

# MEETING MINUTES



Village Of Homewood  
Appearance Commission  
May 4, 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 6:03 p.m.

**ROLL CALL:** Members Hrymak, Quirke, Knoepfel, Grant and Hayes were present. Member Pohrte and Chairman Wright (arrived at 6:20 p.m.) were absent. In attendance from the Village were Village Manager Jim Marino and Director of Economic and Community Development Angela Mesaros. There were 2 people in the audience.

**APPROVAL OF MINUTES:** Member Hrymak asked if there were any additions or corrections to the minutes for March 2, 2017. There being no changes or corrections, motion passed by voice vote to approve the minutes of March 2, 2017 as presented.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Member Pohrte and Chairman Wright

Motion passed.

**PUBLIC COMMENT:** There were no comments from the audience.

## **AGENDA ITEMS:**

**Case No. 17-09, 17620 South Halsted Street, Kohls:** Member Hrymak introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that Kohl's outlet landscaping plan does meet the requirements for prototype three of the Halsted Corridor Landscaping Plan. Staff has reviewed it and staff has suggested the commission could discuss with the applicant potentially making further improvements with the landscaping in the front.

Bill Carlson, on behalf of Cherry Logistics, Inc., 2801 Finley Rd., Downers Grove.

Mr. Carlson stated that he did speak to Kohl's and they are currently not willing to put money into improving the landscaping in front. Mr. Carlson noted that he did look at the planter and everything is alive in the planter.

Chairman Wright asked staff if there is any further information, since it is just the landscaping plan for the entire plot and along Halsted.

Member Hrymak asked if it is in compliance with the Halsted Corridor Plan. Staff Liaison Mesaros stated that it does comply; because the requirements for the outlot screening is 3.5 trees per 100 ft in frontage, 20 shrubs per 100 ft of frontage, perennials and grasses are required across 50% of frontage. The plan is in compliance.

Mr. Carlson stated that Kohl's does want to keep a good impression and they put quite a bit of work into the design. Staff Liaison Mesaros stated that the other requirement based on the landscaping plan is that the trees do not interfere with the overhead utilities.

Mr. Carlson stated that all the trees that are currently planted will come out, including the pear trees that conflict with the wires. A lot of this evolved from the tall Evergreens that are blocking the Kohl's sign on Halsted, which will also come out. Mr. Carlson further stated that the trees would all be replaced with all of the plan requirements.

Member Hrymak asked if the plans had been reviewed by Jim Tresouthick. Staff Liaison Mesaros stated that it had been reviewed and approved by Jim Tresouthick.

Member Grant did not have any questions.

Member Knoeppel did not have any questions.

Member Hayes had no questions.

Member Quirke asked Mr. Carlson what he meant by Kohl's not having any money. Mr. Carlson stated that there are a number of stores right now and the planter in front may need a little updating, but it's full and green; however, they want to concentrate along the roadway.

Member Quirke asked if Kohl's will be removing material. Mr. Carlson stated that all of the removals will be along Halsted. Member Quirke asked if it is enough of a reason not to comply with the plan that they do not have the money available. Mr. Carlson stated that they haven't appropriated for other areas. Member Hrymak stated that he has gone into stores and spoken with managers about the concerns regarding the landscaping or the appearance of the exterior of the building and make it very clear what the commission would like to see some improvements or more efforts on the exterior.

Member Hrymak asked Staff if Kohl's would be considered non-compliant by not putting planters in front. Village Manager Marino stated that there is no non-compliance, as long as it is being maintained. Mr. Carlson stated that it is being maintained, it is just a little dated.

Member Hymak stated that the commission would appreciate if Mr. Carlson could go back to Kohl's and share with the manager of Kohl's the concern that the commission has regarding the planting. Mr. Carlson stated that he will be happy to do so and that he has been speaking more with corporate in Wisconsin, but he can rely to the manager as well.

Member Quirke asked if the commission can write letters to corporate. Member Hrymak stated that to the best of his knowledge that it has not happened as a commission; however, he doesn't see why they couldn't write a letter. Village Manager Marino stated that the village has and can write a letter to corporate.

Member Knoeppel asked staff to find the original design intent to find whether Kohl's was supposed to have something in front of the store that is more substantial. Staff Liaison Mesaros stated that if after reviewing the plan if it is not compliant the village can include that in the letter as enforcement.

There being no further comments or questions, a motion was made by Member Hayes to approve Case 17-9, proposed Landscape Plan for Kohl's 17620 S. Halsted Street, in accordance with the submitted plan dated 3/30/2017, prepared by Cherry Logistics. Substitutions may not be made without prior written approval from the Village. Pruning/ maintenance shall comply with the ANSI A300 performed by a Certified Arborist. Tree and shrub installations shall comply with the Village's most recent Specification 1000; Seconded by Member Knoeppel.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Chairman Wright and Member Pohrte

Motion passed.

**Case No. 16-43, 17505 S. Halsted – KFC Restaurant:** Member Hrymak introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that KFC is doing improvements to the façade of the building, which largely consist of painting and a little lighting and the awnings. In the packets there are samples of the colors proposed. Staff Liaison Mesaros further stated that it was her understanding at the Appearance Commission meeting in December 2016, there were several different color schemes that were in the packet, but that KFC did not present. Since that time KFC has chosen a color that is the bright color scheme, which is what they are presenting tonight. When staff asked about other schemes she was informed that the Appearance Commission would have to recommend to KFC Corporate in order to change the façade color. Staff Liaison Mesaros also stated that KFC has also planned to do landscape improvements and it has been reviewed by the village and it does not comply with the Halsted Corridor Landscaping Plan type 3. It does comply when it comes to the trees and shrubs but the perennials and the grasses that are required to be across 50% of the frontage are at about 10 to 15 percent.

Member Hrymak asked staff if the plan or the existing is not in compliance. Staff Liaison Mesaros stated that the plan as proposed is not in compliance.

Irwing Gama, on behalf of Vereit Operating Partnership for KFC, 125 S. Clark Street, 17<sup>th</sup> floor, Chicago.

Mr. Gama stated that KFC has gone back and forth with the village for awhile regarding the project. His team has been meeting to update the plan to meet the final requirements. They know that it has three outstanding requirements, so KFC does expect to be in full compliance as far as the landscaping is concerned. On the exterior of the building the awnings will be replaced and the paint scheme that KFC is looking to do has a couple of different options. The color scheme that was chosen was well received by the residents and the local community as far as the appearance.

Mr. Gama presented a completed landscaping plan to the commission, while explaining that they are not requesting an approval for the signage, but wanted the commission to see what the signage would look like. Mr. Gama further explained that the plans have the new awning, as well as the exterior paint and the lighting fixtures, which will be pointed towards the building away from any pedestrians that are entering the building. As far as the paint scheme it is relevant from what KFC is proposing.

Member Hrymak asked if the new plan shows the north side of the building. Mr. Gama stated that it is not the actual building, but it would be the north side and the landscaping would be adjusted to be in compliance with the Halsted location.

Member Hrymak asked if the signage would be brought back to the village. Mr. Gamma stated that what is presented is a good representation on what KFC is looking to do.

Member Quirke asked what percentages of KFC stores are going through redos are using that brand color scheme and if it is a standard. Mr. Gama stated that it is a preferred option as far as what they would like to see in the overall acceptance in the communities, as well as if it is a revenue generator for the village itself. The signage can be varied either toned down or enlarged depending on what the village wants.

Member Hrymak stated that the commission had a color preference and it is not the color that is being presented to the commission and looking at the plan it will really stand against Menards, which is one of the reasons why the commission didn't want as bright of a color scheme.

Member Hrymak asked staff with regards to the landscaping plan how far away is KFC from meeting the requirements. Staff Liaison Mesaros stated that KFC is only at 10 to 15 percent and is significantly apart from what is required. Member Hrymak noted that it might be better not to vote in favor until KFC has a completed landscaping plan and design.

Member Quirk if the commission votes no what happens next. Chairman Wright stated that it will go back to village and they will try to mediate or do some consolidation with KFC.

Member Knoeppel asked if the design was intended for the board or were all colors supposed to be accents or neutral colors that worked with landscape and surrounding areas. Member Knoeppel stated that at the previous meeting there should have been a neutral with bold accents in compliance with the design intent of the border.

Member Grant had no questions.

Member Quirke asked if KFC has spoken with Menards to see how they view the plans that are being presented. Mr. Gama stated that he will bring that idea back to KFC.

Chairman Wright stated that when the original KFC plan was submitted there were three choices and the commission thought that the full bright was not the right choice. In the packet the commission received for the meeting, it looks like the color choice is the medium. Mr. Gama stated that it is not a full representation on the end result. Chairman Wright asked if KFC went with the lower tier or medium color scheme. Staff Liaison Mesaros stated that KFC chose the color scheme, which was not based on anything that the commission.

Mr. Gama stated that he would bring the neutral option back to KFC, as he has done before and he will let them know that without updating the paint scheme there will be no approval for the project. Mr. Gama further stated that one of the components that he would like to bring attention to is the striping in the re-image. He would like the opinion of the commission on what they think of that element, so that he could relay it back to KFC.

Member Quirke stated that he would not have an objection to the stripes.

Member Hayes stated that he would not have an objection to the stripes.

Member Hrymak stated that he would not have an objection to the stripes.

Member Knoeppel stated that he would not have an objection to the stripes.

Member Grant stated if the stripes are muted he wouldn't have an objection to it.

Chairman Wright stated that the commission has given Mr. Gama their opinions and asked Mr. Gama if he has all the information he needs to go back to KFC and discuss with them the opinions of the commission.

Commission decided to defer Case 16-43 17505 S. Halsted – KFC Restaurant until KFC has a fully completed landscaping plan and design.

**Case No. 17-14, 736 Ridge Road – Alphabet Campus:** Chairman Wright introduced the case and give a brief overview.

Member Hayes had no questions.

Member Quirke asked if there is a logical reasoning why there is a guard rail on one side and bollards on another, is there much more travel on one side. Staff Liaison Mesaros stated that it is just the nature of the bollards would be within each parking space where someone would pull in and other side is a driveway where it is not parking.

Member Knoeppel stated that he would have an objection to the stripes. He was in favor of lengthening the fence, but not in favor of a chain linked fence.

Member Hrymak had no questions.

Member Grant had no questions.

There being no further questions, a motion was made by Member Hrymak to recommend approval of a six foot high solid board, commercial fence along the east side of the existing play yard, and a five feet high chain link fence with bollards installed between the parking area and play yard location behind the existing child care center, Alphabet Campus, at 736 Ridge Road; Seconded by Member Knoeppel.

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

NAYES: None

ABSTENTIONS: None  
ABSENT: Member Pohrte  
Motion passed.

**Approval of 2016 Annual Report:**

There being no questions, a motion was made by Member Hrymak to approve the 2016 Annual Report; Seconded by Member Knoeppel.

AYES: Members Hrymak, Hayes, Quirke, Grant, Knoeppel and Chairman Wright  
NAYES: None  
ABSTENTIONS: None  
ABSENT: Member Pohrte  
Motion passed.

**NEW BUSINESS:** There was no new business discussed.

**OLD BUSINESS:** Chairman Wright stated that there needs to be something done with Vice District's windows.

A motion was made by Member Hrymak to adjourn the meeting at 6:45 p.m. Seconded by Grant. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

*Angela Mesaros*

Angela M. Mesaros  
Staff Liaison