

# MEETING MINUTES



Village Of Homewood  
Appearance Commission  
October 4, 2018  
6:00 p.m.

Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430

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**CALL TO ORDER:** Member Wright called the meeting to order at 6:01 p.m.

**ROLL CALL:** Members Hrymak, Burlison, Hayes, Quirke and Chairman Wright were present. Members Grant and Pohrte 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:** Chairman Wright asked if there were any additions or corrections to the minutes for August 2, 2018. There being no changes or corrections a motion was made by Member Hayes to approve the minutes of August 2, 2018; seconded by Member Quirke.

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

## **AGENDA ITEMS:**

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

Staff Liaison Mesaros stated that Med Properties, during construction design, has made changes to the façade of the building. No changes to the landscaping or the parking. The North elevation wall of windows has been removed, the materials are now a structural precast with a wood painted finish. In addition, the canopy has been reduced in size and the height of the building is reduced by 1 foot.

Member Wright asked Staff if all elevations have changed since the previous memo was sent to the commission. Staff Liaison Mesaros stated that was correct, because of the materials.

Mr. Sheahan, Med Properties, LLC Project Manager, stated that the front entry location on the south elevation stays the same and the canopy will change in length, not in width.

Mr. Sheahan stated that due to climate, pricing and labor shortage, bid process came in higher than expected. They have taken a look at several options, such as reducing the building from 17' to 16' and changing the cladding of the building. There was no change in the parking count, civil plans, or stormwater runoff. The interior layout stays the same as well. The big issue was the amount of money that the window cladding cost; therefore, they decided to use a precast panel instead of architectural panel. The doors and number of windows will stay the same, but the large expansive glass, at of height at 16' feet came in at a very high price. The length of the canopy is decreased to one bay. The colors will remain the same for the panels and columns.

Member Wright asked about the main entry location and other set of doors at the west location. Mr. Sheahan stated that the front doors are in the same location.

Member Wright asked if there is any change in landscaping. Mr. Sheahan stated that there is no change. Some of the gallon plant containers were reduced to half gallon containers. But, the number and location of plants stays the same.

Member Quirke asked if the pedestrian pathway is still moving forward. Mr. Sheahan stated that the pathway will still be located in the same place.

Member Quirke asked if the pathway to the north with all the landscaping will be retained or is it modified. Mr. Sheahan stated that the location and orientation will remain the same, but the surface will be crushed limestone instead of a concrete sidewalk. Member Quirke asked if it will have an effect on the therapeutic value. Ms. VanderSanden stated that this revised surface will be better because the surface provides a challenge for the patients to practice on.

Member Quirke stated that the brick surrounding the windows seem to have a lighter color brick with not much contrast in comparison with the original plans. Ms. Lane stated that in the renderings it all depends on where you place the sunlight on the pictures, but both brick colors are the same.

Member Quirke asked if the lighting will remain the same around the entry way. Mr. Sheahan stated that it will.

Member Wright asked if the possibility that the pathway will improve. Ms. VanderSandan stated that it could absolutely change, but that they want to discover how much they use it and how well it works for the patients.

Member Hayes asked if the size or layout of the pathway changed. Mr. Sheahan stated that it has not.

Member Hrymak asked if the limestone will harden over time. Mr. Sheahan stated that the patient will not sink into it when they walk on it.

Member Hrymak asked if there was a different textured path in different areas. Ms. VanderSanden stated that they have had conversations about different textures and they will re-evaluate once they get into the space and start using the pathway.

Member Hrymak asked how the reduction of canopy by the entrance will affect the patients, if at all. Ms. VanderSanden stated that because they have two lanes of traffic under the canopy for advanced staging and line-up, there should be no significant impact.

Member Quirke asked if a schedule is place for the current plans. Mr. Sheahan stated that they would like to break ground by November 1, 2018.

Member Wright asked if this revised petition would go back to the village board. Staff Liaison Mesaros stated that it does not, because only the appearance is changing.

Member Burlison had no questions.

Member Wright asked if it would be possible to leave some extra finistration the front part of the building to give it a little more pizzazz. Ms. Lane stated that there will be minor reveals and articulation in the panels. The front façade will not be completely flat. Mr. Sheahan stated that the cost of the architectural panels on the front. Mr. Sheahan stated that they could also add horizontal reveals.

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Member Wright and the commission liked the idea, but made it known that they understand the budgetary restrictions.

Motion was made by Member Hrymak for approval of a revised building design incorporating additional reveals, if possible into Case 18-16 for the redevelopment of the property at 19260 S. Halsted on application by Med Properties, LLC for the Shirley Ryan Ability Lab medical office facility; Seconded by Member Burlison.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Members Grant and Pohrte

Motion passed.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

A motion was made by Member Hayes to adjourn the meeting at 6:28 p.m.; seconded by Member Hrymak. All in favor; none opposed. Motion passed unanimously.

Respectfully submitted,

*Angela Mesaros*

Angela M. Mesaros  
Staff Liaison