

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **OCTOBER 16, 2025**

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 6:01pm.

ROLL CALL:

Members Banks, Preston, Quirke, and Kluck and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; and Noah Schumerth, Assistant Director of Economic and Community Development. There were no members of the public in attendance, virtually or in-person.

AYES: 5 (Members Banks, Preston, Quirke, and Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Scheffke and Gonser)

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the August 7th, 2025 meeting minutes.

Member Banks requested a change on page 7 from “brisk” to “bricks” to correct a typo.

Member Kluck asked that a typo be corrected from “scene code” to “sign code” in reference to hearing the new sign code.

Assistant Director Schumerth requested clarification on where Member Kluck’s correction was to be made.

Motion to approve the minutes as amended by Member Quirke; seconded by Member Preston.

AYES: 5 (Members Banks, Preston, Quirke, and Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Scheffke and Gonser)

REGULAR BUSINESS:

Chair Hrymak asked if there were any public comments not related to the cases on the agenda. There were no comments.

CASE 25-40 - Appearance Review for Park West Plaza, 3003-3029 W 183rd Street

Assistant Director Schumerth introduced the case.

The applicants, Charles Smith of Arete Design Group Ltd. and Steve Caton of Caton Commercial, introduced themselves. Steve Caton introduced himself as the property owner.

Schumerth noted that the building was acquired from the Village in May 2025. Schumerth noted that the Site Plan Review for the new parking island in the parking lot was approved by staff in early October. Schumerth presented information about proposed façade and landscaping improvements.

Assistant Director Schumerth introduced a condition that landscaping materials be changed to reflect the recommendations of the Village Arborist.

The applicant, Charles Smith, presented the color and material board for the project. Smith provided drawings of the roof and façade changes and introduced design features proposed for the building. Smith identified where EIFS stucco and other building materials, including arches and other building accents, are proposed to be removed. Smith noted that the brick color on the building will be darker than the other materials.

The applicant, Charles Smith stated that the fascia and soffits will be a white color. Smith noted that the soffit would be vented to ensure moisture relief for the material and increase the longevity of the material. Smith stated that tuck-pointing and other repairs, including epoxy mortar repair and material smoothing, would occur along the base and remaining brick areas of the building.

Smith indicated that more modern materials were identified for the building to give the building a more contemporary look.

Member Kluck stated that the colors look good and the project will be able to modernize the look of the building.

Member Quirke asked about plans for the parking lot.

- **Property owner Steve Caton stated that the parking lot will be milled and resurfaced with new asphalt. This work will occur in spring.**

Member Quirke asked why the neighboring property only partially rebuilt their parking lot.

- **Director Angela Mesaros stated that the parking lot is under separate ownership between multiple property owners.**

Member Quirke asked if the Park West Plaza center is under single ownership.

- **Property owner Steve Caton said yes.**

Member Quirke asked who the crew was who was working on the property recently.

- **Director Mesaros noted that the Village owns a small area of property in this area for utilities, and that crews were trimming grass in this area.**

Member Quirke said that there is no boundary element along 183rd Street.

- **Property owner Steve Caton said that it is something they can consider. Caton noted that tenants often have concerns about this type of landscaping or boundary because business visibility is lower and constant maintenance is required to avoiding blocking the center.**

Applicant Charles Smith shared that his experience is having to work with other municipalities' landscape codes to reduce the perimeter landscaping requirements because of increasing maintenance and business concerns over time.

Charles Smith shared his past experience, including his experience with designing the current Homewood Village Hall. Smith noted that the room used to be a garage for fire trucks.

Member Preston complimented the change in the color tone of the building. Preston said she had looked at the plans and thought that plants mean something to projects – she noted that many plants in Homewood's recent landscape plans promote wisdom and strength. Preston noted that the female trees on the plan will reduce pollen in the area.

Member Banks complimented the proposed design.

Chair Hrymak complimented the contrast on the building.

Chair Hrymak voiced support for the recommendation to follow the Village Arborist's landscaping changes. Hrymak asked if the use of approved plants is required.

- **Director Angela Mesaros said yes.**

Chair Hrymak noted that many plants get installed and then die 1-2 years later. Hrymak emphasized the need for property maintenance to improve the condition and appearance of the Village. Hrymak noted that maintenance must be more involved than mulching and pruning but also must include watering and other care.

- **Property owner Steve Caton noted that it often is not practical to have a dedicated person for landscaping maintenance due to costs. However, Caton noted that there is a maintenance contract with the property manager, and there is an agreement that there will be additional care given in the first year of landscaping installation and that any dying landscaping will be replaced. Caton noted that Hrymak's comments could be shared with the property manager. Caton also noted that tenants often provide additional care for the landscaping on properties.**

Chair Hrymak asked if photometrics are being provided and if there were any parking lot lighting plans.

- **Charles Smith said that the exterior of the building will have some lighting. There are two parking lot poles and Smith noted that the lights will be replaced with LEDs. Smith said that photometric plans could be provided.**

Chair Hrymak asked if photometrics will be required.

- **Director Angela Mesaros noted that photometrics are required to show zoning ordinance conformance.**

Chair Hrymak said that photometrics should be provided at the next meeting.

Property owner Steve Caton said that resurfacing of the parking lot will extend all the way to the sidewalk. Chair Hrymak asked if the parkway and sidewalk is Village property.

- **Director Angela Mesaros said yes.**

Applicant Charles Smith noted that the sidewalk adjacent to the building would be replaced.

Member Quirke emphasized the need for maintenance. Member Quirke said that with the large amount of landscape space, there is a high priority for maintenance on this property.

Member Quirke asked if the Village had authority to further encourage a 2-3 year maintenance plan for the property.

- **Director Angela Mesaros said that the plants are required to be maintained to a level acceptable to Code Enforcement.**

Chair Hrymak said that the Village President has also emphasized greater code enforcement to improve maintenance.

Chair Hrymak re-emphasized that watering more often when landscaping is dry is going to be important to the quality of the property.

- **Property owner Steve Caton agreed. Caton noted that the tenants may also pitch in to assist with property maintenance overall.**

Member Quirke asked if planters along the building have been considered.

- **Property owner Steve Caton said that they have looked into this and it does look nice. Chair Hrymak noted that the Beautification Committee could provide input.**

Chair Hrymak requested a motion to approve Case 25-40, Appearance Review, Park West Plaza, 3003-3029 W 183rd Street.

Motion made by Member Preston, seconded by Member Kluck.

AYES: 5 (Members Banks, Preston, Quirke, and Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Scheffke and Gonser)

Chair Hrymak said that the signs would be reviewed at the next meeting.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

A motion was made to adjourn the meeting at Member Banks; seconded by Member Preston.

AYES: 5 (Members Banks, Preston, Quirke, and Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Scheffke and Gonser)

The meeting adjourned at 6:36pm.

Respectfully submitted,

Noah Schumerth

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Assistant Director of Economic and Community Development