

MEETING MINUTES



Village Of Homewood
Appearance Commission
June 1, 2017
6:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Member Wright called the meeting to order at 6:05 p.m.

ROLL CALL: Members Hrymak, Quirke, Knoeppel, Hayes and Chairman Wright were present. Members Pohrte and Grant were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There was no one in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for May 4, 2017. Member Knoeppel stated that he would have an objection to the stripes on page 5 and he was in favor of lengthening the fence, but not in favor of a chain linked fence at 736 Ridge Road, Alphabet Campus. Member Hrymak made a motion to approve the minutes of May 4, 2017 as amended; seconded by Member Quirke.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Pohrte and Grant

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 17-16, 2138 W. 18th Street, BP Gas Station: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that this case is an approval for façade improvements, specifically for signage and lighting along the canopy; the property is located at 2138 W. 183rd, which is an existing gas station and will be changed from privately owned to a BP. The improvements included cleaning and painting both canopies, re-imaging both canopies to the BP logo with LED light tubes in BP light green and internally illuminated sign face in BP colors, new monument sign and price lines, changing the price signs, and re-imaging all pumps with BP colors and logo. The Appearance Commission should consider building design, lighting and the signs as part of the Appearance review.

Saleh Abulaila, representing Express Gas Inc., 2138 183rd St., Homewood.

Mr. Abulaila stated that the gas station used to be a Mobile 5 years ago, and then he changed it to Homewood Gas, and finally chose to change it to BP after they showed interest. A BP

representative came in February and liked the location. Two weeks ago all of the canopies were cleaned. Mr. Abulaila also stated that the lights under the canopy are untouchable and the inside will not be worked on. The contractor has received all the material for the signs and the canopy.

Chairman Wright asked if most of the exterior work that the gas station is doing is branding per imaging guidelines for BP. Mr. Abulaila stated that Chairman Wright's statement was correct.

Member Quirke asked why the lighting under the canopy is not touchable. Mr. Abulaila stated that he heard the LED lights cannot be replaced. Member Quirke asked if the LED lighting that is already there will stay there. Mr. Abulaila stated that the LED lights will remain as fixtures.

Staff Liaison Mesaros stated that if the lights were to be changed it would require a photometric site plan; if they are not changed then a site plan is not necessary.

Member Quirke asked if there are two single canopies. Mr. Abulaila stated that there are two canopies. Member Quirke used the picture exhibit given to the commission to ask Mr. Abulaila how many BP signs are at the gas station. Mr. Abulaila stated that he is not sure, but there will be lighting on each side of the canopy.

Member Hrymak asked if there was a variance needed. Staff Liaison Mesaros stated that no variance is needed.

Member Hrymak asked if the monument sign is internally lit. Mr. Abulaila stated that the monument sign will remain the same; nothing will change. Member Hrymak asked Mr. Abulaila what his plans were for the landscaping, since it is not mentioned in the material. Mr. Abulaila stated that he plans to hire a company to keep the landscaping.

Member Knoepfel expressed concern with the design of the lighting, due to research of other communities having multiple issues with lighting, which can cause traffic issues and disturbance with neighboring homes. However, he is glad that there will not be any changes to the lighting.

Member Hayes had no questions.

Chairman Wright expressed concern with the color green that is being used; however, since it is BP branding he does not have any further concerns.

James Tarzon, representing Big Red Rooster, 2 NE Plaza, Ste. 211, Northfield.

Mr. Tarzon stated that they are replacing the main price sign, which only has regular and diesel prices displayed, to exactly the same size that is already there. The only work that will be done will be taking the plate off and placing a new sign and plate on the monument sign. On each canopy there is new façade, which is all BP corporate and two elevations, south and east on the canopy in front of the door, which is also called a helios that is internally illuminated. The façade comes down and has a bull nose on it and that is where BP would like to put the green LED bar around three sides on the east canopy and three sides on the south canopy. The south canopy would get two helios; one on the south elevation and one on east elevation.

Chairman Wright asked where the To Go store sign will be located. Mr. Tarzon stated that the To Go sign will replace the current existing store sign. Chairman Wright asked if it is the branding of

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BP and if they use it at other locations Mr. Tarzon stated that it is BP corporate branding request. Chairman Wright asked if the bright green color scheme for the building paint is BP branding as well. Mr. Tarzon confirmed that the bright green color scheme and the dark green is on the canopy poles and is the background color on the To Go sign.

Member Quirke referenced the picture exhibit that was given to the commission when asking about what helios will and will not be lit. Mr. Tarzon stated that the photos are off of Google to give an example. Member Quirke asked, referencing the picture, if all three sides will be lit. Mr. Tarzon stated that all three sides will be lit with the green bar and bull nose.

Motion was made by Member Hrymack to approve Case 17-16, proposed Façade Improvements including lighting and signs for BP at 2138 W. 183rd Street, in accordance with the submitted plans dated 2/24/2017, prepared by Graham Enterprise. Substitutions may not be made without prior written approval from the Village; Seconded by Member Hayes.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Grant and Pohrte

Motion passed.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS:

A motion was made by Member Hrymack to adjourn the meeting at 6:30 p.m.; seconded by Knoepfel. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison