

MEETING MINUTES



Village Of Homewood
Appearance Commission
March 1, 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 6:08 p.m.

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

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for January 4, 2018. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of January 4, 2018; seconded by Member Grant.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 18-03, Northwest Corner of 175th Street and Halsted Street, GMX Midland Homewood II, LLC: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that case 18-03 is being presented for the redevelopment of the northwest corner of 175th and Halsted Street. The applicant is GMX Realty. The Commission will be reviewing landscaping, building design, lighting and signage. The applicant has not requested variances from the signage code. The landscape has been reviewed and meets the criteria for the PUD, which requires a *minimum of 5% of each parcel* and GMX is proposing 15%. With the detention area, approximately 49% of Panera parcel is landscaped. The project falls into the Type 3 classification of the Halsted Corridor Landscaping Plan, which is outlot screening. Proposed plantings meet the requirement for 3.5 trees per 100 feet of frontage, 20 shrubs per 100 feet of frontage, and perennials and grasses across 50% of frontage. The lighting is in compliance with the zoning ordinance maximum requirement allowable of two (2.0) foot-candles at all lot lines and the minimum allowable level of illumination of one (1.0) foot-candle for parking areas. Signage meets the ordinance and is less than what is permitted. The site plan has been reviewed by the Site Plan Committee who recommends approval.

Chairman Wright asked if the Site Plan Committee had any requests. Staff Liaison Mesaros stated that the Committee requested that the access lane onto 175th be three lanes instead of two, so that vehicles can turn out right or left. For security purposes the 4' high fence was requested by the Committee.

Mr. Goodman stated that GMX started this project over a year ago by signing a contract for a 30,000 sq ft 3-story building. Discussion ensued regarding the layout of the parking lots, drive thru lanes and renderings of the property.

Mr. Goodman stated that one side-by-side monument sign with anchor panels and equal standing of each corporate logo will be positioned on Halsted Street.

Mr. Hiu, representing Chick-fil-A, discussed the canopy, which is new to the Chick-fil-A drive thrus. The canopies over the order points are meant to cover three car windows, so that the employees can take the customers' orders with an iPad. One of the canopies extends almost the full length of the building and comes out a half car length from the building. There is also room along the front sidewalk to fit outdoor seating, consisting of 5 or 6 tables.

Mr. Barnard, representing Panera Bread, stated that Panera's canopy is over the main order board. Panera's revenue that comes from drive thru orders is around 25%- 30% or less; therefore, they tend to keep a singular drive thru lane. Similar to Chick-fil-A there will be an outdoor patio seating area, also with bollard railing system.

Member Grant had no questions.

Member Knoeppel asked about the width of the customer access lane from Halsted Street. Mr. Goodman stated that he would have to check the numbers. Member Knoeppel expressed concern with causing more traffic. Staff Liaison Mesaros stated that the lanes are 12 ft. each.

Member Knoeppel asked if the fence area that goes through the sidewalk between the two buildings, will have an opening so that people can walk to the sidewalk. Mr. Goodman stated that there will be an opening for people to walk thru and that the fence is decorative, similar to that of Portillo's.

Member Knoeppel asked if there will be a sidewalk connection to the corner on Halsted and if there is a crosswalk at the corner as well. Mr. Goodman stated that there is a crosswalk at that corner.

Mr. Goodman stated that both restaurants will have their own trash corrals.

Member Hrymak asked if there is going to be a sign to indicate that there is an entrance located on Halsted Street, because of traffic. Mr. Goodman stated that the north area is not their property, but they will make an inquiry.

Member Hrymak asked for further detail regarding the landscaping. The landscaping meets all the criteria of the Halsted Corridor Plan.

Chairman Wright did not have any questions.

Member Hrymak asked if the fence can be extended further north along Halsted Street to the first tree. Mr. Goodman stated that they could definitely modify the fence, similar to Portillo's.

Discussion ensued lead by Member Knoeppel regarding extending the sidewalk to the crosswalk crossing 175th and also teeing off the sidewalk, so that it connects to Chick-fil-a off of Halsted Street.

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Motion was made by Member Hrymak to recommend approval of Case 18-03: landscaping, building design, lighting and signage as proposed with sidewalk and fence to be incorporated into the PUD amendment for redevelopment of the property at the northwest corner of 175th and Halsted for GMX Real Estate Group, LLC; Seconded by Member Knoeppel.

AYES: Members Grant, Hrymak, Knoeppel and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Members Pohrte, Hayes, and Quirke

Motion passed.

APPROVAL 2017 ANNUAL REPORT: Chairman Wright asked if there were any corrections or changes to the 2017 Annual Report. There being no changes or corrections, Member Knoeppel made a motion to approve the 2017 Annual Report as submitted; seconded by Member Grant.

AYES: Members Grant, Hrymak, Knoeppel and Chairman Wright

NAYS: None

ABSTENTIONS: None

ABSENT: Members Pohrte, Hayes, and Quirke

Motion passed.

NEW BUSINESS: There was no new business discussed.

OLD BUSINESS: None

A motion was made by Member Knoeppel to adjourn the meeting at 6:52 p.m.; seconded by Member Grant. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison