

MEETING MINUTES



Village Of Homewood
Appearance Commission
August 1, 2019
6:00 p.m.

Village Hall Conference Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Wright called the meeting to order at 6:00 p.m.

ROLL CALL: Members Grant, Burlison, Hrymak (departed at 6:55 p.m.), Hayes, Quirke, and Chairman Wright were present. No members were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There were four people in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any additions or corrections to the minutes for July 10, 2019. There being no changes or corrections a motion was made by Member Hayes to approve the minutes of July 10, 2019; seconded by Member Grant.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 19-30, 17631 S. Halsted Street, MOD Pizza: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated the property is currently vacant and was formerly the Payless Shoe store. The building is shared with Subway. The Payless Shoe store space is about two-thirds of the building. MOD pizza is requesting a sign variance.

Mr. Anthony Perna, representing Signco Inc. stated that the signage is the standard MOD Pizza sign package. The petitioner wishes to utilize the badge for brand recognition. Staff Liaison Mesaros asked where the badge will be located. Chairman Wright stated that it looks as though the badge will be located on the backside of the building.

Chairman Wright asked if the color scheme will be the whole building with the exception of the Subway because the submission does not show the new color scheme on the rear of the building (east side). Mr. Perna stated that the general contractor would be able to address that.

Chairman Wright stated he has questions regarding the need for the pylon signage when MOD Pizza has proposed a monument sign. Mr. Perna stated that when he spoke to his customer they stated that the most important sign is the monument sign.

Staff Liaison Mesaros asked if the petitioner had any knowledge of why MOD chose to place signage on the Target pole sign where other businesses have not. Mr. Perna stated that as a sign company they want to use any available blank space.

Chairman Wright stated that removing the off-site pylon sign would require a lot less of a variance. Staff Liaison Mesaros stated approximately 2 sq. ft.

Member Hrymak asked if the other businesses requested to be placed on the pylon sign. Mr. Perna stated that the pylon sign was allowed by the landlord. He is unsure if other tenants decided not to be placed on the pylon sign.

Member Quirke asked why Subway and Freddy's do not have monument signs. Staff Liaison Mesaros stated that Freddy's does have a monument sign. The monument sign requested by MOD meets the standards. Freddy's has more signage than MOD has requested, they have signage on the backside facing Target, for which they received a variance.

Chairman Wright asked if the petitioner knew if the rear of the building would be painted. Staff Liaison Mesaros stated that the rear will be painted.

Chairman Wright stated that on the original building there is a bump up on the main façade, whereas the new proposal is straight across. He suspects that size will remain the same, but they are using a different siding.

Chairman Wright asked Staff if Building Inspector Jerry Maicach looked at the signage and said it was acceptable. Staff Liaison Mesaros stated that he did.

Member Quirke asked if the swirly design on the side of the building would be considered signage. Staff Liaison Mesaros stated that it is not part of the signage. It would be considered part of the design.

Member Quirke asked what color the slates will be. Mr. Perna stated that he is not certain. Member Quirke stated that in his opinion bright lime green should be avoided. Mr. Perna stated that he is putting up the badge and the MOD Pizza signs.

Chairman Wright stated that the petitioner needs a variance for 41 sq. ft., which is not a large variation. But they are proposing a lot of signage including a monument sign, wall signs on west, north and south and the pylon sign. In the past, the Commission has given variances to businesses for the rear sign, but the petitioner does not need the variance for the rear sign.

Member Quirke stated that giving the petitioner a variance when they already have six signs seems difficult to defend. Member Quirke asked if all the signs are custom made. Mr. Perna stated yes. Member Quirke asked if a small decrease in the size of the sign would create a hardship. Mr. Perna stated that MOD Pizza would rather eliminate the pylon sign than decrease the other signs.

Member Hayes stated that he does not think that the pylon sign is necessary since they have the monument sign, and asked if the Commission is voting for the façade improvements because it is part

of the motion. Chairman Wright asked if Member Hayes has any objections to the façade. Member Hayes stated that he would need more information.

Member Hrymak echoed Member Hayes' sentiments and stated that he also thinks the pylon sign is not needed.

Member Burlison stated that the monument sign makes it more pronounced and both would be overkill. The façade is nice, but asked if it would be possible to know the current dimensions of the façade and if there is framing around it or if they would be extending it.

Member Grant stated that his initial thought was to allow the variance because MOD Pizza is a different type of establishment in the community. Member Grant stated that on page 19 the renderings do not reflect what is being proposed.

