

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: May 7, 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 6:16 pm.

ROLL CALL:

Members Preston, Scheffke, 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 three members of the public in attendance, there was one member of the public attending virtually.

AYES: 4 (Members Preston, Scheffke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

APPROVAL OF MEETING MINUTES:

Chair Hrymak stated there was no quorum from the meeting of March 5, 2026 to vote on the meeting minutes and stated they will be continued to the next meeting to be approved.

Chair Hrymak asked if there were any changes to the meeting minutes from April 2, 2026.

Member Kluck stated on page 6 in the last sentence for Case 26-10, "they" should be changed to "the". Kluck stated that on page 7, the voting is inaccurate. Kluck stated that there should be two members absent, Members Banks and Gonser. At the bottom of page 7 in Assistant Director Schumerth's comments at the end, "chance" should be "change." On page 9 in Assistant Director Schumerth's presentation, "it" should be "is." On page 11, at the top in the last sentence of Member Preston's comments, "it" should be "is." On page 12 in Mr. Matthys' comments het should be they and remove the "at" the end of the comments. And at the bottom in the conditions, "pained" should be "painted."

Member Preston made a motion to approve the meeting minutes as amended; seconded by Member Kluck.

AYES: 4 (Members Preston, Scheffke, Klick, and Chair Hrymak)

NAYS: 0

ABESTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

Chair Hrymak stated he would like to thank Angela Mesaros, former director of economic and community development, for her contributions to the Village. Hrymak stated that her work with the Commission was spectacular.

Chair Hrymak also stated that he would like to congratulate the Village on winning the Tree City USA Award for another year.

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:

CASE 26-17: Appearance Review for Metra TPSS/Substation Facility, 18277 Park Avenue:

Chair Hrymak introduced the case. Assistant Director Schumerth presented the case and stated that the new substation facility would be located at the corner of Park Avenue & 183rd Street. Hrymak reiterated that the facility will include is a traction substation and power year for Metra and Metra services.

The applicants, Ken Korab and Jin-Wook Lee from GFT, were introduced.

Mr. Korab stated it will be a new building on the west side of the tracks.

Mr. Lee stated they wanted to make the new building low maintenance and also respect the community. Lee stated that they borrowed the design ideas for the facility from the new Metra station in Homewood, and they tried to make the building less industrial looking with patterns on the brick and other architectural details.

Mr. Korab stated that the building will be single story, but because of the equipment size, the building will be 25 feet tall, which will make it look similar to a two-story building. Korab stated that there will be a fenced yard with access on the north side of the building, and it will only be accessed by staff occasionally. A ComEd transformer will also be located on a small utility pad with equipment to the south of the existing CN tower.

Interim Director Schumerth stated on page 40 of the packet has context with the aerial image. It is the large grassy area by Park and 183rd.

Mr. Korab stated there will be small shrubs and trees and a retaining wall and landscaping to screen the facility. Korab noted that some comments were received about the landscaping from Village staff, which will be integrated.

Mr. Lee stated the entrance is on the northside and the colors for the building were pulled from the station on Harwood and the color on the lower part of the building matches the existing CN tower. The color on the upper part uses the darker brick as an accent brick. The cast stone by the northwest corner will match the train station building on Harwood Avenue, as will with the yellow accent.

Mr. Korab stated the lighting on the TPSS facility will be a thin beam of accent lighting along the façade of the building. Korab stated that the lighting is not bright so as to not affect passing train engineers. Korab stated that lighting will also consistent of low-intensity accent lights and an additional light at the doorway and yard for safety. The photometric plan shows the light will not spill outside the property.

- **Interim Director Schumerth stated the Planning and Zoning Commission approved plans for the facility a couple weeks prior, including plans for the site plan review and rezoning applications. The Planning and Zoning Commission conditions from those reviews are in the packet for review by the Appearance Commission, and there is one more submittal required beyond these review for the lot line change which will be reviewed by the Planning and Zoning Commission at a later date.**

Chair Hrymak asked if the Police Department is okay with the photometric plans as submitted.

- **Interim Director Schumerth stated that is one of the concerns, and that they will need to submit a full photometric plan at a later date. Schumerth stated that if there is anything else to add to the plan, it is lighting on the southern yard to meet security requirements.**

Member Scheffke asked the height of the light band on the west elevation, and if there would be a separation between the building materials and the sidewalk grade because of salt in the winter.

- **Mr. Korab stated there would be a 14-16" concrete base around the building. There may be some exposed foundation on the TPSS building and it would be treated to prevent any salt attack on the building material.**

Member Preston asked how long the construction would last and it's impact on the neighbors.

- **Mr. Korab stated the construction project would spill into mid to late 2028. Korab reiterated that it won't be the construction, but the procurement of components of the project that will take the longest. Korab said that construction would probably be within calendar year 2027, with the start of construction happening in August/September 2026 if all approvals fall into place.**

Member Preston asked the impact to the parking spaces.

- **Mr. Korab stated 5 spaces would be taken away. Interim Director Schumerth stated 5 or 6 spaces would be eliminated depending on the final plan. Schumerth stated that Metra is purchasing a small portion of the commuter lot approximately 67 feet long for facility use. Schumerth said that there will be some minor impact on the lot, and the Village will restripe accordingly.**

Member Preston asked about security or safety lights at night.

- **Mr. Korab stated there is a ComEd pole that will be relocated and other utility work in the lot. It would be an opportune time to integrate lighting onto the pole.**

Member Preston asked about the possibility of the CN tower being used.

- **Mr. Korab stated it wasn't part of the project. Interim Director Schumerth stated the building can be addressed with code enforcement and is unaware of any plans for the building. Mr. Korab stated Metra has been in touch with a historic preservation group and the project will not impact it negatively.**

Member Kluck stated it looks great and likes that it's tied in with the CN tower and how attention isn't being drawn to the building's height.

Chair Hrymak stated he likes that it matches the tower and that it's tied in with elements of the Metra station. Hrymak added that the loss of 6 parking spaces isn't a lot and the lot is rarely full all the way to

that end. Chair Hrymak asked about the landscaping on page 17 and whether a revised landscape plan was received with input from the Village Arborist.

- **Interim Director Schumerth stated one condition is the replacement of the juniper bushes and the final landscaping will be revisited by staff prior to approval of permits.**

Chair Hrymak asked for a motion to approve Case 26-17 Appearance Reice for Metra TPSS/Substation Facility, 18277 Park Avenue, as proposed on the drawings submitted by Phanindra Pippala of Hatch Consultants Ltd. and GFT Inc., subject to the following conditions: 1. Submit a revised landscape plan with building permit submittals providing and alternative groundcover species selection for the proposed juniper bushes located in the southern portion of the property; 2. Submit a photometric plan with building permit submittals demonstrating the location and lighting impact of security lighting fixtures installed and the transformer yard on the southern half of the property; 3. Director of Economic and Community Development shall provide a waiver of the transparency requirement for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance; and 4. To approve an alternative to the skip laurel for the landscape screening.

A motion to approve was made by Member Scheffke, seconded by Member Kluck.

AYES: 4 (Members Preston, Scheffke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

Case 26-34: Appearance Review for 7Brew Drive-Thru Coffee, 17855 Halsted Street:

Chair Hrymak introduced the case and Interim Director Schumerth introduced the presentation for a drive-through coffee shop at the former Boston Market location. The current building is proposed to be demolished and a new building is proposed to be constructed on the subject site.

Chair Hrymak stated there are a lot of conditions that haven't been met yet, and asked if they can be discussed.

- **Interim Director Schumerth stated the applicant can speak first and then discuss it.**

The applicant, Laura Pacino, stated she is the entitlement coordinator for the franchise for 7Brew. The building would have a double drive-through concept, no indoor or outdoor seating but they have been working with Noah to put a table outside. They don't use apps or Doordash. They have 7 base coffees and all drinks are customized. The core demographic is 15-25 year olds. There are no menu boards. The hours of operation are Sunday-Thursday 5:30am-10pm and Friday-Saturday 5:30am-11pm. The building would be 1,031 square feet with 2 bathrooms and a cooler attached in the rear. The parapet on top would be angled to cover. There is no alcohol and sell drinks and the muffin top. The screen is not a menu board, it shows promos, etc. There are 2 sliding glass doors where employees bring the order out to the customer. There would be warming huts and heated vests for the employees. For the trash enclosure, they tried to mirror the enclosure that was done by Krispy Kreme. It's straight so the trash truck can back down and out. The architect missed it, but they will build with full brick, not the panels.

Chair Hrymak asked if the transparency waiver was still needed and if any lighting will be constructed on the site.

- **Interim Director Schumerth stated the waiver can be discussed by the Commission. Ms. Pacino stated all the poles will be left in place and they will not need to add or remove any. Interim Director Schumerth stated one pole may be added with the layout change on the lot.**

Member Preston stated the concept is genius and has a lower overhead cost to start. Member Preston stated she likes the design look and appreciates the brick.

- **Ms. Pacino stated it is the #1 fastest QR brand in the US right now. There are just under 700 locations now. Pacino said that the Chicago market really took to the brand concept and the brand has grown significantly. Pacino stated that the top performing location in 2024 was in Naperville.**

Member Kluck asked if the color scheme will be the same with the brick.

- **Ms. Pacino stated it will look the same, just with modified material usage.**

Member Kluck stated the panels look good, but is unsure how they will hold up to weather.

- **Ms. Pacino stated they prefer to not use thin brick. The preference is for full depth brick used on the building. Pacino noted that there are a lot of windows on the building even with its small size.**

Chair Hrymak stated that he is glad the building will be all brick and asked about the landscaping.

- **Interim Director Schumerth stated that there are two sets of standards. They meet the minimum standards for the area. The location is part of the Halsted Corridor Landscape Plan which has more design standards. All of the revisions are to match the plan. They have worked with Public Works and the arborist and have recommendations that changed be made before the submittal for permits. It can be brought back if it is wished, otherwise it can be staff approval.**

Chair Hrymak stated maybe some planters can be added in front of the building, and asked about condition 3 in the findings of fact and if it can be modified to have the case returned to the Commission for final approval.

- **Interim Director Schumerth stated that the condition can be struck, and that the Commission can indicate if they want to see the project again before final approval.**

Ms. Pacino stated that she can get hard samples in and elevations before the Planning and Zoning Commission meeting coming up for the meeting.

- **Interim Director Schumerth stated they would be made aware of the result of the upcoming Planning and Zoning Commission meeting.**

Member Scheffke asked about the windows and the waiving of the transparency requirement.

- **Interim Director Schumerth stated in this case there is no public access to the interior and they are providing opaque faux windows instead.**

Member Scheffke asked about the police department's requirement to see inside.

- **Interim Director Schumerth stated the requirement is for public safety and the police department didn't bring up any concerns.**

Member Preston asked if it was brought to their attention.

- **Interim Director Schumerth stated they have seen the same plans at the site plan review and had no concerns.**

Member Kluck asked if the glass on the sliding glass doors was transparent.

- **Ms. Pacino said yes.**

Chair Hrymak asked for a motion to approve Case 26-34, Appearance Review for 7Brew Drive-Thru Coffee at 17855 Halsted Street, as proposed on the drawings submitted by Veritas Architecture + Design and DVG Team Inc., subject to the following conditions: 1. Submit a revised landscape plan to provide shrubs/grasses and understory/evergreen trees as required by the Village Zoning Ordinance and the Halsted Street Corridor Landscape Plan, subject to review by Village Planning staff and the Village Arborist; 2. The Director of Economic and Community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance; and 3. Submit revised elevations and material boards to replace fiber cement paneling with full depth brick masonry.

A motion to approve was made by Member Scheffke; seconded by Member Preston.

AYES: 4 (Members Preston, Scheffke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

Chair Hrymak asked why the transparency was waived.

- **Interim Director Schumerth stated Halsted requires 40% transparency as measured four feet from the ground. Schumerth noted that there are no customer areas inside and most of the floor area behind the building frontage is used for kitchen areas.**

OLD BUSINESS:

Chair Hrymak asked about the business on 175th Street and if they will still be constructing the second building.

- **Interim Director Schumerth stated they have renewed the RDA and they are working on financing now. The second building would be built if the plan goes forward as discussed.**

Member Kluck asked if a car wash would be going up on 183rd Street.

- **Interim Director Schumerth stated discussions are in the preliminary stage for a different site on 183rd.**

Member Scheffke asked the location.

- **Interim Director Schumerth stated nothing has been formally submitted yet.**

Member Preston asked about the medical business at 183rd & Dixie.

- **Interim Director Schumerth stated they have installed temporary signs.**

Member Scheffke asked about signage at Berkot's and if the semi-truck with the sign on it is allowed.

- **Interim Director Schumerth stated the signage on the semi is not allowed, as it is advertising on a vehicle which is expressly prohibited in the Village's zoning code.**

Member Scheffke stated it's good to see the work being done at the plaza with the former Pearson's Bakery.

NEW BUSINESS

Interim Director Schumerth stated Holladay Properties would be presenting the building for the Ridge Road site at the Planning & Zoning Commission meeting on May 28, and invited members of the Commission to attend.

ADJOURN:

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

AYES: 4 (Members Preston, Scheffke, Kluck and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

The meeting adjourned at 7:31 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary

