

MEETING MINUTES



**Village Of Homewood
Appearance Commission
February 6, 2020
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 Grant (arrived at 6:30 p.m.), Hrymak, Hayes, Quirke, Zander, and Chairman Wright were present. Member Burlison were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There were two people in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for October 3, 2019. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of October 3, 2019; seconded by Member Hayes.

AYES: Members Hrymak, Hayes, Grant (arrived 6:30 p.m.), Quirke, Zander, and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Member Burlison

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 19-42, 3325 W. 183rd Street, Fence & Railing, Zurik Enterprise LLC: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that this application is for Spread Plaza, which is located at 3325 W. 183rd Street. The building is a one-story multi-tenant, single ownership commercial building. Spread Plaza is currently occupied by a CNA school, and the other half is under construction for a restaurant. As part of the restaurant renovations the owner has installed, per Code, an enclosure around the equipment in the back. Also, a railing area in the front will be used for outdoor seating. The railing is red to match the color scheme and the petitioner has installed yellow bollards for safety, which also match the color scheme.

Ms. Green confirmed that it is a single story building. Currently there is a homecare agency and a nursing school in the building. The other part will be used for a restaurant and the restaurant build out is 98% finished.

Chairman Wright requested clarification on the position of the fencing in the rear and the fencing and the bollards. Chairman Wright reminded the petitioner that for future work the petitioner must apply for a building permit before work is started. Ms. Green stated yes.

MEETING MINUTES

Member Quirke stated that when he looked at the wooden enclosure in the back, it seemed fine. He asked what the petitioner's plans were for the seating in the front. Ms. Green stated metal seating so people can relax. No smoking will be allowed and alcohol will not be served outside. Member Quirke asked if there will be tables. Ms. Green stated that there will be a picnic table style seating.

Member Quirke asked Staff about the process for outdoor seating. Staff Liaison Mesaros stated that a Site Plan Review so that Village staff can review the tables spaced properly is required. The fire department will inspect for occupancy. Member Quirke asked if traffic could be an issue here. Staff Liaison Mesaros stated there is no issue and the petitioner has the bollards in place for safety. The petitioner does not plan to serve alcohol. Member Quirke asked if those items would come up as a separate issue. Staff Liaison Mesaros stated yes.

Member Hayes had no questions.

Member Hrymak asked if the location is the old Blockbuster. Staff Liaison Mesaros stated yes. Member Hrymak asked if the petitioner has considered staining the back fence to match the brick or the building. Ms. Green asked if staining red would be option. Member Hrymak stated possibly red to match the building or staining it to blend a bit better. Ms. Green stated that she would consider red, because her color scheme is red and gold. Chairman Wright stated that he would like to see the brick color, and not red. Ms. Green suggested gold. Staff Liaison Mesaros stated that it should match the side of the building or a darker cedar color.

Member Zander had no questions.

Member Quirke asked if the Commission needs to look at the sign that the petitioner is proposing. Ms. Green stated that she submitted sign drawings and it was approved. Due to the weather, putting up the sign postponed. Staff Liaison Mesaros stated that she hasn't seen it, but signs only come before the Appearance Commission if the sign requires a variance. Chairman Wright asked if Staff would be looking at the sign. Staff Liaison Mesaros stated yes. Ms. Green stated that she is spending over \$10,000 for her sign, so it will be a high quality sign.

Motion was made by Member Quirke to recommend approval of Case 19-42- railing and fence improvements as proposed for the property at 3325 W. 183rd Street, with the proviso that the suggestion is to stain the rear fence enclosure a harmonious cedar-tone color; Seconded by Member Zander.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Burlison and Grant

Motion passed.

Case No. 19-49, 18412 Kedzie Avenue, Signage, Pinetree Condos of Homewood: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that Pinetree Condos of Homewood located at 18412 Kedzie Avenue is requesting a variance. The petitioner has installed three entry way signs. The property has three cul-de-sacs entering into it and covers an entire block, which is not usual for a multi-family complex. Generally, the Code intent is one sign per building or entrance. The petitioner installed signs, that

MEETING MINUTES

comply with the size and height requirements, but they do not comply with the number of signs permitted per multifamily building. Therefore, they are required to get a variance.

Chairman Wright stated that there is no representative for Pinetree. Staff Liaison Mesaros stated they did receive notification.

Chairman Wright stated that the situation is a little bit different, because Pinetree Condos is such a broad area. He does not find a problem with the three signs.

Member Quirke had no questions

Member Hayes had no questions

Member Hrymak had no questions

Member Zander asked if the signs meet all of the Village's requirements. Staff Liaison Mesaros stated they meet all requirements with exception of the number of signs.

Motion was made by Member Quirke to recommend approval of Case 19-49- variation to allow more than one identification sign as requested on the property at 18412 Kedzie Avenue, Pinetree Condos of Homewood; Seconded by Member Zander.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Burlison and Grant

Motion passed.

2019 Appearance Commission Annual Report: Chairman Wright asked if there are additions or corrections to the report. No comments or concerns were voiced.

Motion was made by Member Hayes for approval of the 2019 Appearance Commission Annual Report; Seconded by Member Zander.

AYES: Members Grant, Hrymak, Hayes, Quirke, Zander, and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Member Burlison

Motion passed.

NEW BUSINESS: Discussion led by Staff Liaison Mesaros ensued in regards to the façade renovation at 1941 Ridge Road. Staff Liaison Mesaros stated that the owner of empanadUS purchased the property. They were under review for building permits for quite some time. They did not come before the Appearance Commission before they got their building permit, and the owner has started renovations of the front façade. This evening the renderings that have been provided to the Commissioners do not have colors.

The sign arc, of the building that the sign will be placed on, will be a fiber cement board that is a maple color (looks like wood). The sign will be white letters that will be lit with LED bulbs similar to their

MEETING MINUTES

LaGrange location. The outline of the windows- the storefront will be black. The color scheme of the building is matte black, and maple color fiberboard. Member Hrymak asked what will be black. Staff Liaison Mesaros stated that the full outline of the storefront will be an aluminum black matte. The trim around the window would be black. The east side of the façade will remain brick.

Member Quirke asked if empanadUS is meant to be two businesses. Staff Liaison Mesaros stated that the building will be divided into two spaces: 1) The west entrance will be empanadUS production and the sales space and 2) The east entrance will be a separate smaller office space. Member Hrymak asked if there will be sit down dining. Staff Liaison Mesaros stated in the front. Chairman Wright asked if the majority of the building will be for production of food that will go to other locations. Staff Liaison Mesaros stated yes.

Staff Liaison Mesaros stated that the owner currently has a production facility in Riverside and a small storefront in LaGrange. Homewood would be a second production facility, but she is unsure if is moving production from Riverside.

Chairman Wright stated that the imagery does not allow the Commission to appropriately make a decision. Other members of the Commission agreed. Chairman Wright suggested that the Commission schedule another meeting to discuss and vote on the application. Staff Liaison Mesaros suggested that the Commission meet before their regular scheduled meeting, so that the owner could continue the buildout. The Commissioners agreed.

OLD BUSINESS: Staff Liaison Mesaros gave an update on the Gottschalk House windows, stating that, as the Commission knows, the new owners came before the Commission and received approval for windows. The owners came back and requested financial assistance and the Village has no funds set aside for historical preservation, and this property is not in a TIF district. Because the Village was not able to pay incentive the owner decided to install the windows at the level that was presented and approved at the Commission meeting.

At the Village board meeting, one member of the Historical Society present (author of the ordinance of historical preservation) questioned the quality of the approved windows and stated that this is not the intent of the ordinance.

A motion was made by Member Hrymak to adjourn the meeting at 6:40 p.m.; seconded by Member Quirke. All in favor. None opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison