

MEETING MINUTES



Village Of Homewood
Appearance Commission
January 5, 2017
6:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Member Hrymak called the meeting to order at 6:00 p.m.

ROLL CALL: Members Hrymak, Grant, Pohrte, Hayes, and Knoeppel were present. Chairman Wright and Member Quirke were absent. In attendance from the Village were Director of Economic and Community Development Tom Vander Woude and Assistant Village Manager Mike Marzal. There were 6 people in the audience.

APPROVAL OF MINUTES: Member Hrymak asked if there were any additions or corrections to the minutes for December 1, 2016. There being none, Member Hayes made a motion to approve the minutes of December 1, 2016 as presented, seconded by Member Knoeppel.

AYES: Members Hrymak, Grant, Hayes, Knoeppel, and Pohrte

NAYES: None

ABSTENTIONS: None

ABSENT: Chairman Wright and Member Quirke

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 16-43, 17505 S. Halsted Street, KFC Restaurant- Façade Improvements:

Member Hrymak stated that the petitioners requested to be deferred to the next scheduled Appearance Commission.

Case No. 16-50, 18100 S. Halstead Street, JNS Halsted Corp. - Façade Improvements:

Member Hrymak introduced the case and invited Staff Liaison Vander Woude to give a brief overview.

Staff Liaison Vander Woude stated that John Song has purchased the building, which is currently 2/3rds vacant, 1/3rd of it is the Endodontic & Periodontic office. Part of the improvements that they are going to make they have already put into the landscaping and would like to renovate the façade. What Mr. Song is proposing to do is very similar to what was done just south of his building at the RoomPlace, which is taking an old brick building and covering it up with dryvit and giving it a little bit of additional height on the façade and adding some cornices. The original submittal in the memo has dryvit all the way down to the ground. The one recommendation was to not take it all the way to the ground, but to leave masonry at the bottom to prevent deterioration of the façade.

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Discussion ensued between Staff Liaison Vander Woude and Commission members regarding the new plat of surveys that were submitted after the original memo was sent to the Commission.

Staff Liaison Vander Woude noted that the outstanding item that has not been seen is the color of the façade.

Shawn Park, representing S.I. Tumbler Construction, stated that they chose a prepared texture as a Shot Blast Fine. Mr. Park stated that it is the texture they have chosen and also the color.

Member Knoeppel asked if it is a stucco covering. Mr. Park confirmed that it is stucco. Staff Liaison Vander Woude added that it is dryvit and is like a fake stucco type of material.

Member Knoeppel asked what the band was between the dryvit and the brick and what they plan to put in-between the dryvit and the brick. Mr. Park stated that it would be limestone.

Member Pohrte asked to confirm whether it is actual genuine limestone or is it stucco to look like limestone and is the brick going to match the limestone. Mr. Park confirmed that both will be the same color.

Member Knoeppel noted that there were two colors and asked what color one and color two would be. Mr. Park stated that it is all the same color.

Member Hayes asked if the window would remain. Mr. Park confirmed that the window would remain.

Member Knoeppel stated that he liked the color at the top; color 3 and noted a slight variation of the trim where a color might be appropriate, but would like it to be an earth tone similar to match the color.

There being no further comments, a motion was made by Member Knoeppel for Case No. 16-50 façade improvements to 18100 S. Halsted Street with the slight color variations with color three, which is along the entire top; seconded by Member Pohrte.

AYES: Members Hrymak, Grant, Hayes, Knoeppel, and Pohrte

NAYES: None

ABSTENTIONS: None

ABSENT: Chairman Wright and Member Quirke

Motion passed.

Case No. 16-51, 2131 W. 183rd Street, Lassen's Tap- Sign Variance:

Member Hrymack introduced the case, stating that Lassen's has presented changes for their plans to the Commission twice over the last two years.

Staff Liaison Vander Woude stated that the Commission should be familiar with the project, because it has been before the Commission a number of times and it has changed a few times. The last version includes a blade sign, which projects out perpendicular from the façade and they are asking to install a sign that is 21 square feet in area, 4'-8" wide and extends 5'-2" from the building. They need a variance because our ordinance says *blade signs will not exceed 6 square feet in area, and shall not project more than 3 feet from the face of the building and they may not be greater than 3' in length and width*, so they

are seeking a variance to get some relief from those restrictions. Staff Liaison Vander Woude stated that he did a review of communities that have similar downtowns and some committees are very restrictive on the size of these types of signs and others allow these signs. He recommends that the Commission should conform to the code, unless there is actually a hardship imposed by the ordinance.

Mike Matthys, representing Lassen's Tap, stated that there are a few points of reference, so that the Commission can understand why they are asking for the variance. The sign has changed from what was originally proposed to the Commission and what they have been presented the last two times. The sign has been reduced after hearing that it would have to be presented to the Commission. Currently, with the six foot signs it is just over the 2' right-of-way, so the size was reduced to 5'-2", which puts the sign under the 2' lower hang over the right-of-way. The measurement is 1'-4". Mr. Matthys referenced other signs in the community to give an understanding of the size. Currently, with the 3' off the wall there is a bit of a scale issue because the size is not prominent enough to where it feels right. They are located on 183rd and their property is between a pole sign at Dominos and the pole sign at the bicycle shop that is also a fairly large sign. To put a sign that is conforming, like the one at Redbird, wouldn't work on 183rd and would get lost. The sign was changed to a horizontal logo similar to Redbird Café. So, in order to make it fit in the 2'-3" right-of-way allow the Lassen's Tap sign can be stacked, which is not a problem. Having something larger would be beneficial; and one of the things that was mentioned was that with this amount of sign there is enough in the allowance of area to have an extra sign mounted on the wall. The second wall sign would be removed and they would only have the blade sign, so the wall sign would be removed. Mr. Matthys further stated that there are two signs in the community that can give an idea of what 5' off the building looks like Homewood Florist, which comes out 7' from the building and the sign in downtown Flossmoor at the corner by the eyeglass shop, which is more similar in scale. Homewood Florist sign is about 4' tall that comes out about 7' and the Lassen's Tap sign is only 2'-4" tall.

Member Hayes asked if Homewood Florist received a variance. Staff Liaison Vander Woude stated that it is probably nonconforming and was installed prior to the ordinance being in effect, so they are legal nonconforming. Essentially, they were grandfathered in.

Member Knoeppel had no questions.

Member Pohrte asked what type of finish is on the sign. Mr. Matthys stated that the style is edged in aluminum and the Lassen's sign that will go on the façade, will also be the brushed aluminum look and will have a light that will go across the top. It will have a solid black background and have push through acrylic letters, and the arms will also be aluminum.

Member Grant asked if there was any thought of making it more vertical than horizontal. Mr. Matthys stated that they are limited to 6 sq. ft., but it was discussed and it would maximize the height. It would be tough to get the textile to be marginal.

Mr. Matthys stated that if the variance is not granted, then the proposal would be the alternate sign with the wall sign as an additional element, so that there will be more exposure for east bound traffic. That will conform to the ordinance.

Member Pohrte asked if there are still plans to have a mural. Staff Liaison Vander Woude confirmed that there will not be a mural. Mr. Matthys stated that the owner, Chris Reickerman, plans on doing a planter wall because it will create more greenery to bring the patio to life.

There being no further comments, a motion was made by Member Hayes for Case No. 16-51, 2131 W. 183rd Street, Lassen's Tap, for the sign variance as presented; seconded by Member Grant.

AYES: Members Grant, Hayes, and Pohrte

NAYES: Members Hrymak and Knoeppel

ABSTENTIONS: None

ABSENT: Chairman Wright and Member Quirke

Motion passed.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: There was no old business discussed.

A motion was made by Member Hayes to adjourn the meeting at 6:34 p.m. Seconded by Member Grant. All in favor; none opposed. Motion passed.

Respectfully submitted,

Thomas Vander Woude
Staff Liaison