

MEETING MINUTES



Village Of Homewood
Appearance Commission
March 2, 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 6:30 p.m.

ROLL CALL: Members Hrymak, Grant, Pohrte, Hayes, and Knoeppel were present. Chairman Wright and Member Quirke (arrived at 6:36pm) were absent. In attendance from the Village was Executive Secretary of the Building Department Jan Kasper. There were 2 people in the audience.

APPROVAL OF MINUTES: Member Hrymak asked if there were any additions or corrections to the minutes for January 5, 2017. Member Hrymak would have like to see some of the comments he made at the previous meeting regarding the blade sign come into compliance with the ordinance. Member Pohrte made a motion to approve the minutes of January 5, 2017 as presented, seconded by Member Grant.

AYES: Members Hrymak, Grant, Hayes, and Pohrte

NAYES: None

ABSTENTIONS: None

ABSENT: Chairman Wright, Member Quirke and Member Knoeppel

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 17-06, 18147 Harwood Avenue, Grady's Snack N' Dine - Approval of Awning:

Member Hrymak introduced the case and invited Acting Staff Liaison Jane Kasper to give a brief overview.

Acting Staff Liaison Kasper stated that Blueberry Hill had a similar case with their awning. Awning is an approved structure in the Village of Homewood, as long as it is not enclosed with sides. Blueberry Hill's appearance would have changed, because of the awning for that reason they had to come to the Appearance Commission. Because of building and fire codes, Blueberry Hill has been asked to remove the sides of the enclosure. Acting Staff Liaison Kasper further stated that Mr. Garafalo is proposing an awning over the existing porch and the outdoor seating area, which has been there since his establishment in 2010.

Member Hrymak asked Mr. Garafalo if he had anything he would like to present to the Commission.

Mr. Garafalo stated that he did not bring anything regarding the awning, but he did state that the color choice would be a dark charcoal grey or black color. The awning would be used to keep the

rain water from running off the roof and onto the patio area. Mr. Garafalo further stated that it was originally going to be a yellow color; however, they were afraid that it would start looking bad from all the debris coming off the roof.

Member Pohrte stated that charcoal grey was not provided on the pallet. Mr. Garafalo clarified that it was more of a black than a charcoal grey and that it will be like the current color of the awning.

Member Hrymak asked how far up the awning will extend. Mr. Garafalo stated that it extends right over the fence, so when the rain water runs down it will go into the landscaping instead of the patio.

Member Grant had no questions.

Member Hayes had no questions.

A motion was made by Member Hrymak to approve the awning design for the building at 18147 Harwood Avenue. Unanimously approved.

AYES: Members Hrymak, Grant, Hayes, and Pohrte

NAYES: None

ABSTENTIONS: None

ABSENT: Chairman Wright, Member Quirke and Member Knoeppel

Motion passed.

Case No. 17-10, 18147 Harwood Avenue, Grady's Snack N' Dine. – Approval of Sign Variance:

Member Hrymak introduced the case and invited Acting Staff Liaison Kasper to give a brief overview.

Acting Staff Liaison Kasper stated that the sign variance requested is for extra signage based on what the ordinance states. Years ago when Mr. Garafalo put up the original sign for Grady's Grill it was calculated on a two and a half times the linear feet of the front edge, so at that time he was allowed 126 sq. ft. Since that time the downtown area is calculated at two times the linear feet of the building, so he is only allowed 100 sq ft. of signage versus 125 sq ft., which he was approved for when Grady's Grill first opened. Acting Staff Liaison Kasper further stated that what Mr. Garafalo is proposing is closer to the 125 sq ft., so the signage wouldn't appear much different than it was; however, he would have to go smaller than what he used to have, in order to get the signage approved at the level requested.

Member Hrymak asked if it would be categorized as preexisting. Acting Staff Liaison Kasper confirmed that it is preexisting; however, Mr. Garafalo is changing the signage so he would need a variance. To better understand the request, Acting Staff Liaison Kasper noted that where Mr. Garafalo painted the gold, which was previously white, isn't counted towards the signage but anything that is placed over the gold would be considered signage. When looking at the sign plan the text falls well within what he would be allow, but once the white portions behind the signs, arrows, and so forth raises the signage total up to what he is requesting. Acting Staff Liaison added that the monument sign also needs a variance, because the ordinance does not allow illuminated signage from within, unless it is illuminated from the ground.

Member Hrymak asked where the monument sign would be located on the property. Mr. Garafalo stated that it would be located where the existing Grady's Grill sign was located. It was hidden a lot by the grass, especially during the summer time and it was lit from the ground up with landscape lighting.

Mr. Garafalo presented to the Commission members scaled-down examples of what he was looking to do with the Grady's Snack N' Dine signage.

Discussion ensued between Commission members and Mr. Garafalo regarding what he would like the sign to look like and pointed out that the arrow that he would like displayed on the south wall is what pushed him over the allowed square footage. Acting Staff Liaison Kasper noted that the arrow measures 23.2 square feet.

Mr. Garafalo clarified the light bulbs that would be used for the monument sign would be LED bulbs that last 25,000 hours and would look like old-school bulbs and are estimated to last six to ten years.

Member Pohrte asked for clarification on measurements regarding the ten inches on the monument sign where the restaurant name would be located. Acting Staff Liaison Kasper stated that the total square footage falls within the villages ordinance which is, she believes, 15 square feet and that Mr. Garafalo is trying to explain that the 10 inches is just where it says Grady's Snack N' Dine and that he is going to have a reader board with changeable letters that is not electronic.

Member Grant asked if the signage that is going on the building will not be painted, but will be lit. Mr. Garafalo stated that the only part of the sign that will be painted is the border and the white. He continued stating that the yellow, darker outline and the middle white area will be painted; and there will also be individual lettering and there will also be a monument and narrow box.

Member Pohrte asked if the box will be made of glass. Mr. Garafalo stated the box will have metal sides and be plastic and that also includes where it says Snack N' Dine.

Acting Staff Liaison Kasper asked for clarification regarding the white area painted on the wall, because it would be considered signage and the area would not be allowed to be painted. Acting Staff Liaison Kasper further stated that it would have to be fabricated, for example using vinyl. Mr. Garafalo asked if he could use sheet metal. Acting Staff Liaison Kasper stated that he could use that type of fabrication.

Acting Staff Liaison Kasper stated that the village ordinance does not allow painting signs on buildings. Originally the sign for Grady's Grill was painted on the building when it was first open and the village told Mr. Garafalo that he would have to paint it all white, due to there being no ordinance for painting a building or brick; however, signage cannot be painted. In this case, the white triangle or white shape that would overlay the gold would be considered signage.

Member Hrymak asked what kind of metal or vinyl staff would propose to use. Mr. Garafalo stated that the last sign for Grady's Grill was a metal aluminum and the sticker was stuck to the metal and the metal was screwed into the building.

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Member Grant asked if Mr. Garafalo planned to fit the sign on the south side in the existing space as it is now. Mr. Garafalo stated that it was his plan to fit in the space and the box in same location as the old white Grady's Grill box.

Member Grant asked if the plan was also to keep the arrow in the same position/area. Mr. Garafalo stated yes.

Member Pohrte asked if the turquoise is going to be the color of the monument sign. Mr. Garafalo stated yes and that the back of the booths are the same color. Member Pohrte asked what the materials of the monument sign would be and if the sign will be lit in the inside. Mr. Garafalo stated that the sign is metal; the yellow part is vinyl and it will be lit from the inside.

Acting Staff Liaison Kasper stated that the sign will be lit from the top and is permitted; the village code also permits internally lit and from the bottom are permitted.

Member Hayes asked if any other business has internal lighting inside their signs. Acting Staff Liaison Kasper stated that she is not aware of any other business that has a monument sign in the downtown area. Acting Staff Liaison Kasper noted that the Jonathan Kane sign is a monument sign, but it is not internally lit.

Member Hayes asked if the signs on the north and south of the building will have internal lighting and if there will be light bulbs in the lettering. Mr. Garafalo stated that they would be in the lettering and internally lit. Acting Staff Liaison Kasper stated that lit signs are permitted, but not in a monument sign.

Member Pohrte asked if there was a reason that Mr. Garafalo wasn't following code. Mr. Garafalo stated that it was because the sign is indestructible to all different types of weather and it became a great way to advertise; in addition, it gave them a chance to place birthday wishes on the sign, in turn, attracting people to take pictures with the monument sign.

Member Quirke stated that the request from Mr. Garafalo is vastly different from what is seen throughout Homewood and this particular case is where precedents are set. There might also be some issues with future tenants wondering why the code is enforced on them and not on Grady's.

Member Hrymak stated that the size of the signs on each side of the building can be made smaller and align with the ordinance. Member Hrymak further stated that the sign on the north side of the building could be reduced, as the south side and monument sign are more visible to heavy traffic.

Member Hrymak asked what Mr. Garafalo's timeframe is for getting everything completed. Mr. Garafalo stated that March 19th is his completion goal.

Member Hrymak asked what size it would be if the arrow was taken away. Acting Staff Liaison Kasper stated that Mr. Garafalo would only need a 5.5 sq. ft variance.

Member Quirke asked staff what elements would be considered signage on the proposed signs. Acting Staff Liaison Kasper stated that all the white and text is considered signage and the yellow that will be painted on the building is not considered signage.

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A motion was made by Member Hrymak for a recommendation of approval for a sign variance allowing an approximate additional five square feet of signage over the permitted amount of 100 square feet; seconded by Member Hayes.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Chairman Wright and Member Knoeppel

Motion passed.

A motion was made by Member Hrymak to recommend approval to allow internal illumination of a monument sign on the property at 18147 Harwood Avenue for Grady's Snack N' Dine; seconded by Member Hayes.

AYES: None

NAYES: Members Hrymak, Grant, Hayes, Quirke and Pohrte

ABSTENTIONS: None

ABSENT: Chairman Wright and Member Knoeppel

Motion failed.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: There was no old business discussed.

A motion was made by Member Grant to adjourn the meeting at 7:28 p.m.; seconded by Member Quirke. Unanimously approved. Motion passed.

Respectfully submitted,

Jan Kasper
Acting Staff Liaison