

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

July 16, 2026

Appearance Commission

6:00 pm

Village Hall Board Room

2020 Chestnut Street

Homewood, IL 60430

CALL TO ORDER:

Chair Hrymak called the meeting to order at 6:03 pm.

ROLL CALL:

Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak were present.

In attendance from Village staff were Noah Schumerth Interim Director of Economic and Community Development; and Darlene Leonard Building Department Administrative Secretary. There were no members of the public in attendance, there were two members of the public attending virtually.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

Chair Hrymak stated he wanted to congratulate Noah Schumerth for being named the new Director of Economic & Community Development.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked if there were any changes to the meeting minutes from June 4, 2026.

Chair Hrymak asked if the Commission wanted to review or approve the minutes as they had just been received.

Chair Hrymak stated he would like to continue and he is not comfortable voting on it today.

Member Quirke made a motion to continue the meeting minutes to August 6; seconded by Member Banks.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Preston)

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:**CASE 26-49: Appearance Review for Monument Sign at 18646 Dixie Highway:**

Director Schumerth stated that due to the smoke from the wildfires and availability, the applicant will be attending via Zoom.

Chair Hrymak introduced the case. Director Schumerth presented the case and stated the business location requesting a new sign is the former Mission Optical building at 18646 Dixie Highway. The new business requesting a sign will be Healthy Hound, and the applicant is completing a large-scale renovation of the building into a retail business. Schumerth explained that they are moving from Flossmoor and expanding their business. Schumerth explained that there is no monument sign on the site, and the building only has an old wall sign that will be replaced later. Schumerth noted that the proposed sign is relatively small and is slightly under 8-feet tall. Schumerth said that the sign will have a metal structure with a faux stone base and faux wood upper structure. There will be internal LED illumination and have approximately 5-inches or so protruding from the sign. A sign variance is not needed for the location.

Cameron Payette stated they wanted the sign to have a more natural look.

Member Scheffke asked if it is a sign box, if there were 2 faces to the sign, and what is meant by "printed wood pattern".

- **Mr. Payette stated he isn't sure. It's not real wood or stone, so there is no maintenance that needs to be done on it.**

Member Scheffke asked if the wood is painted, if it's all one piece, or if it's printed.

- **Director Schumerth stated that the wood is a printed pattern and the cabinet sign is affixed to each sign face.**
- **Mr. Payette stated the faux wood is against the box of the sign and is not part of the illuminated sign.**
- **Director Schumerth stated that the panel with the faux wood is the background from the main cabinet of the sign.**
- **Mr. Payette stated they did not want a metal box feel so they have the painted wood plank pattern instead of plain metal.**

Member Scheffke asked if the printed wood pattern is on both sides.

- **Mr. Payette stated yes.**

Member Kluck asked if the box is made of treated lumber.

- **Mr. Payette stated there is treated lumber on the inside but they wanted the faux wood pattern on the outside.**

Member Banks asked if it's more like a wood wallpaper and if the brick is similar.

- **Director Schumerth asked the applicant if treated wood is under the metal.**

- **Mr. Payette stated he is unsure exactly what is inside and stated the contractor would have to be asked.**

Member Scheffke stated he would like to see a section view of the sign.

Member Quirke stated the sign is larger than signs at nearby locations and asked if there had been any thought in moving the sign to the north to allow better visibility of both signs.

- **Mrs. Payette stated the building blocks visibility at the driveway and the sign will have limited additional impact. Payette stated that the sign is proposed at that location because it's between the two windows.**

Chair Hrymak asked if Healthy Hounds would be the only occupant of the building.

- **Mr. Payette stated yes, with nutrition sales and grooming services.**

Chair Hrymak asked about the existing wall sign on the building and if the building is vacant.

- **Mr. Payette stated yes; Healthy Hounds' lease in Flossmoor ends on August 31. Payette said that they plan to remove the wall sign when the monument sign is installed.**

Chair Hrymak stated he is a proponent of real brick, which doesn't need a lot of maintenance, and asked why the applicant selected faux brick for the material on the base of the sign.

- **Mrs. Payette stated the contractor suggested it and that it needs less maintenance than standard brick.**

Chair Hrymak stated he would like to see samples of the materials proposed on the sign.

Director Schumerth asked if he was formally requesting samples of both materials.

- **Chair Hrymak stated yes.**

Member Banks asked if the applicants were a vendor in the farmer's market.

- **Mrs. Payette stated she does soap making.**

Member Banks stated she recognized the last name from her work with the Farmer's Market and would like to abstain to avoid any conflict.

Chair Hrymak asked if it was an issue.

- **Director Schumerth stated not necessarily. The Commission member is not directly benefitting, but she is welcome to abstain if she has concerns about a conflict of interest.**

Chair Hrymak asked for a motion to approve Case 26-49, Appearance Review for a monument sign at 18646 Dixie Highway, located in the B-3 General Business zoning district and as proposed on drawings submitted by Signarama of Lansing.

A motion to approve was made by Member Gonser; seconded by Member Quirke.

Prior to the vote, Member Quirke stated that there are a couple of issues that are not overly problematic but need to be resolved, and that the case could be continued for further discussion. Quirke asked if it could be continued to another meeting and more discussion.

Chair Hrymak stated that the item can be voted on or moved to the next meeting.

- **Director Schumerth stated it has been done before; conditions can also be given on any approval, including the submission of additional materials.**

Chair Hrymak stated his biggest concern is that the sign base is not real brick.

Member Scheffke stated he wants to see the materials or a cross-section to confirm his position on the sign.

Chair Hrymak asked the timeline.

- **Mr. Payette stated their lease ends on August 31 and they won't get the most time possible to complete the sign before opening.**

Chair Hrymak stated they could move in and put up temporary signage if it's carried over to the next meeting.

- **Director Schumerth stated installation likely can still be done; the next meeting is in 2 weeks and would leave a month before the opening.**
- **Mrs. Payette stated the contractor told them it would take 2 weeks for the permit and 3-4 weeks to fabricate the sign. They are on a tight timeline.**
- **Mr. Payette stated they acquired the building two months ago.**

Mrs. Payette asked what type of temporary signage is allowed.

- **Director Schumerth stated wall signs, free standing signs, pennants, and window signs. Schumerth noted that temporary signs can be much larger. There is usually a two-week limit, but are very flexible when the application is completely correctly.**
- **Building Department Secretary Leonard stated the time frame is two weeks, but they can be approved for longer by the Director of Economic Development.**

A motion to approve as proposed by Member Gonser; seconded by Member Quirke.

AYES: 3 (Members Quirke, Gonser, and Kluck)
NAYES: 2 (Member Scheffke and Chair Hrymak)
ABSTENTIONS: 1 (Member Banks)
ABSENT: 1 (Member Preston)

Chair Hrymak stated it was approved.

- **Director Schumerth stated that it would need additional discussion to continue or approve it with conditions as only three ayes were provided.**

Member Quirke stated that whomever voted no would have to make the new motion and stated he thought it a quorum was a majority present.

- **Director Schumerth stated it has been 4 votes as long as he has been at the Village.**
- **Building Department Secretary Leonard read from Robert's Rules for voting which stated that a majority vote is more than half of the votes cast or two-thirds of the votes cast.**

Chair Hrymak stated that based off Robert's Rules, it passed.

- **Director Schumerth stated that it is not how voting has been handled by Village commissions and board previously.**

Chair Hrymak stated to check with the Village Attorney.

- **Director Schumerth asked for a brief recess to check with the Village Manager and Attorney.**

Chair Hrymak called for a recess.

Chair Hrymak called the meeting back to order at 6:30 pm.

- **Director Schumerth apologized for the delay and stated he is waiting for the Village Attorney to get back to him regarding the best course of action.**
- **Building Department Secretary Leonard shared the Homewood Municipal Code which requires 4 votes for approval. A motion is needed for alternative action.**

Chair Hrymak made a motion to continue to discuss case 26-49; seconded by Member Scheffke.

AYES: 5 (Members Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0 (None)

ABSTENTIONS: 1 (Member Banks)

ABSENT: 1 (Member Preston)

Member Scheffke stated there is insufficient information provided tonight to feel comfortable to vote.

Member Gonser asked if there has been a violation of policy which and prevents the use of the sign, or if the choice to continue is based on preference.

Member Scheffke stated that more information is needed for a decision.

Member Gonser asked if the information provided in the application meets code policy.

- **Director Schumerth stated it follows the codes and standards, and that decisions should conform to the Appearance Plan Standards.**

Member Scheffke stated there is not enough information about the construction of the sign to make a decision.

Member Quirke recommended to Staff to work with the contractor and applicant to address the concerns and questions about the sign so staff can be confident in the applicant and the approval can be done in two weeks and get the permit out as quickly as possible.

- **Director Schumerth stated the permit can be put together for quick approval after the Appearance Commission approves it, and quickly approve any temporary sign permits requested.**

Chair Hrymak asked for a motion to continue Case 26-49 to August 4 meeting.

A motion to continue was made by Member Scheffke, seconded by Member Quirke.

AYES: 5 (Members Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 1 (Member banks)

ABSENT: 1 (Member Preston)

Chair Hrymak stated the sign materials should be presented at the next meeting.

Director Schumerth stated he will reach out directly to the contractor and thanked the applicants, Cameron and Mona Payette for attending and for their patience.

Case 26-50: Comprehensive Sign Plan for 17627-17631 Halsted Street:

Director Schumerth stated the applicant was unable to attend and requested the case be continued to the next meeting.

Member Quirke stated he must have missed it and asked if there had been a formal decision to identify the amount of sign space for each building and added there seems to be a precedent to use more than one side of the building to calculate allowable sign area.

Director Schumerth stated to keep the meeting moving along, specific code questions not directly related to a current decision can be asked after the meeting has concluded.

Chair Hrymak asked for a motion to continue Case 26-50, Comprehensive Sign Plan for 17627-17631 Halsted Street to the August 6 meeting.

A motion to continue was made by Member Gonser; seconded by Member Kluck.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

OLD BUSINESS:

Chair Hrymak stated he had heard a rumor that 7Brew had backed out and asked if it was correct.

- **Director Schumerth stated no.**
- **Building Department Secretary Leonard stated the plan revisions had just come in.**

Member Quirk asked if there was anything new for the restaurant on Dixie Highway.

- **Director Schumerth stated the amended RDA requires them to provide proof of financing by the end of July.**

Member Quirke asked about the gas station renovation into a restaurant on 183rd Street.

- **Director Schumerth stated they are in the final stages of planning. They are moving the old entry and there are discussions about responsibility, and we are waiting on the Thorn Creek permit.**

Member Scheffke asked about the property on 175th Street for Apparel Redefined.

- **Director Schumerth stated they are still working on financing but they will have to go back to the Planning and Zoning Commission as that has expired. Permitting should begin in the next few months.**

Member Gonser asked how the construction would affect the public art installation.

- **Director Schumerth stated the approved plan for the restaurant includes removing the structure. The restaurant still needs permits and that will take longer than the duration of the art installation.**

NEW BUSINESS

Director Schumerth stated **the RDA for Holladay** for the Chestnut parking lot is planned to be on the agenda for July 28.

Member Scheffke stated the work at the plaza on the south side of 183rd is being done well.

- **Director Schumerth stated they are in the second stage of the work now as they build architectural details and finish exterior work.**

Member Scheffke stated the Ford dealership looks good too, and asked where a proposed car wash is going to go.

- **Director Schumerth stated there is discussion of having it down by Ollie's but there is no formal application for the car wash at this time.**

ADJOURN:

A motion was made to adjourn the meeting by Member Scheffke; seconded by Member Gonser.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

The meeting adjourned at 7:11 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary