

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

AUGUST 7, 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 Scheffke, Quirke, Gonser, Kluck, Banks, Preston, and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; Noah Schumerth, Assistant Director of Economic and Community Development; Joshua Carillos, Economic and Community Development Intern, and Darlene Leonard, Building Department Administrative Secretary. There was one person of the public in the audience on Zoom. Two applicants were in attendance.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the July 17, 2025 meeting minutes. No corrections were provided.

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

AYES: 7 (Members Scheffke, Quirke, Gonser, Kluck, Banks, Preston, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0.

REGULAR BUSINESS:

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

Assistant Director Schumerth asked to switch the order of the cases and discuss Case 25-31 first.

CASE 25-31 - Appearance Review for Tequila Raizes Restaurant, 18136 Dixie Highway

Assistant Director Schumerth introduced the case and stated that Economic and Community Development Intern Carillos would be presenting.

Intern Carillos presented the case and stated it will be located at the corner of Dixie Highway and Hickory Road, there will be an outdoor area, and 24 parking spaces. The existing plaque on the site will be moved from the current location and placed onto the building.

Assistant Director Schumerth discussed the approval conditions and stated that the windows on the front do not meet transparency requirements, but that condition can be waived by the Appearance Commission based on the design.

Assistant Director Schumerth stated the pergola will need to be redesigned to accommodate the trees or be relocated. The parking island is proposed to be in the center of the lot and would like it moved to be in front of the dumpster enclosure. The landscaping materials are recommended plants from the Village Arborist. The wall panels on the rear of the building are recommended to be moved to another side and spaced out due to the potential lack of sun and appearance in their proposed location. Schumerth also mentioned that staff recommends adding more panels.

Member Kluck asked if the wall panels will have live plants.

- **Assistant Director Schumerth stated yes.**

Assistant Director Schumerth stated there are concerns about the color of the bricks and heat retention with the proposed wall color, and recommended consideration to an alternative color. The rooftop equipment and lighting plan would be reviewed at a later time.

Chair Hrymak asked if those plans would be presented to the Commission.

- **Assistant Director Schumerth stated that is correct.**

The applicants, Joaquin Anguiano and Rafael Jose Ponce Mena were introduced. They stated it will be a Mexican Restaurant with authentic food and live entertainment and that the patio will be nice as it allows more people.

Member Banks stated that she likes the idea of the green panels. She would like a lighter color bricks, maybe a charcoal gray. Member Banks asked about the plants in the winter.

- **Mr. Ponce Mena plants would be just branches, they would not be green year round and the owners would welcome options for winter.**

Member Scheffke asked Assistant Director Schumerth to explain #5.

- **Assistant Director Schumerth stated it would be to move the panels from the rear of add more panels and move them closer to Dixie Highway to make them more visible.**

Member Scheffke asked how many more.

- **Assistant Director Schumerth stated the recommendation is 1 or 2 more.**

Member Scheffke stated he has no issue with the black brick and no problem with anything else.

Member Preston stated she is okay with the glass and moving the pergola because of the trees. She stated that the tumbled bricks are good and will last longer and she is okay with the black or even a slate gray. Member Preston stated the plat wall is a lot of maintenance and stated that lights could be added to make the panels look better in the winter.

- **Mr. Ponce Mena said that there would be lights between the panels and the wall and they may mix the plants with real and fake versions to improve the look in winter.**

Member Scheffke stated that English Ivy stays green year round.

Member Quirke asked if there is a road on the west side of the site.

- **Chair Hrymak stated no, it's up against the garage for the apartments.**
- **Assistant Director Schumerth stated originally a driveway was proposed, but it was removed.**

Member Quirke asked if there is egress in the rear.

- **Assistant Director Schumerth stated there is no access to Hickory.**

Member Quirke asked if the number of parking spaces, 29, meets code requirements. At a quick count there are 27 tables on the patio and suggests that more trees be planted in front of the orange garage wall on the west end of the property.

- **Assistant Director Schumerth stated it does meet code.**

Member Quirke asked for the fence to be described and asked if it's a mesh fence. Member Quirke stated the park is underutilized and asked if there was any way to enhance the synergy between the park and the restaurant.

Chair Hrymak asked the height of the fence.

- **Assistant Director Schumerth noted that the fence will be 42 inches.**

Member Quirke asked if there could be a mural painted on the building.

- **Mr. Ponce Mena stated that could be done, but they are unsure what it could be.**

Member Quirke stated it could be done on the South wall and asked about music.

- **Mr. Anguiano said there would be live music; currently at night and Sunday afternoons and would close by 10. Fridays and Saturdays they would open at 11 and there would be a Mariachi band on Sundays. With thoughts of having it outside in the warmer months.**

Member Gonser stated she had no issue with the windows and asked if the tree roots would affect the concrete and if the space is large enough for a vehicle to turn around in.

Chair Hrymak stated he didn't think there would be an issue.

- **Staff Liaison Mesaros stated it should be enough at 15 feet of width.**

Member Gonser stated she has no issue with the black brick and added that the Homewood Brewery is a dark color and it looks nice. She does have some concern about the green walls in the cooler months.

Member Kluck stated he has ivy in his yard and it stays green year round. He agrees with moving some of the panels forward toward the front and adding a mural; there is no need for the green panels on the west side because they won't be seen. Member Kluck suggested to incorporate some of the brick in with the fencing around the patio, like planters, to break up the fence visually.

Member Kluck also stated he does like the black color or slate.

Member Gonser asked if the pergola would be steel or have a fabric cover.

- **Mr. Ponce Mena frame will be steel, but the top would be wood and be open.**

Chair Hrymak asked about signage. Only one sign is shown and asked about the dimensions of the sign and if it would be lit.

