in the material sample will be used anywhere on the building.

- The applicant noted that the material sample was not a metal finish that was planned to be used on the building. The material in question has much narrower flutes and more premium quality.

Member Quirke stated that the detail of the corrugated metal is minor compared to the scale of the entire renovation project proposed as part of the Appearance Review. Quirke also noted that the size of the building façade is also increasing, reducing the scale of the corrugated metal installation.

The applicant proposed that a more accurate material sample be brought in for review and consideration by Village staff and the Appearance Commission.

Member Scheffke noted that a more accurate material sample is needed for final approval of the project and would reduce confusion. Scheffke felt comfortable with the material because it is part of the existing building renovation.

Chair Hrymak revised approval language to allow the use of “MP-2,” the corrugated metal material, on the service drive-up on the northern Addition #1 of the renovated auto sales and service building.

Member Scheffke made a motion to approve Case 24-28; second by Member Kidd.

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak)

NAYS: None

ABSTAIN: None

ABSENT: Members

OLD BUSINESS

Staff Liaison Mesaros noted that the Faith Lutheran monument signage/electronic changing message (ECM) signage was corrected, resolving previous citations.

Chair Hrymak asked about progress on the casino and asked if there were any issues with construction.

- The casino is being monitored for completion and adherence to previous Appearance Commission approvals.

Chair Hrymak praised ongoing Gottschalk House renovations. Member Kluck noted that the spindles on the railings and stairwells were installed upside down.

Chair Hrymak said he believed that electronic changing message (ECM) signs were conditioned to a minimum message duration of 8 seconds in past sign variances.

- The minimum allowed duration is 12 seconds, per Staff Liaison Mesaros.

NEW BUSINESS

Chair Hrymak asked if Village staff had considered a landscape plan for the western Village gateway similar to the one approved along Halsted Street, extending from Village limits to the Park West Plaza building.

- Staff noted there would be substantial costs to the plan, but a plan could be written in a similar manner to the successful plan along Halsted Street. Staff also said that some material generally found in a landscape plan is included in the new zoning ordinance.

Member Scheffke noted that some businesses along Kedzie would need to be included in a landscape plan document.

Member Quirke noted that there is more effort needed to regulate maintenance and landscape quality Village-wide.

Chair Hrymak asked what development activity is occurring at the former Citgo site at 2124 W 183rd Street across from Lassen's Tap.

- The site has been under a letter of intent (LOI) for some time. The site is under a Purchase and Sale Agreement, which was considered on a July agenda of the Village Board.

ADJOURN:

Member Quirke made a motion to adjourn; second by Member Scheffke. The meeting adjourned at 7:44pm.

Respectfully submitted,

Charise Campbell
Building Division Permit Clerk