

# MEETING MINUTES



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

**ROLL CALL:** Members Knoeppel, Quirke and Chairman Wright were present. Member Grant, Pohtre, Hrymak, and Hayes were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There were three people in the audience.

**APPROVAL OF MINUTES:** The minutes for September 7, 2017 meeting were deferred until the January 4, 2018 meeting, due to a lack of quorum.

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

## **AGENDA ITEMS:**

**Case No. 17-43, 2141 183<sup>rd</sup> Street, Dominos Pizza:** Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that petitioners applied for a variance from the sign code to cover the window facing 183<sup>rd</sup> street. The code was changed in April 2016 to limit the amount of window coverage to 25% of each window. The proposed sign covers 100% of the window. In order to keep the sign the petitioners need a variance. The code was changed for a couple of reasons 1) safety and welfare of the community and 2) the aesthetics. Those two things need to be considered.

Discussion ensued between the petitioner, Joe Jensen and the commissioners to discuss the possibility that the whole sign will have to be removed and alternative options to advertise that the company is hiring.

No motion was made, due to lack of quorum.

**Case No. 17-45, 17601 S. Halsted St., Freddy's Frozen Custard and Steakburgers:** Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that the petitioners are the contract purchaser of the property. They propose demolition of the existing Taco Bell, which is 2,140 sq.ft. building and replace it with Freddy's Frozen Custard and Steakburgers with a drive thru and a small patio upfront. The proposed building will be a little larger than 3,476 sq.ft. It will be in the same location and it will have adequate parking and stacking. The landscaping has been reviewed by the village arborist and it meets the qualifications with the exception of a couple of species, which were not on our approval list. Staff Liaison Mesaros stated that she sent the petitioners the approved list; and the petitioners

## MEETING MINUTES

have expressed that they are more than happy to change their choices to what is on the approved list.

Discussion ensued between petitioners, Greg Waldo and Jason Cooper and commissioners regarding all aspects of the building design, including signage. Due to a lack of quorum, the commissioners that were present gave broad suggestions regarding the possible changes that the commission would want to see at the next meeting.

No motion was made, due to lack of quorum

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

**OLD BUSINESS: N/A**

A motion was made by Member Knoepfel to adjourn the meeting at 7:05 p.m.; seconded by Member Quirke. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

*Angela Mesaros*

Angela M. Mesaros  
Staff Liaison