

MEETING MINUTES



Village Of Homewood
Appearance Commission
August 3, 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 6:03 p.m.

ROLL CALL: Members Hrymak, Quirke, Grant, Pohrte and Chairman Wright were present. Members Knoepfel and Hayes were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There was one person in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for June 1, 2017. There being no changes or corrections a motion was made by Member Quirke to approve the minutes of June 1, 2017; seconded by Member Hrymak.

AYES: Members Hrymak, Quirke, Pohrte, Grant and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Members Hayes and Knoepfel

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 17-29, 17929 S. Halsted Street, Marco Caso & Adriano Martino, Fratello's Café & Deli: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that the request is for additional square footage for a sign on Fratello's location at 17929 Halsted Street. They are permitted a certain square footage and are requesting to go over that amount by 38.96 sq. ft; to put a second sign on the back side.

Chairman Wright asked if the west sign is already up and asked the dimensions. Adriano Martino, representing Fratello's Café & Deli, 18021 Dixie Highway, Homewood stated that the second sign is up and that the measurement is roughly 43 sq. ft. and the second sign will be slightly smaller.

Chairman Wright asked if the proposed is in relation to the existing signage on the businesses to the east are consistent. Mr. Martino stated that their sign is actually smaller than that of Red Wings.

Member Grant asked due to the size of the structure is the entire façade is taken into consideration or just their portion when considering the allowance for the signage. Staff Liaison Mesaros stated that it is two and half times the linear portion.

Member Pohrte requested staff to review, once more how much over the signage would be from what is allowed. Staff Liaison Mesaros stated that the proposed sign is 36.8 sq. ft, their existing sign as permitted is 43.58 sq. ft and the total requested signage is 80.46 sq. ft. In conclusion, they are permitted 41.5 sq. ft and they are over approximately 40 sq. ft. Member Pohrte asked if there is an allowance in the ordinance that lets them keep the size. Staff Liaison Mesaros stated that it is a strict size 2.5 times the linear.

Member Hrymak asked if the previous owners had variances for their signs. Staff Liaison Mesaros stated that the previous use had a variance for three signs and the extra square footage was quite a bit larger. They had one sign on each side.

Member Hrymak stated that the sign is almost 2 times the size of what is allowed; however the fact that it is on Halsted Street it is important to take that into consideration. Finding the location is difficult due to the placement of the business, so having those size signs is important; yet the size is quite large.

Member Quirke stated that for the size of the building it is quite a lot of signage. Every small merchant is justified, yet taken into its totality it is a lot of signage.

Member Hrymak asked Mr. Martino if he could make the sign on the front a little smaller so it's not double the sq. footage. Mr. Martino stated that it is smaller than the one on the back. Member Hrymak stated that he understands that it needs to be bigger on Halsted, but not necessarily bigger above the front door. Staff Liaison Mesaros stated that the proposed sign is 36.88 sq. foot.

Motion was made for case 17-29 by Member Pohrte to recommend approval of a sign variance to allow an additional 38.96 square feet in signage over the permitted amount of 41.5 square feet on the property at 17929 S. Halsted Street for Fratello's Café and Deli; Seconded by Member Grant.

AYES: Members Hrymak, Quirke, Pohrte, Grant and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Members Hayes and Knoeppel

Motion passed.

Case No. 17-30, 18027 Dixie Highway, Vice District Brewery: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that Vice District is proposing to put signage and lighting, which comply with the village's code; the insignias are placed on the windows instead of above them and they have taken "tap room" and "tours." The lettering is single color in stencils with gold paint and it will be painted directly on the black façade and the others are vinyl decals.

Member Quirke asked if the windows are frosted. Staff Liaison Mesaros stated no, not as proposed and staff recommends the condition of approval that the windows not to be frosted and remain clear.

Member Pohrte stated that she would like to see raised lettering like Lassen's.

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Member Grant asked if Vice District provided the dimensions of the shield in their plans. Staff Liaison Mesaros stated that they did not provide the dimensions.

Chairman Wright stated that the shields are well within the signage requirements. Staff Liaison Mesaros stated that it is in the 25 percent of what is allocated in the ordinance.

Chairman Wright stated that the commission would like to ask Vice District to repair the stucco on the north façade and clean the windows.

Member Hrymak stated that he would like to see them clean up the current window displays and to clean and repair stucco and the stone.

Chairman Wright suggested that Staff Liaison Mesaros bring the commission's recommendations to the Vice District and then continue the case to when the petitioners can attend the meeting.

Member Quirke stated that the red goose neck lights are rather low and asked if the commission has any reservations. Chairman Wright stated that the lights pick up the stars on the Vice District shield. Member Pohrte stated that the height might be due to the ADA accessibility requirements.

Member Hrymak suggested a Vice District badge on the north side of the building. It would be a great spot for people who are driving down Dixie Highway to see the business name.

Member Quirke stated that the tree in front of the location makes it difficult to see the Vice District shield. Member Hrymak stated that that is another reason to place the badge on the side of the building.

The case was deferred to the next scheduled meeting; Thursday, September 7, 2017

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: Discussion ensued regarding updates on Kohl's landscaping and BP signage.

A motion was made by Member Hrymak to adjourn the meeting at 6:28 p.m.; seconded by Grant. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison