

MEETING MINUTES



Village Of Homewood
Appearance Commission
September 1, 2016
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 6:20 p.m.

ROLL CALL: Members Hrymak, Hayes, Knoeppel, and Chairman Wright were present. Member Porte was absent. In attendance from the Village were Director of Economic and Community Development Tom Vander Woude. There was 1 person in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for August 4, 2016. Member Hrymack noted two corrections; page 2 Member Knoeppel stated that he went on the internet and page 5 a motion for approval was made by Member Pohrte. Member Hrymak made a motion to approve the minutes of August 4, 2016 as corrected, seconded by Member Knoeppel.

AYES: Members Hrymak, Hayes, Knoeppel, and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Member Pohrte

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 16-21, 17910 Halstead Street, Ross Dress for Less- Sign Variance:

Chairman Wright introduced the case and invited Staff Liaison Vander Woude to give a brief overview.

Staff Vander Woude stated that Karen Dodge was here last month representing Ross: Dress for Less and was requesting a variance for some additional signage. They were advised to come back with a slightly reduced sign schedule. Also, they provided a rendering of what the building would look like if it was in compliance with the code. The reduced signage request makes the Dress for Less portion of the sign smaller. They are still requesting 1.5 sq. ft. of additional sign over and above what is permitted by the ordinance.

Chairman Wright swore in Karen Dodge, representing Ross: Dress for Less, 17910 Halsted St., Homewood, IL.

Karen Dodge, representing Ross: Dress for Less, stated that they made the revisions. The sign was lowered to 30 ft. above grade and they are withdrawing the request for height variance and reduced the Dress for Less lettering from 39" to 33". They have removed the oval wallplex, so the total

MEETING MINUTES

signage will be reduced to 52 sq. ft. The allowable signage is 274 sq. ft. and Ross' total wall signage will be 239 sq. ft., which is 35 sq. ft. under the allowable; however, when they add the ground side panels of 83 sq. ft. they are now only requesting a 34 sq. ft. variance. The neighboring TJMaxx wall sign is 264 sq. ft. and our proposed sign is 29 sq. ft. less. Ross believes that the revisions will provide a cohesive frontage with the neighborhood businesses.

Member Hrymack stated that the last time they asked for some changes, it was just a little bit over a couple of feet. It is still 50 ft. over. Member Hrymak suggested getting rid of the pilots, because none of the other stores, with the exception of Starbucks, has that as the directional signage. It would definitely bring Ross in compliance with the code.

Member Hayes had no questions.

Member Knoeppel stated that the reduction to the height is appreciated, but has no problem with the current height. Being higher would be an issue for him and doesn't see recommending this for the Village. As a business it does not bring hardship and thinks that America's Best Eyeglasses for Less has more of a hardship case.

Chairman Wright asked if there are any other questions or comments.

There being no further questions, Chairman Wright asked if there was a motion to approve the request for a variance for Ross: Dress for Less. By absent of there being a motion for approval; motion has failed.

Staff Liaison Vander Woude asked if it is the Board's intention to forward on to the Village Board with no recommendation.

A motion was made by Member Hrymak to deny the request for Ross: Dress for Less. Seconded by Member Knoeppel.

AYES: Members Hrymak, Hayes, Knoeppel, and Chairman Wright

NAYES:

ABSTENTIONS: None

ABSENT: Member Pohrte

Motion passed.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: There was no old business discussed.

A motion was made by Member Hrymak to adjourn the meeting at 6:29 p.m. Seconded by Member Knoeppel. All in favor; none opposed. Motion passed.

Respectfully submitted,

Thomas Vander Woude
Staff Liaison