Chairman Wright stated that the façade questions cannot be answered. Member Hrymak stated that the Commission needs clarification.

Chairman Wright stated that the Commission can entertain a motion for the sign variance and then a representative from the company could be on the agenda for the next meeting on September 5.

Motion was made by Member Hayes for approval of Case 19-30 for the sign package for the property at 17631 S. Halsted Street MOD Pizza with the elimination of the pylon tenant panel measuring 45 sq. ft, and requiring a variance of 1.7 sq. ft.; Seconded by Member Hayes.

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

NAYES: None

ABSTENTIONS: None

ABSENT: None

Motion passed.

2033-2045 Ridge Road, Triumph Building: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that the development team for the redevelopment of the Triumph Building, located at 2033-2045 Ridge Road is in attendance to present renderings for input only. The plans will go through the planning and zoning process. They have requested input from the Appearance Commission on concept design first. The project is a 4 story mixed-use building, with a restaurant on the first floor, hotel on the second floor and apartments on the third and fourth floors.

Tim Flanagan and Bob Hanson, representing HCF Homewood LLC, the developer, and John Murawski, representing Robert, Juris & Associates, the architect for the development project.

Mr. Flanagan gave a brief history of his involvement with redevelopment projects around Homewood such as the Washington Park Plaza for Mid-America, and his business partnership with Bob Hanson who is established in residential development, mixed-use development, and apartments.

Chairman Wright discussed a short history of the building on Ridge Road and the façade changes that have occurred over the years. He discussed how Ridge Road is valued amongst the residents within the community.

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Mr. Murawski stated that due to the different era facades among the buildings surrounding the Triumph site, this is a design challenge. Usually, with a consistent corridor it is easy to pull design elements from buildings. The plans attempt to tie into the fabric of the community and requested any comments.

Mr. Murawski asked if anyone has seen the plans and the Commission collectively said no. Mr. Murawski introduced the site plan and floor plans and walked the Commission through the potential layout and structure of the building.

Mr. Murawski started with the layout of the first floor with the main entrance to the hotel and apartments (Ridge Rd) on the southeast side of the building. The main lobby/mail and packaging will be in the lobby area of the entrance. Elevator and egress stairs will go up to the hotel and apartments. Connected to that entrance/lobby space will be one tenant availability: a restaurant or retailer. They splayed the walls of the restaurant for a couple of reasons: 1) it adds emphasis to the corner and 2) outside seating. An overhang of the building is above the seating area all the way around so that customers will be protected from the outside elements. Overhead insulated glass garage doors open up to the seating area (Ridge Rd and Martin Ave). This feature is popular in Chicago and places, such as downtown Naperville. The garage doors can provide natural ventilation. Inside is design build for a later tenant. Covered indoor parking. On the Martin Avenue side of the building will be one way in; on the south end the building will be one way out. Sprinkler and electric rooms will be figured out at a later time.

Member Quirke asked how many parking spaces total. Mr. Murawski stated a total of 32 parking spaces. The open parking lot to the south will remain untouched, which includes the existing drive with 18 stalls, and trash area on the west side. The proposed layout eliminates the cut-through traffic to the drive thru at Starbucks (to the west).

Mr. Flanagan stated that cut-through traffic was one of the issues that the Police Chief wanted to resolve. Chairman Wright asked which Staff had seen the plans. Staff Liaison Mesaros stated that all Village department heads, the Village engineer and the building inspector have seen and recommended approval of the site plan. Chairman Wright asked if the building with the covered parking is essentially the same footprint as existing building. Mr. Murawski stated yes it is the same footprint. The loading zone is to the south of the covered parking.

Mr. Flanagan asked if the property line is correct on the site plan. Staff Liaison Mesaros stated that the property line shown was the original line for the Triumph Building property, but the parking stalls to the south should also be included. Those stalls are Village-owned. Mr. Murawski stated that the hotel guests will utilize The La Banque Hotel parking lot.

Mr. Murawski stated that they pulled the building back and added a green roof as a buffer to the apartment windows of the building next door to the west. The crosshatch in the middle of the floor plans is a covered exterior terrace with a guardrail for safety. The southwest corner of the second floor will be a business lounge (hotel use only).

Member Quirke asked if Mr. Murawski could describe the business lounge. Mr. Murawski stated that the lounge would have plug 'n' plays, USBs for guests to connect for business communication. Soft seating available with a kitchenette, coffee bar, and refrigerator.

Member Quirke stated that the majority of Homewood's festivals are on the eastern side of the building, and further stated that if there was an overhanging balcony looking down on the festivals

that would be a real attraction. Mr. Murawski stated that they were looking into that, but haven't looked at the code. Staff Liaison Mesaros stated that she did speak to the Village attorney and the Village could grant an easement to add that element. Mr. Flanagan asked what the height would be from the ground. Mr. Murawski stated about 12-15 ft. up.

Mr. Murawski stated the apartments are singles and doubles. A fitness center is for the apartments only. On the west side of the floor residents can look down to the roof & terrace below.

Member Quirke asked if there is a two-story terrace. Mr. Murawski stated no. Chairman Wright confirmed that if someone was on third floor, you would be looking down on the terrace.

Mr. Murawski stated that on the 4th floor inside the fitness center is a separate roof terrace with a guard rail all the way around; looking down two stories.

Mr. Murawski stated that the north elevation illustrates the height compared to the green Mansard roof building (next door to the west) with a separation. The columns are brushed aluminum wraps. The second floor is the hotel with Chicago style windows on the side with cast stone fiber cement material, and Juliette balconies. It is simple black guard rail. The coping parapet is a detail in buildings around town. The south elevation would possibly a mural by local artists. The trees will remain on the north elevation. Member Quirke asked where the end of the sidewalk/edge of the street is on Ridge Road. Mr. Murawski stated that the dark bold line on the site plan is the property line. The outdoor seating will be under the overhang (the dashed line.)

Member Hrymak stated that he likes the idea of the balconies because that would be an attraction. The outdoor seating underneath the cover is a great idea. Member Hrymak asked why indoor parking. Mr. Hanson stated to demand a better tenant.

Mr. Murawski presented buildings materials. The brick has a purplish hue; this is same brick that was used on H-F High School north field house addition. The material surrounding the apartment windows is white fiber cement trim to make it pop. The palette is grays conservative, yet modern. Greys are popular, white trim will always be. Cornice and parapets will be white. Guardrails for the Juliette balcony would be a flat black, with column wraps that would be brushed aluminum metal mixed in for modern look.

Member Quirke asked if any attempt would be made to convert apartments to condos. Mr. Hanson stated no. Member Quirke asked what the 6 glass panels on the first floor east of the hotel/residential entrance are. Mr. Murawski stated it would be a storefront system that goes into the restaurant. Chairman Wright asked if there is an entrance on the northeast corner. Mr. Murawski stated yes. The other doors would be for egress only, no hardware on the outside because they want everyone to come to the main entrance on the corner.

Mr. Murawski stated that the vertical members with the horizontal fiber cement siding would protrude about 4 inches from the façade and the parapet about 2 inches. Mr. Murawski stated that it is smooth fiber cement paneling, medium density. The white material would be fiber material.

Member Hayes had no questions.

Member Burlison stated that he agrees it would be a big attraction, and asked what the rents would be for the apartments. Mr. Hanson stated their building under construction in Tinley Park at the moment and the Village's market study suggest approximately \$1.75 to \$1.90/ sq. ft on a monthly basis.

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Homewood has a good rental market, so Tinley Park would be comparable. For instance, a 1000 sq. ft. at \$1.80/ft apartment it would be \$1,800/month. The amenities and proximity to the train station bring it up to that price. The target price is for millennials, who range from the 20s and 30s. Mr. Flanagan stated that there are only 24 apartments. Member Burlison asked how long the project will take Mr. Hanson stated about a 15-month construction, but could go faster because it is a smaller footprint.

Member Grant stated that he appreciates the retro paired with the modern, especially with the current trend of repurposing old warehouses. He likes the direction and how it fits in with today's construction and asked if they have any thought of having that corner be more open/ free to move around, due to the festival traffic. Mr. Flanagan stated that they were having trouble with making that corner work without a column and still making it cost effective.

Chairman Wright asked what the small boxes on the third and fourth floors on the vertical members are. Mr. Murawski stated that the apartments would have magic pack HVAC units and the box is the fresh air intake, which will be coated grey to match the siding.

Member Grant asked if there has been any thought to signage placement. Mr. Murawski stated that it would depend on the business in that space.

Chairman Wright stated that any comments from the Commission could be sent to Staff Liaison Mesaros, who can forward comments to the developers.

NEW BUSINESS: None

OLD BUSINESS: None

A motion was made by Member Grant to adjourn the meeting at 7:27 p.m.; seconded by Member Hayes. All in favor, none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison