

# MEETING MINUTES



Village Of Homewood  
Appearance Commission  
September 7, 2017  
6:00 p.m.

Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430

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

**ROLL CALL:** Members Hrymak, Quirke, Pohrte, Knoeppel, Hayes and Chairman Wright were present. Member Grant (arrived at 6:03pm) was absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There were four people in the audience.

**APPROVAL OF MINUTES:** Chairman Wright asked if there were any additions or corrections to the minutes for August 3, 2017. There being no changes or corrections a motion was made by Member Quirke to approve the minutes of August 3, 2017; seconded by Member Pohrtre.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Grant

Motion passed.

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

## **AGENDA ITEMS:**

**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 petitioners are seeking façade improvements, including painting, signage, and lighting. They are currently in the process of major renovations to the building to operate the craft brewery. Available in the commission packet is the proposal, as well as the agreement to make improvements to the north of the façade and have started on those improvements.

Mr. Cole stated their plans are to add signage, which is consistent with the rest of the downtown. They propose to add gooseneck lighting to highlight the signage and to keep the signage simple. Due to the historic nature of the building, they chose a classic painted sign with their font. Mr. Cole further stated that he reviewed the questions from the last meeting regarding the height of the lights on the side of the doors. He confirmed that the lights are 9 ft. high from ground level. The façade is currently a beige color and above the top it will be painted black with two earth colors. The windows will be clear with two transparent logos, so that you can see through the windows. They are considering another transparent logo on the north facing window as well. There was a request to add a badge logo to the top. They are not opposed to the badge logo. If not in budget, they might

# MEETING MINUTES

come back and request a larger badge in the window that is facing the north corner. Mr. Cole stated that masonry work needs to be done, which was included in the agreement they have with the Village. They will improve the stucco. They plan to paint the building black to make it consistent.

Chairman Wright stated that the commission spoke during the last meeting regarding the conceptual plans and asked if they would be willing to use black for the north wall. Mr. Cole stated yes, black is consistent with the front and would make the logo more prominent.

Member Quirke requested clarification of the masonry that needs to be completed. Mr. Cole stated that it is the upper part of the north wall.

Member Hayes asked if the north wall will be painted black. Mr. Cole stated only if budget permits.

Member Hrymak recommended painting the wall black, with a gold stripe along the stucco. Member Hrymak also stated that the trees in the front of the building block the logo, so placing the logo on the north wall would give the brewery more visibility.

Member Hrymak asked if the petitioners plan to clean the terracotta. Mr. Cole stated yes, they do.

Member Knoeppel stated that the black would be strong on the wall and the gold bar as a separator is a good idea using the logo colors. He suggested that the black stop at the bottom of the bar to match the other face of the building; and use terracotta that matches the terracotta on top.

Member Grant suggested that a natural rectangle shape be painted black and then place the logo to match the rest. Mr. Cole stated that if they cannot get an exact match of the terracotta, they have the black in the square.

Chairman Wright asked if the petitioners received permission from the state to work on the water. Mr. Cole stated that they received permission from IDOT and will break ground in the next two weeks.

Motion was made to approve Case 17-30 for proposed Façade Improvements including lighting, painting, repair and signs for Vice District Brewing at 18027 Dixie Highway, in accordance with the submitted plans and lighting specifications, with the condition that the windows remain uncovered upon completion of construction and with improvements on the north wall. Substitutions may not be made without prior written approval from the Village.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

**Case No. 17-43, 17505 S. Halsted Street, KFC Restaurant:** Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that the petitioner presented their case in May 2017, and at that time he resubmitted drawings and full color scheme for the Appearance Commission for the façade. It was agreed that the commission prefers a medium color and not as bright of color. The petitioner returned with a medium façade color. In addition, the landscape plan has been revised several times

to meet the type 3 classification of the Halsted Corridor Landscaping Plans that are required for an outlot. The requirements include perennials and grasses across 50 percent of the frontage. That was at 10-15 percent and they revised further to about 30 percent and now they are finally at 50 percent. The two things are being considered are the façade improvements and the landscaping plan.

Mr. Gama stated that there was some back and forth with the franchisee regarding the landscape requirements. The colors have been revised based on the suggestions made by staff and the Commission. The color proposed is a neutral medium red. Besides the color everything else would stay as is.

Chairman Wright asked staff if the village's arborist, Jim Tresouthick reviewed the landscape submittals. Staff Liaison Mesaros stated that Jim Tresouthick has reviewed the plans throughout the process.

Member Quirke asked about the landscaping location. Mr. Gama stated that the landscape position is based on the slope.

Staff Liaison Mesaros stated that it looks as if there is significant landscaping on the side of the slope and also on the top. There are two separate landscape areas. The requirements are based on percentages and numbers of plants as well as a list of specific plants that the petitioner is permitted to use.

Mr. Gama stated that the list was provided to them early on, so the different renditions included items on the permitted list. Staff Liaison Mesaros stated that there will be a final review.

Member Quirke asked for the specific number of red KFC plans to use. Mr. Gama stated that the number is SW0033; Rembrandt Ruby. The other color is a cream color.

Member Hrymack had no questions.

Member Knoeppel stated that he continues to not like the stripes; however, he likes the proposed neutral red more than the other reds.

Member Pohrte had no questions.

Member Grant had no questions.

Member Quirke stated that the southwest corner is not attractive. It has utility structure and several other things that need to be improved.

Motion was made for case 16-43 by Member Pohrte to recommend approval the façade improvements as proposed in the exterior elevations prepared by CESO, undated, and approval of the color scheme. Approval of the most recent landscape plan, prepared by CESO and reviewed by staff, is conditioned upon further revisions to comply with the requirements of perennials and grasses across 50% of frontage; Seconded by Member Quirke.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

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

**OLD BUSINESS:** Discussion ensued regarding updates on Stay Fit 24.

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

Respectfully submitted,

*Angela Mesaros*

Angela M. Mesaros  
Staff Liaison