- **Mr. Ponce Mena sign would be just the restaurant name and it would face Dixie. Mr. Ponce Mena stated that they could do a sign on the red part on each side.**

Member Gonser asked if it would be within code if signage was added.

Chair Hrymak asked if it have to come back in front of the Commission for approval.

- **Staff Liaison Mesaros stated no.**

Member Gonser asked if the signage could be moved from the pergola to another location.

Chair Hrymak asked about installing digital signage.

Assistant Director Schumerth stated it depends on what is meant by digital signage because it is restricted in the downtown district.

Member Quirke stated as an idea the Brewery has a sign on the side that wraps around the building.

Chair Hrymak stated he has no issue with the windows, but is concerned about the pergola because of the trees and likes that it will be moved to accommodate them. He does agree with moving the parking island to be by the dumpster. Chair Hrymak stated he spoke with Bryon about the plants and like the idea to move the green panels and does not like the black bricks as it doesn't really fit with the area and suggested a darker gray color.

Member Banks stated she has had experience with it previously and the solution was to soften the colors slightly. Making it lights makes a huge difference to blend with nearby buildings.

Chair Hrymak asked if the cement benches from the park can be used in any way to preserve the memory of the park, maybe in the patio or inside the restaurant.

Member Banks asked who owns the benches.

- **Assistant Director Schumerth stated they belong to the property owner.**
- **Mr. Ponce Mena said that using the benches is something to be considered; maybe as a feature or a water fountain.**

Chair Hrymak stated the packet says they are oak trees, but they aren't. One appears to be a maple and one appears to be an American Elm. The Village Arborist stated the elm is a hybrid and maybe a heritage tree which would have to be maintained yearly and checked and taken care of. Chair Hrymak stated it is too large to transplant. Chair Hrymak recommended further investigation.

Assistant Director Schumerth stated the Village can help with the tree.

Chair Hrymak stated there is no photometric plan.

Assistant Director Schumerth stated the Planning and Zoning Commission will have it, and probably not brought to the Appearance Commission unless something needs thoughts on.

Chair Hrymak requested a motion to approve Case 25-31 Appearance Review for Tequila Raizes Restaurant at 18136 Dixie Highway by Member Preston; seconded by Member Gonser.

AYES: 7 (Members Banks, Scheffke, Preston, Kluck, Gonser, Quirke, and Chair Hrymak)

NAYES: 0

ABSTENTIONS: 0

ABSENT: 0

CASE 25-28 – Exterior Improvements of Target 17605 Halsted

Assistant Director Schumerth presented the case for new signage and paint. Schumerth stated that it is similar to what was previously approved in 2022 with updates to the materials. The previous approval has expired and the proposed signage does not meet current code, though it fits within the approved variance.

John Conklin was in attendance regarding the changes.

Chair Hrymak observed that it is less signage than what was previously approved.

- **Mr. Conklin stated yes.**

Member Quirke asked if the lighting will remain the same.

- **Mr. Conklin stated yes, they will just connect to the existing.**

Member Preston asked when they changed to the lower case T.

- **Mr. Conklin stated the brand improvements started in early 2020, but he is not sure when the change occurred.**

Member Banks stated the theory is that the new branding is a way to connect to younger groups.

Member Scheffke asked about the color of the door frames.

- **Mr. Conklin stated he is not sure.**
- **Assistant Director Schumerth stated it is not included in the documents. The elevations show white, but the color is not included in the application.**

Member Banks stated she has no problem with anything and asked if the bollards will be decorative or for security.

- **Mr. Conklin stated he has no answer of the intention of them; other locations have them as an aesthetic feature.**

Chair Hrymak requested a motion to approve Case 25-25 Appearance Review for Target at 17605 Halsted Street by Member Preston; seconded by Member Kluck.

AYES: 7 (Members Banks, Scheffke, Preston, Kluck, Gonser, Quirke, and Chair Hrymak)

NAYES: 0

ABSTENTIONS: 0

ABSENT: 0

Member Quirke asked the timeframe for the updates.

- **Mr. Conklin stated he is not sure.**

OLD BUSINESS:

Chair Hrymak asked if the revised drawing for the Dunkin exterior have been received.

- **Assistant Director Schumerth stated they have not been received and he can follow-up.**

Member Preston stated her concern about the trash and debris at the former Walmart location.

Chair Hrymak asked about the addition at Tin Ceiling.

- **Staff Liaison Mesaros stated it's not Tin Ceiling, it is for the Mongolian BBQ restaurant.**
- **Assistant Director Schumerth stated the addition is a rear delivery and service area.**

Member Gonser stated there is a sign on the ground for the Mediterranean Restaurant on the ground behind McDonald's.

NEW BUSINESS:

The Economic and Community Development Intern, Josh Carillos, presented updates to the Appearance Plan.

Intern Carillos presented the Appearance Plan research conducted over the summer, stating they have been working on cataloging what is here, historical and new, and what is going up. Village staff have been managing public feedback about the buildings and have been injecting it into the new plan.

Member Scheffke asked if he would be staying for the entire year.

- **Intern Carillos stated he would be going back to campus next week.**

Chair Hrymak asked if they would have access to the inventory.

- **Assistant Director Schumerth stated they just finished digitizing it and will have it readable for the Appearance Plan soon.**
- **Staff Liaison Mesaros stated that all documents will go in front of the Commission.**

Member Quirke asked when the sign code will go to the Board.

- **Staff Liaison Mesaros stated hopefully the August 26 meeting; it's been with the attorney since June.**

ADJOURN:

A motion was made for adjourning the meeting by Member Scheffke, second by Member Gonser.

AYES: 7 (Members Banks, Preston, Scheffke, Quirke, Gonser, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

The meeting was adjourned at 7:51 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Building Department Administrative Secretary