

MEETING MINUTES



Village Of Homewood
Appearance Commission
January 4, 2018
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 6:01 p.m.

ROLL CALL: Members Grant (arrived at 6:02 pm), Hrymak, Hayes, Quirke and Chairman Wright were present. Members Pohrte and Knoepfel were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There were two people in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for September 7, 2017. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of September 7, 2017; seconded by Member Quirke.

Chairman Wright asked if there were any additions or corrections to the minutes for December 7, 2017. There being no changes or corrections a motion was made by Member Quirke to approve the minutes of December 7, 2017; seconded by Member Hrymak.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

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 Freddy's Frozen Custard was at the Commission on 12/7/17 for discussion and had a primary presentation with their proposal to demolish the existing Taco Bell at 17601 S. Halsted, this 2240 sq. ft. The new proposal is for a building that is similarly located with a square footage of 3,476 with a dual drive thru and an outdoor seating area facing Halsted St. Freddy's have received recommendations for approval from the site plan review committee with minor changes to the site plan; their landscape plan has been approved since the last meeting. Freddy's received a positive unanimous recommendation from the Planning and Zoning Commission in December for the amendment to the PUD. The calculations for the total available signage have changed, since the Village and Freddy's looked at the design of the building and the proposal is for a variation is decreased to 56.25 sq. ft. which is 47% above what is allowed. Freddy's has also proposed that if the request is not approved, they eliminate the signage on the east elevation; however, they would still require a variation of 17 ft for signage.

Mr. Cooper stated that Freddy's serves frozen custard and steakburgers, like Culver's and are based out of Wichita, Kansas. The first store in the Chicagoland region will open in Orland Park in mid-February. The second store will be located in Frankfort and Homewood will be the third store. The restaurant is fast casual, cook to order.

Chairman Wright requested confirmation that the changes to the landscaping plans, as requesting by the Village Arborist had been met. Mr. Cooper stated that they did follow the request. Mr. Wright stated that the only issue is the signage.

Mr. Quirke stated that he was under the impression that the line of lit signage was on the south side. Mr. Cooper stated that the Homewood building will have the strip of lighting along the top it on the north side of the building. The picture is of another building at a different location; and there will not be any lit signage on the south side.

Chairman Wright stated that the building looks similar to Portillo's

Member Hayes asked staff if any other business in that area has received a sign variance. Staff Liaison Mesaros stated that the village did grant a variance to Fratello's for the total amount of signage.

Chairman Wright stated a clarification that Freddy's is requesting a variance for the sign on the east side of 56.25 sq. ft. whereas; if there wasn't signage on the east side the variance would be reduced 17 sq. ft.

Member Hrymak asked why they are not proposing signage on the south side, especially since it is highly visible area. Mr. Cooper stated the building orientation; creates the hardship, because the building was to run north-south with the frontage along Halsted. Based on the village's ordinance allowable signage is based on the linear footage on the front. If the building were rotated the allowable signage would almost double in footage. Freddie's decided to place the signage on the current side, to allow people to see the signage coming into the development from the north.

Member Grant requested clarification of the east elevation being the back of the building. Mr. Cooper stated that the way the building would sit; it would be considered the back of the building.

Member Hrymak stated that asking for a 47% variance is asking a lot and does not see a need for the east signage. Member Hrymak stated that he would be okay with the request for variance without the east elevation.

Member Grant reflected the same thoughts as Member Hrymak; and asked if the east elevation is the back of the building. Mr. Cooper stated that it was.

Motion was made for case 17-45 by Member Hayes to recommend approval of a site plan, building elevations, landscaping, lighting and signage as proposed, with the necessary variance to be incorporated into the PUD amendment for redevelopment of the property at 17601 S. Halsted Street for Freddy's Frozen Custard and Steakhburgers; Seconded by Member Quirke.

AYES: Members Hayes and Quirke

NAYES: Members Grant, Hrymak, and Wright

ABSTENTIONS: None

ABSENT: None

Motion denied.

Motion was made for case 17-45 by Member Hrymak to recommend approval of a site plan, building elevations, landscaping, lighting and signage with the necessary variance with the proposed east elevation sign eliminated, exceeding the ordinance requirements by 17 square feet to be incorporated into the PUD amendment for redevelopment of the property at 17601 S. Halsted Street for Freddy's Frozen Custard and Steakburgers; Seconded by Member Grant.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

Case No. 17-47, 17929 S. Halsted St., 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 petitioners previously came before the commission for a signage variance from the total amount of signage at their new location at 17929 S. Halsted St. They received a variance to place the wall signs. In the process, they placed signage over the entire window. The proposed east elevation window signage covers 100% of the window area and approximately 70% of the south elevation window is covered. Staff looked at the request. Fire and police issue is that during an emergency they would not be able to see into the building. On the south window would still allow for emergency personnel to see into the building. However, the window on the east elevation would not, so the recommendation that they reduce the amount on the east side of the elevation.

Mr. Caso stated that Fratello's built their location on Dixie Highway in May of 2016. The new location on Halsted Street was formally a Quiznos, has no space for a drive-through and is a smaller unit: 1200 sq. ft. Mr. Caso stated that the current ordinance went into effect January 1, 2016. At that time his brother spoke with the previous Economic and Community Director about allowable signage. At the time Quizno's had three signs and Fratello's was only looking to have two. They also looked at Copper Still who has covered windows, didn't think that it would be an issue.

Chairman Wright asked if they have signage on the west side as well. Mr. Caso stated that they do have signs covering all the west windows, because there are no doors; and the village allows Fratello's to grandfather in the western elevation signage. Staff Liaison Mesaros confirmed that the west elevation is grandfathered in.

Member Grant requested a confirmation of the percentage that they are over. Staff Liaison Mesaros stated that the east elevation is 100% covered on the one side; and the ordinance only allows for 25% coverage.

Chairman Wright stated that the coverings are treated as signage, so they are requesting a variance for the total signage of the building too.

Member Grant asked if there are windows on the southern elevation. Mr. Caso stated that there are three windows that cover nearly the whole wall. Member Hayes asked if they are grandfathered in. Staff Liaison Mesaros stated that they are not grandfathered in, and are also being considered for a variance because they are covering 70% of the windows.

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Member Hrymak stated that his biggest concern is security and it is important that police and fire can see into the businesses.

Member Quirke stated that they have a lot of signage and the window sign located on the far-left side, is a small sign and wouldn't be a tremendous hardship to remove and that would address the other commission concerns.

Member Quirke asked staff if Fratello's moved the cling on the left side would that get Fratello's to 25%. Staff Liaison Mesaros stated that it would not; and both signs would have to be removed.

Motion was made for case 17-45 by Member Hrymak to recommend (1) approval of the signage on the south elevation and removal of the eastside signage with exception to the top sign and (2) that the petitioner comply with the Village Code regulations and reduce the window signage to 25% or less of the total window surface on the east façade on the property at 17929 Halsted Street for Fratello's; Seconded by Member Grant.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: Staff Liaison Mesaros stated that Dominos has withdrawn their application for window signage and will be taking down the sign once the weather is warmer.

A motion was made by Member Hrymak to adjourn the meeting at 6:50 p.m.; seconded by Member Grant. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros

Staff Liaison