

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

JULY 17, 2025

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 7:01pm.

ROLL CALL:

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

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; Noah Schumerth, Assistant Director of Economic and Community Development; and Joshua Carillos, Economic and Community Development Intern. There were no members of the public in the audience or on Zoom. One applicant was in attendance.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the May 1, 2025 meeting minutes. No changes were requested. Motion to approve by Member Scheffke; seconded by Member Gonser.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston).

REGULAR BUSINESS:

CASE 25-28 – Exterior Improvements of Target 17605 Halstead

Assistant Director Schumerth explained that the applicant requested that the case be continued to August 7th. The case was continued.

CASE 25-24 – Exterior improvements to Dunkin Donuts 183rd st and Halstead Locations

Chair Hrymak introduced the case at Case 25-24, the improvements proposed for Dunkin' Donuts on 183rd Street. Assistant Director Schumerth noted that both of the remaining cases on the agenda were from the same applicant and would be introduced together by staff.

Assistant Director Schumerth presented the proposed exterior renovations. Schumerth noted that corporate branding officials had told the applicant/franchisee to make changes involving signage and

exterior finishes. Schumerth noted that the applicant had resistance to some changes being required by corporate and was requesting that some signs and improvements be denied by the Commission.

Member Scheffke asked how the resistance with the instructions given by corporate affects the decisions being made by the Appearance Commission.

- **Assistant Director Schumerth explained that corporate is enforcing the implementation of improvements to match the new rebranding with franchisees. Schumerth noted that the Village reserves the right to select what elements get installed.**

The applicant Mike Hussein presented. Husain explained that he is being told to replace his signage and add new signage. Husain said that some of the new signage would not be useful because it would not be visible, or has excessive design in some locations. The applicant also stated that the new signage would be expensive for the business.

Chair Hymak asked how corporate would respond a franchise does not do what they are asking them to do.

- **Applicant Husain said that they are forced to do it.**

Member Scheffke asked if corporate would accept the decision of the Village denying a sign.

- **Applicant Husain replied yes. If the changes are denied then corporate Dunkin' will accept the outcome.**

Assistant Director Schumerth completed the presentation of proposed changes at both Dunkin' locations.

Member Scheffke reiterated to the Commission that the applicant is asking for the Commission to say no to specific signs.

Member Kluck asked if all proposed signs meet the requirements in Village codes.

- **Assistant Director Schumerth stated that they meet Village requirements for sign area and placement.**

Assistant Director Schumerth noted that staff did not provide a specific recommendation, but provided guidance on how to craft recommendation language. Schumerth noted that the question for the Commission was whether they wanted any or all of the corporate rebranding changes as proposed.

Chair Hymak asked why the applicant was expressing concerns about the corporate proposal.

- **Applicant Husain mentioned that the additional signage would be expensive without any major benefit for the business because there is too much signage and much of it is not visible for customers.**

Member Scheffke asked for clarification that all signs proposed on both stores would meet Village sign code requirements.

- **Assistant Director Schumerth said yes.**

Member Quirke asked for clarification whether there was signage on the east elevation of the 183rd Street Dunkin' location.

- **Applicant Husain said that three additional signs were proposed by corporate. None are on the east elevation.**

Member Quirke asked for clarification on what signs are proposed for the building on 183rd Street.

- **Applicant Husain confirmed and said that he would like to have the signs on the front of the building removed, and the signs perpendicular to 183rd Street remaining.**

Member Gonser asked for clarification on whether drive-through signage is desired by the applicant.

- **Applicant Husain said no.**

Member Kluck asked if any other changes, except for the signs, are causing problems for the applicant.

- **Applicant Husain said no. Husain emphasized that changes on Halsted Street because the changes are both interior and exterior. Husain noted that all improvement materials need to be purchased directly from Dunkin' vendors.**

Applicant Husain expressed concerns about excessive signage on buildings. Husain said on the Halsted Street location, the cup sign and other wall signs on the north elevation should be removed.

Chair Hrymak asked for further clarification on which signs would be removed. Hrymak asked if the colors would be used on both buildings as proposed.

- **Applicant Husain said that the colors would be used.**

Chair Hrymak asked if the applicant would need to return to the Commission for any other changes.

- **Staff Liaison Mesaros noted that there would not be a need for the applicant to return to the Commission.**

Member Quirke said that the decision for the Commission needs to be based on what the applicant is proposing, not what corporate is telling the applicant to propose, unless they are the same thing.

Applicant Husain said he is stuck in the middle between corporate needs and the Village. Husain said he just needs simpler signage for the appearance of his property. Husain referenced his property in Chicago Heights. Husain said that there are budget concerns for the cost of the entire set of improvements.

Member Quirke said budget is largely irrelevant.

Member Scheffke said that there are no violations for the signs and he was unsure about the decision being made.

- **Staff Liaison Mesaros said it meets code but the Appearance Commission makes decision on the appearance of buildings, signs, and other proposals.**

Member Scheffke said there was no basis for making this decision.

- **Assistant Director Schumerth stated that the Appearance Plan was the set of standards for making decisions on design in the Village. Schumerth noted that the standards were broad, but that the Commission could make decisions that are more strict than code requirements based on the standards.**

Assistant Director Schumerth read signage design standards from the Village Appearance Plan.

Member Scheffke said that he didn't see the connection between the sign removal and the Appearance Plan standards.

- **Assistant Director Schumerth said that was a valid determination by the Commission if they chose to make it.**

Member Quirke clarified that they could say “no” to some portions of the proposed changes and “yes” to others.

Assistant Director Schumerth provided guidance for how to write the conditions of approval if they approved of removing the signs in question by the applicant.

Member Kluck asked if it was possible to go back to corporate first to ask to remove the signs instead of requesting the approval of changes to the corporate proposal by the Commission.

- **Applicant Husain said no.**

Member Quirke said that the signs located flat against the building parallel to the street are not needed because they can't be seen in the street.

Member Scheffke requested that the item be tabled to allow for additional documentation.

The applicant said that the timeline will make it hard to table the item because contractors are ready to start work as soon as possible.

Assistant Director Schumerth clarified what was specifically being brought forward. Schumerth apologized for the lack of clarity, as staff was under the impression that the applicant was requesting evaluation of the entire design rather than just signage. Schumerth said the main decisions were whether the exterior changes are appropriate as a whole, and whether it is appropriate to require the removal of the sign.

The Commission discussed whether it was appropriate to table the item until August 7th.

Assistant Director Schumerth opened elevations on the screen and asked the applicant to clarify which signs were to be removed.

- **Applicant Husain requested the removal of the two signs on the north elevation of 183rd Street. Husain requested the removal of the two signs on the north elevation of the Halsted Street location. A total of four signs were proposed to be removed.**

Member Quirke asked if the two signs on the north elevation would be different than the existing signs.

- **Applicant Husain said yes.**

Member Scheffke asked why the Village would support the removal of the signs.

- **Member Quirke said it is because the two signs would not be visible.**

Assistant Director Schumerth said that the existing projecting sign would be removed.

- **Applicant Husain said that the existing projecting sign would remain. Assistant Director Schumerth noted that the sign was not included in the materials submitted by the applicant.**

Chair Hrymak requested a five minute recess. Recess was taken at 6:50pm.

The meeting resumed at 6:56pm.

Member Scheffke requested that both Cases 25-24 and 25-25 be tabled until August 7th. Chair Hrymak asked for discussion on the request to table.

Motion to table made by Member Scheffke; seconded by Member Quirke.

Member Gonser asked what would change between the current meeting and August 7th.

- **Staff Liaison Mesaros said that the case would be brought back with more specific information on which signs would be removed. Member Scheffke said the applicant would need to bring color elevations.**

Member Kluck asked for clarifications on which signs would be removed.

Member Quirke said he believed enough information was available to make a decision without tabling the case. Quirke requested documents from the applicant be sent to staff which reflect the decision made by the Commission.

A vote was taken on the decision to table the case.

AYES: 1 (Member Scheffke)

NAYS: 4 (Members Quirke, Gonser, Kluck, Chair Hrymak)

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston)

Chair Hrymak requested as motion to approve the proposal with conditions of approval to remove the two signs on the north elevation on the 183rd Street location.

Motion made by Member Quirke; seconded by Member Gonser.

Member Quirke asked for clarification on which signs are being removed or added, referencing page 37.

- **Staff Liaison Mesaros said that the drawings referenced by Quirke show existing conditions.**

AYES: 4 (Members Quirke, Gonser, Kluck, Chair Hrymak)

NAYS: 1 (Member Scheffke)

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston)

Chair Hrymak requested a motion for Case 25-25, or the Halsted location of Dunkin' Donuts. Hrymak said clarification was needed on which signs are proposed to be removed.

Assistant Director Schumerth opened elevations on the screen and asked the applicant to clarify which signs were to be removed.

- **Applicant Husain requested the removal of the two signs on the north elevation, a "cup" sign and a "Something Fresh is Brewing" slogan sign.**

Member Gonser asked if any signage was existing on the north side of the building.

- **Applicant Husain said no.**

Member Quirke asked if a menu board would be installed on the north side of the building.

- **Applicant Husain said yes. A menu board already exists and is ground mounted behind the building as a digital sign.**

Chair Hrymak requested as motion to approve the proposal with conditions of approval to remove the two signs on the north elevation on the Halsted Street location.

Motion made by Member Gonser; seconded by Member Kluck.

AYES: 4 (Members Quirke, Gonser, Kluck, Chair Hrymak)

NAYS: 1 (Member Scheffke)

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston)

Member Quirke asked if revised drawings could be submitted to staff.

- **Applicant Husain said yes.**

OLD BUSINESS:

Chair Hrymak addressed a previous request by members of the Appearance Commission to create a code enforcement and property maintenance review committee. Hrymak said that the request was brought to the attention of the Village President and the Village Manager.

Chair Hrymak stated that the Village President did not agree with the creation of the committee.

Staff Liaison Mesaros shared progress on the renovation of the Hibbing Building at 18123 Harwood Avenue.

Staff Liaison Mesaros also shared updates on the Starbucks proposal at 3047 W 183rd Street.

Chair Hrymak requested information on any news about the redevelopment of the Wal-Mart site.

Staff Liaison Mesaros shared information on the Apparel Redefined project proposed at 1331 W 175th Street.

NEW BUSINESS:

Assistant Director Schumerth shared progress on updates to the Village Appearance Plan.

Assistant Director Schumerth also shared information on the Appearance Plan Steering Committee and the recent Steering Committee walking tour on July 2. Chair Hrymak expressed a desire to join future events.

Assistant Director Schumerth introduced Joshua Carillos, the new Economic and Community Development Intern working with the Village.

ADJOURN:

A motion was made for adjourning the meeting by Member Scheffke, second by Member Gonser.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston)

Respectfully submitted,

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development

Joshua Carillos

Joshua Carillos
Economic and Community Development Intern