

MEETING MINUTES



**Village Of Homewood
Appearance Commission
September 5, 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 Burlison, Hrymak, Hayes, Quirke, Zander and Chairman Wright were present. Member Grant was absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros. There were five people in the audience.

APPROVAL OF MINUTES: Chairman Hrymak asked if there were any additions or corrections to the minutes for August 1, 2019. There being no changes or corrections a motion was made by Member Hayes to approve the minutes of August 1, 2019; seconded by Member Quirke.

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

NAYES: None

ABSTENTIONS: None

ABSENT: Member Grant

Motion passed.

PUBLIC COMMENT: There were no comments from the audience.

AGENDA ITEMS:

Case No. 19-30, 17629-31 S. Halsted Street, MOD Pizza: Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that MOD Pizza has leased a unit at 17629-31 S. Halsted Street, which is the former Payless Shoe Source that has been vacant since early August 2018. The property is in the Park Place Plaza PUD. The petitioner is not adding anything to building. They are retrofitting for a restaurant. The Appearance Commission is asked to review the façade improvements, building materials, and landscaping. A slight variance for signage was approved at the previous Commission meeting. The petitioner is here to review the materials and landscaping.

John Zoerner, Landlord/Construction Manager representing Mid-America Assets and Ben Paszkiet, Architect representing InterPlan, LLC.

Mr. Paszkiet stated that MOD Pizza plans is going to move into the former Payless Shoe Store. The petitioner proposes to remove the existing trash enclosure from its current location and place it on the south end of the building. They would add a patio at the southwest corner of the building. Landscaping around the trash enclosure would screen it. The current landscaping island will be removed, but would be replaced at other parts of the site. The existing EIFS would be patched and repaired. The seam metal roof would be repainted. The petitioner plans to reinstall corrugated metal

MEETING MINUTES

on the tower (adding approved signage). The patio would have standard patio furniture and lights. Mr. Paszkiet gave a brief synopsis of MOD Pizza operations.

Member Quirke asked if the petitioner could elaborate on the layout of the inside of the building. Mr. Paszkiet stated that the back of the house includes standard kitchen layout with food preparation stations, seating, self serve drink station, and two restrooms.

Chairman Wright asked if they would repaint the Subway side as well. Mr. Paszkiet stated yes, so it looks cohesive. Chairman Wright asked Staff if the Commission received landscaping plans. Staff Liaison Mesaros stated that the petitioner is moving the existing landscaping to make room for the new seating area. Staff asked that the trees be replaced, which is the landlord's responsibility. Chairman Wright asked if there will be a subsequent review by the Village arborist. Staff Liaison Mesaros stated that the arborist would review the plans. Mr. Zoerner stated that if the landscaping does not survive relocation, they would replace with similar landscaping.

Mr. Paszkiet reviewed the coloring of the façade. Stating that the EIFS would be "Functional Gray," the corrugated metal would be a "Old Zinc Gray," and the metal roof would be painted "Iron Ore".

Staff Liaison Mesaros stated that the Staff requested ballards around the outdoor seating and asked if the ballards have been added to the plan. Mr. Paszkiet stated yes, and would be located around the seating area.

Member Quirke asked if there is enough parking. Mr. Paszkiet stated that there is significant parking. Staff Liaison Mesaros stated that MOD has an agreement with Target to use their parking lot. Member Quirke asked if there will be enough lighting in the parking area. Mr. Zoerner stated that they do not plan to modify the lighting.

Member Hayes had no questions.

Member Hrymak asked if the signage had been revised from the last Commission meeting with a MOD representative prior to tonight's meeting. Chairman Wright stated that the Commission did not approve the pylon sign at the prior meeting; it is no longer part of the sign package. Member Hrymak asked if the ballards would be placed around the outdoor seating area. Mr. Paszkiet stated that they will have ballards, however, they are not on the renderings.

Member Burlinson asked if the wood plating on the rails of the outdoor seating is confirmed. Mr. Paszkiet stated that it might valued engineered out of the project at time of budget. If not, the rail would be a black metal rail.

Member Zander had no questions.

Motion was made by Member Hayes for approval of Case 19-30 for the construction of an outdoor eating area and dumpster enclosure with conditions/revisions recommended by the Site Plan Review Committee and the condition that any substitute for the wood cladding on the railing must be approved by the Director of Economic and Community Development and landscape approval is required by the Village arborist; Seconded by Member Zander.

AYES: Members Burlinson, Hrymak, Hayes, Zander, Quirke, and Chairman Wright

NAYES: None

ABSTENTIONS: None

ABSENT: Member Grant
Motion passed.

Case No. 19-35- 18042-18048 Martin Ave & 2033-2045 Ridge Rd., HCF Homewood, LLC:
Chairman Wright introduced the case and invited Staff Liaison Mesaros to give a brief overview.

Staff Liaison Mesaros stated that this case is for the approval of the building design for the redevelopment of the Triumph building, located at the southwest corner of Ridge Rd and Martin Ave. It is currently a one-story, vacant building. The project is a 4 story mixed-use building 5,800 sq. ft. restaurant (first floor), 18 hotel rooms (second floor), and 24 apartments (third and fourth floors) 12 units per floor. It has interior parking, roof top terrace, an outdoor seating area underneath the building canopy. Previous use was service and commercial.

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

Mr. Murawski described the site plan for the building, since a new Commission member John Zander was brought on. Mr. Murawski added that the overhead doors could become full-sized curtain walls if the space is occupied by retail tenant instead of a restaurant. Mr. Murawski discussed the possibility of revising the hotel floor plans turning some hotel rooms into extended stay rooms and a suite in the northeast corner of the floor. Mr. Murawski stated that the roof terrace that was originally on the fourth floor has been brought down to the third floor due to the feedback. The residents would be able to overlook the green roof below. Mr. Murawski stated that if the hotel is not successful, the floor can be converted to apartments.

Member Hrymak asked if there was only one elevator. Mr. Murawski stated yes.

Member Quirke asked if the double red arrows on the southwest part of the outdoor parking have a purpose.

Chairman Wright stated that the outdoor parking is currently public multi-use parking. Mr. Flanagan stated that they would restrict this parking to the apartment; use it as part of the parking package. It could not be general parking, because of their residential count.

Member Quirke stated that there are four parking spaces on the east side of the building (Martin Ave). Mr. Murawski stated that the parking count includes both the indoor and outdoor parking. All parking off Martin Ave. would be open parking for the public.

Mr. Murawski stated that the design of the elevation includes details are nostalgic of the 1920s, 30s, and 40s to tie the building to the downtown area. The detailed cornice, is an example of the tie in to the downtown. Instead of using a lapsiding, they are using a medium density, fiber board that is actually a panelized system. The north elevation would have the wood material as the lapsiding. The smooth material at the top of the building would have a quasi-stucco concrete look of medium density fiber board. Facebrick would be used for the first, second, and third floors. The cast stone details, coins and trim would be used above the glass overhead doors. The cornice detail was modified from the previous presentation, to pre-painted white fiber cement. The column enhancements would be a brushed aluminum to modernize the building. Horizontal cast stone banding and possible steel channel banding would break up the mass of the building. The east façade on the hotel floor would be uniform around the building. A cast stone trim, keystones, and coin details were added between the windows. The south façade shows the possibility of a mural on the bottom half/first floor. Murals

are prevalent in the downtown area. The developer would propose local artists or art teachers compose murals. The west and south buildings surrounding the development have murals. The terraces on the hotel floor and third floor can be seen from the south elevation. Stair towers will have sliver windows and fiber cement all the way up.

Mr. Murawski stated that they are not asking for height, square footage, or strong variances from the Zoning Code.

Member Quirke asked if the petitioner could elaborate on the mural idea. Mr. Murawski stated that the mural on the elevation drawings is representative of the façade and would not be the actual mural. The south façade is proposed for the mural to tie into the building. Chairman Wright stated that the murals throughout the community have been commissioned by Richard Haas. Mr. Flanagan stated absolutely. As owners and landlords of the building they would like final approval what goes on the elevation, and would look into Richard Haas murals.

Member Hayes had no questions.

Member Hrymak requested confirmation that the glass garage doors will be insulated glass windows. Mr. Murawski stated yes. Member Hrymak stated that he liked the mural idea and requested that the petitioner consider setting aside a section for local high school students that could be changed yearly or per semester that represents the history of downtown Homewood.

Member Burlinson asked about the Juliette balconies. Mr. Murawski stated that he envisions full glass. No double doors.

Member Quirke asked about the plan for the sidewalk. Mr. Murawski stated that the only thing that is being proposed is the planter /buffer from the seats to the public walk. Member Quirke asked if they propose any change to the pavers. Mr. Murawski stated no. The walking surface would not change.

Member Zander asked if tis would a wood frame structure that is fully sprinkled. Mr. Murawski stated fully sprinkled with wood frame above the parking. The parking would be precast.

Chairman Wright asked if the HVAC elements on the second floor have been changed. Mr. Murawski stated that the hotel tenant prefers a ductless split system for the HVAC. Originally, they proposed unit ventilators with fresh air intake as are usually seen in hotels; however, La Blaque Hotel's HVAC units sit on the ceiling with a condenser on the roof, with no grills on the outside. If the petitioner finds that the unit ventilators are less expensive, they would have a prefinished grill underneath the windows.

Chairman Wright asked if the petitioner received that suggestions that he sent to Staff. Mr. Murawski stated, yes. They designed a yellow-brick scheme, and decided it looked retro and automatically dated the building. Therefore, they went back to their other color scheme and added a more grey to the top and changed it from a smooth panel to the greyish fiber cement panel.

Chairman Wright stated his concern that a four-story building will be a big change for that corner, and that it might prohibit the sun from hitting that part of the street for the whole day.

MEETING MINUTES

Member Quirke asked if the applicant had any thought to continuing the fountain to the Martin Ave. side of the building. Mr. Murawski stated the vision is gas heaters and planters. The connection to the street would be the garage doors that would open up the walls and from exterior to interior.

Member Hrymak asked if the outdoor fire pit seating area would remain. Mr. Murawski stated yes.

Member Zander asked if the design work is in conceptual stage and not construction drawings. Mr. Murawski stated yes.

Motion was made by Member Hrymak for approval of Case 19-35 for the building design as proposed for redevelopment of the property at the southwest corner of Ridge Road and Martin Avenue on application by HCF Homewood LLC; Seconded by Member Zander.

AYES: Members Burlison, Hrymak, Hayes, and Zander

NAYES: Chairman Wright

ABSTENTIONS: Member Quirke

ABSENT: Member Grant

Motion passed.

NEW BUSINESS: None

OLD BUSINESS: None

A motion was made by Member Hrymak to adjourn the meeting at 7:00 p.m.; seconded by Member Burlinson. All in favor, none opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison