

MEETING MINUTES



Village Of Homewood
Appearance Commission
June 7, 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, Knoeppel, Hrymak, Hayes, Quirke and Chairman Wright were present. Member Pohrte was 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 May 3, 2018. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of May 3, 2018; seconded by Member Hayes.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 18-11, 18022 Dixie Highway, Homewood Science Center: Staff Liaison Mesaros stated that the Science Center was able to get the monument sign to a size that would be within the Code. Due to this, the Science Center no longer requires a variance to place a monument sign on the southwest corner of Dixie Hwy and Chestnut Rd.

Case No. 18-15, NW corner of 175th Street and S. Halsted St., GMX Midland Homewood, LLC: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that when reviewing the photometrics for the building permits, a couple places do not meet the requirements. In two locations on the Chick-fil-a site lighting exceeds the 2.0 foot candle maximum standard at the property line (shared parking); and one location Chick-fil-a does not meet the minimum 1.0 foot candle.

Paul Takacs, representing GMX Realty, 3000 Dundee Rd, Northbrook, IL

Mr. Takacs stated that the photometrics has been approved by the tenants (Chick-fil-a and Panera) and GMX is seeking a variance. Chairman Wright asked if they can increase the 1.0 foot candle. Mr. Takacs stated that they have building permits are waiting for MWRD. They hope to break ground in early July.

Member Knoeppel asked if there was a reason for the two restaurants for not altering the lighting. Mr. Kackis stated that it is their standard throughout their restaurant locations.

Member Hrymak stated that since the lighting is too low in the handicapped area, would it be covered by the ADA requirements.

Member Hayes had no questions.

Member Quirke requested clarification on why there would be 2- 2.0 foot candles aiming out into an empty lot where lighting is needed the most, they only have 1.0 foot candle.

Member Knoeppel asked if there is a lighted sign at the same proximity from the advertising sign. Staff Liaison Mesaros stated that it is located at the North entrance and it is a shared ground sign.

Member Knoeppel stated that there was an over lighting in one portion, but that associated with the parking lot. Staff Liaison Mesaros stated that the over lighting at the property line, is actually where the shared parking overlaps.

Member Grant had no questions.

Motion was made by Member Knoeppel to recommend approval of Case 18-15- variation from Section 11.3F, lighting as proposed 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 with the condition that the under lighting at the entrance to Chick-fil-a be revised to meet the Village Code; Seconded by Member Quirke.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Member Pohrte

Motion passed.

Case No. 18-16, 19260 S. Halsted St., Med Properties, LLC: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that the case is for approval of landscaping, building design, lighting, and signage at 19260 S. Halsted St. The property was a car wash that has been vacant since 2006 and demolished in 2007. Proposal for the construction of a medical office building, which will be built-to- suit for Shirley Ryan Ability Lab, formerly Rehabilitation Institute of Chicago, currently located at 1055 West 175th Street. They met with the Site Plan Review Committee and addressed their comments in the revised site plan. The site is right outside of a wetland area, but it does not actually encroach in that area. The signage and lighting and photometrics meet the requirements of the Village Code.

Chairman Wright asked if the Village arborist reviewed the landscape design. Staff Liaison Mesaros stated that the village arborist has been on vacation and has yet to review it, but the approvals can be conditioned on the approval of the village arborist.

Ms. VanderSanden gave a small background on the Shirley Ryan Ability Lab. She further stated that they have been in their current building at 1055 175th Street since 2003. The patients cannot safely access the building and parking has become an issue.

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Mr. Mikos stated that the proposed building is 20,000 sf and structurally open on the inside. They are creating a nature path to use for therapy. Parking is on the corner. The driveway allows for the vans to park for drop off. There is staging area for larger vehicles north of the property.

Mr. Gregory stated that they provided a 5 foot wide landscape buffer for the parking areas. They also put more natives and perennials than annuals, because native plants require less maintenance. The Site Plan Committee asked for a connection to the bus stop, to walk into the parking lot. They changed a portion of the path to be hard paved; to comply with the request from the village's Fire Chief.

Chairman Wright asked what the overall plan is for the path. Mr. Mikos stated that it will be a hard surface up to a point, but then will have spinoff areas that patients can use. Mr. Gregory stated that there will also be benches placed in certain areas.

Member Hrymak asked about the enclosure. Mr. Gregory stated that it is enclosed with a concrete block and a cedar fence/gate.

Member Knoepfel stated that he would like to see the space in front of the crossing better identified. Mr. Mikos stated that they can take a parking space out and make sure that it is identified.

Member Grant had no questions.

Motion was made by Member Quirke to recommend approval of Case 18-16- site plan, building elevations, landscaping, contingent on the Village's arborist approval, lighting and signage as proposed for redevelopment of the property at 19260 S. Halsted St. on application by Med Properties, for the Shirley Ryan Ability Lab medical office facility; Seconded by Member Hrymak.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Pohrte

Motion passed.

NEW BUSINESS: None

OLD BUSINESS: None

A motion was made by Member Hayes to adjourn the meeting at 6:45 p.m.; seconded by Member Quirke. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison