

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 1, 2024

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 6:02 p.m.

ROLL CALL:

In attendance were Members Banks, Scheffke, Quirke, Kidd, Kluck, and Chair Hrymak. Member Preston was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), and Assistant Director of Economic & Community Development Noah Schumerth. Village Manager Napoleon Haney was present. There were nine members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for any proposed changes to the minutes from the June 6, 2024 meeting. No changes were requested.

Motion made to approve the minutes by Chair Hrymak.

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: None

ABSENT: Member Preston

PUBLIC COMMENT:

Chair Hrymak requested comments from the audience on other topics which are not included on the regular business agenda. No members of the audience had any questions.

REGULAR BUSINESS:

CASE 24-20: Sign Variance for Abundant Grace UCC at 18200 Dixie Hwy

Noah Schmerth gave an introduction of the proposed appearance plans for a free standing electronic messaging sign at Abundance Grace Church located in B2 Zoning district.

Existing monument sign built since 2001 and currently there is a temporary sign banner covering the former church name.

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The proposed sign is a freestanding 8 x 3 1/2 feet wide LCD Screen with changing messages, church logo and the church name. Existing masonry stone will be preserved for the newly proposed sign.

Staff has recommended for approval for the sign variance.

Chair Hrymak requested if anyone from Abundant Grace was present that would like to comment on the proposed sign plans.

Member Kluck and Kidd had no comments to add.

Member Quirke asked who is present from the old church and the new church.

- A few people were present from the old and new congregations. It was explained that they have combined the two congregations which now forms the new church Abundance Grace

Member Quirke asked would the six people present be in charge of controlling what messages are going to be on the sign.

- No, the Building administrator along with the Pastor will be managing what goes on the board

Mae Brandon former member from Faith United Protestant church in Park Forest introduced herself, a few members of the congregation, and the Pastor of Abundant Grace.

Pastor Keitric Emory introduced himself and stated that the messaging that goes onto the board will be finalized through him before being posted.

Chariman Hrymak made a motion to approve the sign variance for Abundant Grace UCC. Member Scheffke motioned for approval and Member Kluck second.

AYES: Members Banks, Scheffke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: Member Quirke

ABSENT: Member Preston

CASE 24-26: Appearance Review for Ollie's/Brunswick Zone at 3043-3055 W 183rd Street

Noah Schmerth gave a brief introduction of the proposed appearance plans for the Ollie's/Brunswick Zone which has been subdivided into 3 lots. Lot 1 is the only plan with being presented at this time for improvements. Lots 2 & 3 are additional commercial areas to be considered as different projects at a future time.

The project is under review for the landscaping, signage and lighting improvements.

Currently the property is under redevelopment with a series of commercial tenants and will be revitalized into another multi-tenant shopping center.

Staff recommends the approval for the proposed plans for Ollie's and the Brunswick Zone.

Applicant Silken Patel introduced himself to propose the renovations that will occur on the former Brunswick Zone lot.

At this time there are two tenants that will occupy the property which is Ollie's Bargain Outlet and a liquor store tenant. A third tenant is currently unknown.

Member Quirke asked how the sign for Ollie's complies with the Village size limitation.

- The overall sign would not comply because its two signs but the signs are pre-existing structures that can be changed under the code

Chairman Hrymak stated a concern for the landscaping being maintained and plants being watered appropriately.

Member Quirke asked whose responsibility is it to keep up the maintenance on the property. Is it the owner or the tenant?

- The owner is responsible but the tenant lease will indicate specifics pertaining to them maintaining the property.

Chair Hrymak asked if the parking lot would be renovated as part of the proposed project.

- The parking lot will be fully graded and milled, and the lot will receive full repair as part of the redevelopment of Lot 1.

Chair Hrymak expressed concerns about the proposed colors and the efforts to match the Jewel Osco grocery site. Chair Hrymak asked if the yellow color on the renderings in the packet reflected the true color of the proposed building.

- The color will be a soft tan in alignment with other Ollie's locations.

Member Quirke asked if there was any relationship between the existing Jewel Osco and the subject site.

- The building is independent of Jewel Osco and is primarily designed to provide branding colors required for Ollie's and create a consistent appearance between all three tenants of the site.

Chair Hrymak praised the choice of landscape planters in the front area of the building. Member Kluck observed that trash would need to be regularly removed from these planters and that maintenance was necessary to keep good building appearance.

Motion made to approve Case 24-26 by Member

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: None

ABSENT: Member Preston

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OLD BUSINESS:

None.

NEW BUSINESS:

None.

ADJOURN:

Member O'Brien made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned at 8:06pm

Respectfully submitted,

Charise Campbell

Charise Campbell
Building Division Permit Clerk