

MEETING MINUTES



Village Of Homewood
Appearance Commission
May 3, 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 6:00 p.m.

ROLL CALL: Members Grant, 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 March 1, 2018. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of March 1, 2018; seconded by Member Hayes.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 18-10, 17920 Halsted Street, Mid-America Asset Management: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that the subject property is at 17920 Halsted Street in Washington Park Plaza. The space was formerly JoAnn Fabrics and has closed and the space has been leased to Old Navy and Five Below. The two businesses will divide the vacant space into two retail storefronts. Both are currently under review for permits. The proposed new masonry will match the existing façade, and the existing color. A prefinished bronze canopy with metal coating and illuminated system will be added. Staff has reviewed the signage and it does comply with the Village code, so a variance is not required.

Discussion ensued led by Mr. Leon, representing Mid-America Asset Management as Project Manager, describing how the building will be split to accommodate two storefronts, including demolishing the current entrance to open up the space for Old Navy and Five Below. All the materials will match the existing façade. The metal coping- will be the light beige and darker tan color. Masonry on the columns will also be transitory as well as the CMU at the bottom. Five Below and Old Navy will receive their standard signage, along with their illuminated fin system.

Chairman Wright asked the petitioners to clarify the location of Five Below's awning. Mr. Leon stated that it is located 10 ft. above ground level. The color will be black and is more of a canopy than an awning; it is 12" in height, flat and projects off the building. Old Navy will take up about two-thirds of the existing space.

Member Grant had no questions.

MEETING MINUTES

Member Hrymak had no questions.

Member Hayes had no questions.

Member Quirke inquired about the usage of the existing columns. Mr. Zoerner, representing Mid-America Asset Management as VP Development and Construction Services, stated that they could not make use of the existing columns.

Member Wright had no further questions

Motion was made by Member Quirke to recommend approval of Case 18-10- proposed Façade Concept Design for retail space (Old Navy and Five Below) at 17920 Halsted Street, in accordance with the submitted plans and specifications. Substitutions may not be made without prior written approval from the Village; Seconded by Member Hrymak.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Pohrte and Knoeppel

Motion passed.

NEW BUSINESS: Staff Liaison Mesaros commented on the possibility of Bookies coming to Homewood.

OLD BUSINESS: None

A motion was made by Member Hrymak to adjourn the meeting at 6:10 p.m.; seconded by Member Grant. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison