

# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: **September 5, 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 6:03 pm.

### ROLL CALL:

Members Banks, Preston, Quirke, Kluck, Scheffke, and Chair Hrymak were present. Member Kidd was absent.

In attendance from Village staff was Director of Economic and Community Development Angela Mesaros, Assistant Director of Economic, and Community Development Noah Schumerth, Village Manager Napoleon Haney, Assistant Village Manager, Terrence Acquah, and Building Permit Clerk Charise Campbell. There were four members of the public in the audience, and no members of the public were in attendance at the Zoom virtual meeting.

### APPROVAL OF MEETING MINUTES:

Member Scheffke stated in his comments on page 6 at the bottom of the page to change “must” to “much”. Remove “narrow and” and remove “on”.

Motion for approval of the minutes as amended made by Member Banks; seconded by Member Kluck.

AYES: 4 (Banks, Quirke, Kluck, Scheffke, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 1 (Preston)

ABSENT: 1 (Kidd)

### PUBLIC COMMENTS:

None.

### REGULAR BUSINESS:

Chair Hrymak introduced hearing for Regular Business agenda items. Chair Hrymak concurred and introduced Case 23-07: Appearance Plan Update.

### CASE 24-34: Sign Variance and Sign Review for Wind Creek Casino and Hotel

Staff Liaison Mesaros stated the applicant is not at the meeting and asked that the Case be continued to the October 3 meeting.

**CASE 24-31: Mural Proposal at 2033-2049 Ridge Road**

Assistant Village Manager Acquah introduced the case and gave background on the mural project stating the muralist was introduced by a Board member, the area is having interactive lights being installed. He stated they had met with the artist and were impressed with his body of work and felt it was a great way to introduce this pilot program, and introduced the muralist Nate Otto.

Mr. Otto stated he has been a muralist for 12 years and has done 60 murals including for Paypal, Facebook, and Nike. Mr. Otto stated he has been given guidelines to follow for the mural that include the Homewood colors and Village buildings to use in the mural, that it will take about a week to complete and he plans to use spray paint. And added that he does not plan to create a mock-up, but just create the mural, using spray paint using the Homewood colors, and it would be 6'-7' tall.

Chair Hrymak asked if they were supposed to approve the design or just give input. Both Staff Liaison Mesaros and Assistant Director Schumerth stated just give input.

Member Kluck suggested having the steel plates on the building refinished before doing the mural with Staff Liaison Mesaros asking if the plates were on LouLou Belle and Member Kluck confirming the location.

Member Quirke stated that a lot of detail seemed to be left out of the information including who picks the artist, where the mural goes, and who pays for it. It was also stated that the previous murals had a group that decided what the murals were and where they would go and that if staff or the artist picks there may be complaints and added that it would be easier and nicer to have a group pick. Member Quirke also stated that Flossmoor has a Commission that picks the sculptures and placement locations. And asked about the cost of the proposed mural.

Staff Liaison Mesaros asked who the group was that picked the Richard Haas murals. Chair Hrymak stated he wasn't sure, but it wasn't the Appearance Commission.

Member Quirke stated he loved the idea and asked about the cost of the mural.

Mr. Otto stated this mural is \$7,000 with Staff Liaison Mesaros adding that only 1 mural is under consideration.

Member Preston stated she loves the idea and that it's a fantastic way to spruce up the building with creativity.

Member Scheffke asked the size of the mural and how wide the walkway is. Member Scheffke added that he is concerned about the location as murals are normally viewed from a distance.

Staff Liaison Mesaros stated the walkway is 6 feet and Village Manager Haney stated 6-1/2 feet. Mr. Otto stated it would be 6-7 feet tall and run the length of the wall. Assistant Village Manager Acquah added that it would go to the first window on the wall going south.

Member Banks asked if the mural will be painted directly onto the brick and asked about the wear and tear. Member Banks also asked about the availability to repair the mural in the event of vandalism or damage.

Mr. Otto stated it will last at least 10 years if not longer and that he can cover it with an anti-graffiti coating that would allow for cleaning but typically once he is done he does not come back.

Assistant Village Manager Acquah stated the area is lit and would have cameras.

Chair Hrymak stated the concerns are it's in an enclosed area that won't be well seen and Village money being spent on it when the money can be spent elsewhere. Chair Hrymak stated it is a nice idea and forward thinking and that the lights are a necessity to deter vandalism and stated an idea would be to add a camera for online viewing and asked what the 9 landmarks are.

Assistant Village Manager Acquah stated the camera is a good idea.

Assistant Village Manager Acquah and Mr. Otto stated the water tower, Dairy Queen, the Gottschalk House, the Hibbing Building, the Brewery, the Metra Station, the Village Hall, and the Amtrak Station. Assistant Village Manager Acquah added they went for buildings that have a more unique design.

Member Banks suggested the Dorband-Howe house and asked about the tree at Dairy Queen.

Staff Liaison Mesaros stated that would be a good idea and stated that polls were done when doing the plan and that is where the building ideas came from and asked for other suggestions.

Member Preston suggested the library.

Chair Hrymak asked who had the final say on it.

Mr. Otto stated it would be done freestyle, there would be no mock-up.

Member Banks asked if there was an error that could be fixed Mr. Otto said it could be fixed.

Member Quirke asked about the schedule and time frame to complete it.

Assistant Village Manager Acquah stated there would be a meeting with staff that would, hopefully, be this week. Mr. Otto stated the paint acts differently in cold so it would have to be done before October.

### **CASE 24-29: Appearance Review for Starbucks at 3047 183<sup>rd</sup> Street**

Assistant Director Schumerth presented the case stating the location is an outlet at the retail center with Ollie's. It would be 2,400 square feet and a drive-thru, 25 parking spaces, and landscaping in the former parking lot. The landscaping has been reviewed by the arborist. The building will have a brick veneer, a fiber cement board with a wood finish, and a stucco on the rear of the building. The signage will be submitted later and the signs in the packet are conceptual. The staff recommendation is to approve it with the conditions listed in the packet.

George Arnold, attorney for the applicant, stated the applicant agrees with the recommendations and will make the changes with no issue.

Member Preston stated she is surprised there is another Starbucks coming and this would make 3 in town.

Member Quirke asked how this one would compare with the other ones in town and asked about material pictures.

Staff Liaison Mesaros stated the one on Harwood and the one on Halsted are very different from the one proposed. Mr. Arnold stated he did not have any pictures of the materials.

Chair Hrymak stated that it is pretty straight forward and he likes the removal of the honey locust tree as the male has long spikes. Assistant Director Schumerth stated the arborist recommended the removal of them.

Member Quirke asked about other planned outlots and if they would be along 183<sup>rd</sup> Street also.

Staff Liaison Mesaros stated yes, one and it would be on the other side of the lot in the northeast corner.

Member Scheffke stated in his comments on page 6 at the bottom of the page to change “must” to “much”. Remove “narrow and” and remove “on”.

Motion for approval of Case 24-29 Starbucks at 3047 183<sup>rd</sup> Street as proposed in the site plan. Site details, landscape plans, lighting, electrical plans, and rendering, subject to the conditions listed in the memorandum made by Member Scheffke; seconded by Member Preston

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

NAYS: 0

ABSTENTIONS: None

ABSENT: 1 (Kidd)

#### **NEW BUSINESS:**

None

#### **OLD BUSINESS:**

Chair Hrymak complimented the new “parking” signs that have been going up and stated the landscaping at the Brewery is not being maintained. There are weeds, one of the trees is dead and the others are dying. He asked about the status of the Hibbing Building project.

Building Department Secretary Leonard stated the permit has been approved, but he has not applied. Once that has been received the permit can be issued. The sign permit has been issued as well as the permit to remodel the second floor.

Chair Hrymak asked about the former Citgo location.

Staff Liaison Mesaros stated the Village owns it and they have met with a developer who plans to put in a restaurant. A NFR is needed for the remediation. The building will be renovated with outdoor seating,

but the lot won't be disturbed. Member Quirke asked what type of restaurant with Staff Liaison Mesaros stated it's unknown.

Chair Hrymak asked about the status of La Voute and the new restaurant. Building Department Secretary Leonard said the name is going to be Prime 69. They started their business application, but have not completed it and no sign permit has come in yet. Staff Liaison Mesaros stated they want to make an outdoor eating area out of the old drive-thru with a bar. Member Scheffke asked if it would be open or enclosed. Staff Liaison Mesaros stated more of a 3-season type similar to Lassen's.

Member Quirke asked about the status of the Metra station as the sign still says 2024. Staff Liaison Mesaros stated it is April 2025.

Member Preston stated the stairs are staying wet when it rains. Assistant Director Schumerth stated the issue was referred to Napoleon after the last meeting to be part of a call. Staff Liaison Mesaros stated it will be looked into.

Member Quirke asked about a mural on the station boards with Chair Hrymak added on the side facing the tracks. Staff Liaison Mesaros stated she remembers the discussion from when they were in front of the Commission.

#### **ADJOURN:**

A motion was made for adjourning the meeting by Member Scheffke; second by Member Kluck.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: Kidd

The meeting was adjourned at 6:53 pm.

Respectfully submitted,



**Noah Schumerth**

Assistant Director of Economic and Community Development