

MEETING AGENDA



Appearance Commission

Village of Homewood

September 07, 2023

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the July 6, 2023 Appearance Commission meeting.

4. Public Comments

5. Regular Business:

A. Case 23-24: Sign Variance for Goodman Insurance at 18033 Martin Avenue

B. Case 23-25: Façade Improvements at 18027 Dixie Highway

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/84411188079?pwd=RzFRZzZmeC9RU25CN0ZhYzA0SOV6UT09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 844 1118 8079 Passcode: 170845

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

July 6, 2023

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 6:00 p.m.

OPENING REMARKS:

Chair Hrymak welcomed new member Elizabeth Smith, owner of Serendipity Yoga and long-time Homewood resident.

ROLL CALL:

Members Kluck, Scheffke, Smith, and Chair Hrymak were present. Members Kidd, Quirke, and Preston were absent. In attendance from the Village were Village President Rich Hofeld and Director of Community and Economic Development Angela Mesaros. Five people were in the audience, and two people were on Zoom.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for changes or corrections to the meeting minutes from May 4, 2023. There were none. Chair Hrymak called for a vote of unanimous consent. Members Smith and Scheffke abstained. The meeting minutes were approved.

PUBLIC COMMENTS:

None.

REGULAR BUSINESS:

CASE 23-19 – 17510 Halsted Street – Buffalo Wild Wings Exterior Alterations

Chair Hrymak introduced the case and asked Director Angela Mesaros to present the case.

Director Mesaros presented the case and identified the request for façade improvements.

Chair Hrymak invited the applicant, Mr. Al Krygier to present his thoughts. Mr. Krygier stated that he purchased the building in 2018. Last year the asphalt was completed and the other tenant Dollar Tree was remodeled. He is currently doing an interior and exterior renovation of Buffalo Wild Wings. This will include the replacement of the lower portion of the storefront glass that was left by the previous retail tenant Office Depot, with walls so that the tables do not bump up to the windows.

Ms. Amy Green, architect, presented via Zoom. The updates will make a brighter, fresher location. They will use a lighter color to avoid the maintenance issues they currently have. The material will be a fiberglass-type product, manufactured to look like wood plank. The signage will be replaced.

Member Kluck stated that the color is a nice change from bright yellow. Member Kluck asked if they were repainting the standing seam roof. Ms. Green answered: No, but they will have a good cleaning and maintenance. The Franchisee group is very good at their spaces. The glass went all the way to the sidewalk and over time deteriorated. The proposed 32-inch wall with fiber cement board can handle all the pressure.

Member Scheffke stated that this looks good.

Member Smith stated that the exterior looks refreshed, like a breath of fresh air and she looks forward to the inside.

Chair Hrymak stated that he is thrilled this is sorely needed and the landscape looks good. There is currently trash all over the parking lot in the weeds that is not kept up. Extra efforts need to be made to weed and water the vegetation. And the trash should be picked up more often. Mr. Krygier stated that people do pick up the papers and mow the trash. They have had many citation meetings in the past. Dollar Tree gets a lot of traffic.

Chair Hrymak asked if the new colors were in line with the Buffalo Wild Wings brand. Ms. Green stated that yes, this is the same as the new BWW brand-specific colors and fixtures are corporate-driven. The new BWW colors are not as color-dense, more neutral color palettes. The interior will be light beach-colored wood.

Chair Hrymak stated that this looks really nice and refreshing.

Ms. Mesaros asked about the trash enclosures. Mr. Krygier stated that he has spoken with the Building Inspector and they are functions. He will look at them to make sure they are ok.

Mayor Hofeld stated that he is delighted to see that Mr. Krygier still owns the building. He asked if they could clean up the north wall of Dollar Tree – it looks shabby and needs power washing

A motion was made by Member Kluck to approve exterior alterations for Buffalo Wild Wings at 17510 Halsted Street. Seconded by Member Scheffke.

AYES: Members Kluck, Scheffke, Smith, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd, Quirke, and Preston

CASE 23-20 – 18250 Harwood Avenue – Bawadi Construction INC Exterior Alterations

Chair Hrymak introduced the case and asked Director Angela Mesaros to present the case.

Director Mesaros presented the case and identified the request for façade improvements.

Chair Hrymak swore in the applicant, Munir Bawadi, owner of the property to present his thoughts.

Mr. Bawadi stated that he purchased the property last year and has begun cleaning up inside. He has installed a fire sprinkler system and is now starting on the exterior work. He also did the renovations to the building at 800 Maple in Homewood.

Member Smith stated that she likes the connection to 810 Maple and the neutral color palette. She is excited that the building is occupied and has been given a facelift. Member Smith asked about painting the brick – how long does that last? Mr. Bawadi stated about 5-10 years.

Member Smith asked if the lower elevation would remain a brick wall. Mr. Bawadi stated yes.

Member Scheffke stated that it is nice to have a tenant for the building and the 810 Maple building is a good endorsement.

Member Kluck stated that the parapet wall in front is a good addition.

Chair Hrymak stated that he is thrilled to have the property occupied. The plans look very nice. However, there is no landscaping proposed. They need some type of landscape improvements. Ms. Mesaros stated that they could make it a condition that landscape plans be approved to meet the standards of the Homewood Zoning Ordinance.

A motion was made by Member Scheffke to approve exterior alterations for Bawadi Construction at 18250 Harwood Avenue, with the condition that landscape plans be approved to meet the standards of the Homewood Zoning Ordinance. Seconded by Member Smith.

AYES: Members Kluck, Scheffke, Smith, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd, Quirke, and Preston

CASE 23-21 – 18123 Harwood Avenue – Hibbing Building Exterior Alterations

Chair Hrymak introduced the case and asked Director Angela Mesaros to present the case.

Director Mesaros presented the case and identified the request for façade improvements.

Chair Hrymak swore in the applicant, Mr. Joe Peters, owner of the building, to present his thoughts.

Mr. Peters clarified that the awnings would remain, but the bay would be removed. All copper would remain. They will have no center entry. The proposed color is not black, but chocolate to match the existing building.

Member Scheffke asked if the conduit on the south side would remain. Mr. Peters stated yes, that is the main electrical conduit.

Member Kluck asked if they were aware of the public works' concern with plowing and salt damage to the building. Mr. Peters stated that the trains shake the ground and over the years have impacted the brick under the bay windows and it is caving away.

Member Smith asked if all windows would be replaced or only on the first floor. Mr. Peters stated only the first floor.

Member Scheffke asked if they planned to have outdoor seating on the north side. Mr. Peters stated that would remain parking; the lighting has been installed because it is dark. The restaurant service door is on the north side.

Chair Hrymak stated he is concerned about the windows going all the way to the ground. Mr. Peters stated that actually there will be resin, double tempered at the ground.

Chair Hrymak asked if the interior floor meets the sidewalk. Mr. Peters stated that yes, it sits on the top of the foundation – built up a foot. They have issues with the foundation due to the proximity to the train.

Chair Hrymak asked if they plan to keep the sconce lights. Mr. Peters stated, yes and they may possibly add gooseneck lights in the future.

Chair Hrymak stated that he likes the plan. His only concern is the windows on the ground.

Member Kluck stated that the risk for Mr. Peters is that the salt will be

Chair Hrymak asked about planters out front.

Member Smith stated that everything he has been doing is bringing life into the building, which is nice to see.

A motion was made by Member Smith to approve exterior alterations for the Hibbing Building at 18123 Harwood Avenue. Seconded by Member Kluck.

AYES: Members Kluck, Scheffke, Smith, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Kidd, Quirke, and Preston

OLD BUSINESS:

Members remarked that construction is underway for the Wind Creek Casino, Hartford Building, and Homewood Brewing Company. Ms. Mesaros stated that they had no news from the former Walmart site.

NEW BUSINESS:

None.

ADJOURN:

Chair Hrymak called for a vote of unanimous consent to adjourn the meeting at 6:58 p.m.; the motion passed.

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 7, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-24: Sign Variance, 18033 Martin Avenue, William T. Goodman Ltd. Insurance

APPLICATION INFORMATION

APPLICANT	Jeff Goodman, Goodman Insurance
ACTION REQUESTED	Sign Variance
ADDRESS	18033 Martin Avenue
PIN	29-31-308-003-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application: Appearance Review	1	Jeff Goodman	08/01/2023
Sign Face Options	1	Roeda	06/01/2023

BACKGROUND

The applicant, Jeff Goodman, Goodman Insurance, has operated his business at the subject property since 1996. In 2015, the Village closed Martin Avenue to vehicular traffic to create Martin Avenue Square. Martin Avenue is the only street frontage that Goodman Insurance has. In addition, one of the village's trees blocks Mr. Goodman's current sign from view. Mr. Goodman proposes to move his existing sign from the current location on the west façade to the north façade so that the sign will be visible from the closest public rights of way (Martin Avenue and Chestnut Road).

DISCUSSION

The building currently has no street frontage; therefore the sign ordinance does not allow signage. The applicant requests a wall sign, 32 square feet, on the north elevation of the building at 18033 Martin Avenue. The proposed sign meets the size requirements.

STAFF COMMENTS

When reviewing the variance request, Appearance Commission members should consider the following provisions from the Appearance Plan:

Signs:

Case 23-24

Signs shall be part of the architectural concept and all signing shall conform to the sign regulations of the Municipal Code of the Village of Homewood, Illinois.

Size, color, lettering, locations, and arrangement shall be harmonious with the building design and shall be compatible with signs on adjoining buildings.

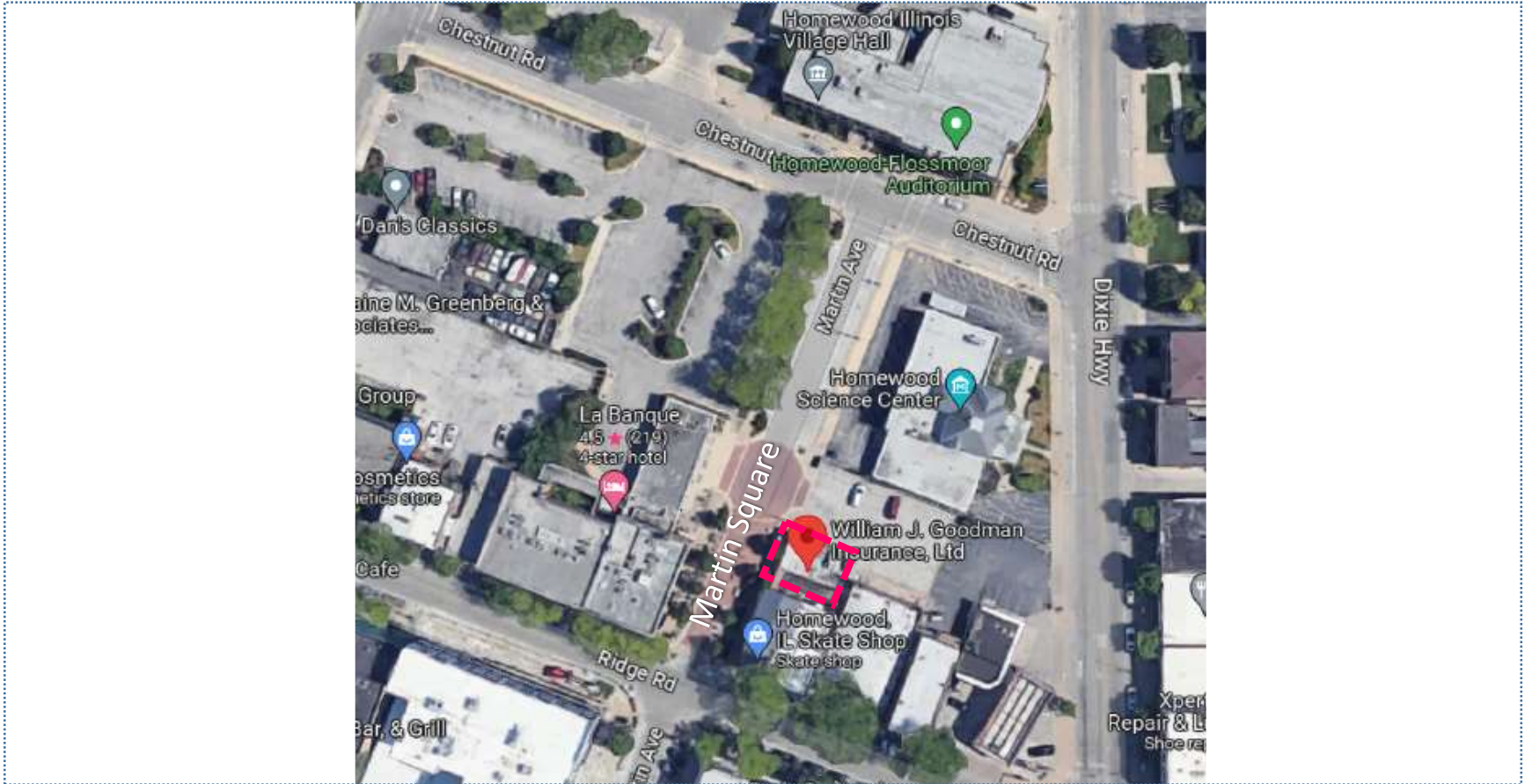
Materials used in signs shall be of sound architectural character, be durable, and be harmonious with the building design and surrounding landscape. Materials that tend to become illegible shall be avoided.

Every sign shall be scaled and designed so as to conform with the relationship to buildings and surroundings.

RECOMMENDED APPEARANCE COMMISSION ACTION

Staff recognizes the need to identify a business with signage and the current sign cannot be seen from any public right-of-way due to the location of the village tree and the closing of Martin Avenue Square to the public. The Appearance Committee may wish to consider the following motion written in the affirmative:

Approval of a sign variance to locate a wall sign on the north façade of 18033 Martin Avenue on application by Jeff Goodman, William T. Goodman Ltd. Insurance.







Existing sign location

View, looking north from Ridge Road



Proposed sign location

View, looking south from Chestnut Road



View, looking north from Martin Square



View, looking south from Martin Square

Existing sign location

Proposed sign location



APPLICATION:
APPEARANCE REVIEW
2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18033 Martin Ave Homewood, IL 60430

Property Index Number(s): _____

Zoning District:

- R-1 R-2 R-3 R-4
- B-1 B-2 B-3 B-4
- M-1 M-2 PL-1 PL-2

Application Request

Select all applicable boxes for Appearance Commission requests below.

- New Construction, including:
 - » Building Elevations
 - » Landscape Plan
 - » Lighting, Photometric Plan
 - » Signage
- Existing Development
 - Exterior Alterations
 - Landscape Plan
 - Lighting, Photometric Plan
 - Signage
- Sign Variance

Proposed Development or Alterations:

Move sign to North Side of Building (NW Corner)

APPLICANT

Name Jeff Goodman
 Company William J. Goodman LTD
 Address 18033 Martin Ave
Homewood
 Phone 708 799-2658
 Email jeff@goodmaninsurance ltd.com
 Role Business owner

PROPERTY OWNER

Name Tom Kidwell
 Company Factum LLC Series
 Address 2961 W 86th St
Willow Springs, IL 60480
 Phone 773-919-9572
 Email _____

Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Applicant Name Jeff Goodman / William J. Goodman LTD

Applicant Signature *Jeff Goodman*

Date 8-1-23

Staff Notes

Do not write below this line.

CASE NO: <u>23-24</u>	Fee: _____ <input type="checkbox"/> Paid	Date Received: <u>8-1-23</u>
Request: _____	Action: _____	Comments/Conditions: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.		Date: _____
Name: _____	Signature: _____	Date: _____

Project Description: Lexan Sign Face Options



A SIGNED PROOF IS NECESSARY PRIOR TO ANY ORDER BEING PUT INTO PRODUCTION.

LOOK OVER CAREFULLY.

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|---|---|
| <input type="checkbox"/> Spelling and punctuation are correct | <input type="checkbox"/> Approved/Proceed |
| <input type="checkbox"/> Names, phone numbers, websites are correct | <input type="checkbox"/> OK with corrections. Revise as noted |
| <input type="checkbox"/> Print size is correct (width" x height") | <input type="checkbox"/> Revise as noted & submit a new proof |
| <input type="checkbox"/> Print color is correct | |

Notes/Revisions:

Signature: _____

Date: _____

Proposed
new sign



VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 7, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-25 – Façade Improvements, 18027 Dixie Highway, Kwam-Pil Kim, Woori Taekwondo

APPLICATION INFORMATION

APPLICANT	Ryan Cahill, Cahill Building and Roofing
ACTION REQUESTED	Façade Improvements
ADDRESS	18027 Dixie Highway
PIN	29-31-400-057-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application: Appearance Review	1	Ryan Cahill	8/23/2023
Proposal	2	CBR (Cahill Building and Roofing)	8/18/2023

BACKGROUND

Kwam-Pil Kim, owner of Woori Taekwondo, recently purchased the property at 18027 (former Vice District Brewing). Mr. Kim proposes to renovate the building and divide the space into two units. He will operate his Taekwondo business out of half of the space and lease the other portion. In addition, Mr. Kim proposes changes to the exterior. Initially, he had intended to restore the original brick façade on the north side of the building; however, the stucco has damaged the brick and restoration is not possible.

DISCUSSION

Mr. Kim had begun to remove the stucco on the north side of the building with the intention of restoring the original brick. However, upon removing the stucco, the applicant realized that the brick was not able to be restored. The proposed material is engineered wood siding, (the brand is LP SmartSide Siding), This is a product mainly used for residential structures. (A sample of the siding material will be available at your meeting.) The proposed color is white; however, the applicant has provided an alternative color of “Tundra Gray” for your consideration.

More details on the proposed materials and brand are available at this link:

<https://lpcorp.com/products/siding-trim/products>

STAFF COMMENTS

When reviewing these improvements, Appearance Commission members should consider the following provisions from the Appearance Plan:

Building Design:

1. *Acceptable design principles and proper use of materials and supporting surrounding elements;*
2. *Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood;*
3. *Materials shall be compatible with and complimentary to the design; as follows:*
 - a. *Materials shall be of a permanent nature and require a minimum amount of maintenance;*
 - b. *Exposed structural frames that reflect the design principles of the building shall be an integral part of the building design;*
 - c. *Colors shall be harmonious, with bright or brilliant colors used mainly for accent.*

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion written in the affirmative:

Approval of façade improvements to the north façade of 18027 Dixie Highway on application by Ryan Cahill, Cahill Building and Roofing.



APPLICATION:
APPEARANCE REVIEW
2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18027 Dixie Highway Homewood, IL 60430
Property Index Number(s): 29-31-400-057-0000

Zoning District:

- R-1 R-2 R-3 R-4
- B-1 B-2 B-3 B-4
- M-1 M-2 PL-1 PL-2

Application Request

Select all applicable boxes for Appearance Commission requests below.

Proposed Development or Alterations:

- New Construction, including:
 - » Building Elevations
 - » Landscape Plan
 - » Lighting, Photometric Plan
 - » Signage
- Existing Development
 - Exterior Alterations
 - Landscape Plan
 - Lighting, Photometric Plan
 - Signage
- Sign Variance

APPLICANT

Name: RYAN CAHILL
 Company: cahill Building and Roofing
 Address: 10845 S. Ridgeway
Chicago, IL 60655
 Phone: 773-238-8450
 Email: cahillbuilding@yahoo.com
 Role: OWNER

PROPERTY OWNER

Name: KWAM-PTL KIM
 Company: _____
 Address: 18027 Dixie highway
Homewood, IL 60430
 Phone: 708-477-0078
 Email: woorio-academy@gmail.com
 Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Applicant Name: RYAN CAHILL Applicant Signature: [Signature] Date: 8/23/23

Staff Notes

Do not write below this line.

CASE NO: 23-25 Fee: _____ Paid Date Received: 8/23/23

Request:	Action:	Comments/Conditions:	Date:

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

PHONE: (773) 238-8450
FAX: (773) 238-8343

LOCAT Item 5. B.
10845 S RIDGEWAY
CHICAGO IL 60655

CBR

Cahill Building and Roofing

MASONRYCONCRETE RESTORATION**ROOFING**SIDING****
*****ALL YOUR HOME REPAIR NEEDS*****

PROPOSAL

PROPOSAL SUBMITTED TO:

Woori Taekwondo
3106 W 95th St
Evergreen Park, IL 60805
HOMEPHONE (708) 422-0078 CEL

JOB LOCATION:

Taekwondo JN: 37110
18027 Dixie Hwy
Homewood, IL 0
wooriacademy@gmail.com

We propose to furnish all labor, material, equipment and insurance required to complete the following work as specified and outlined below :

- LP Smart Siding Replacement
- Install nail base to side on rear of building
- Clean torn out area and check for damaged wood (Replace as needed)
- Furnish and install Tyvek house wrap and fanfold insulation to siding areas
- Furnish and install new LP smart siding to siding areas
- Use caulk to match wherever necessary
- All materials and workmanship guaranteed for a period of 5 years by Cahill Building and Roofing

Option Price	\$28,800.00	Selected <input type="checkbox"/>	Initials _____
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Work to be performed
at this location: 18027 Dixie Hwy - Homewood

PHONE: (773) 238-8450
FAX: (773) 238-8343

LOCAT Item 5. B.
10845 S RIDGEWAY
CHICAGO IL 60655

CBR

Cahill Building and Roofing

MASONRYCONCRETE RESTORATION**ROOFING**SIDING****
*****ALL YOUR HOME REPAIR NEEDS*****

PROPOSAL

PROPOSAL SUBMITTED TO:

Woori Taekwondo
3106 W 95th St
Evergreen Park, IL 60805
HOMEPHONE (708) 422-0078 CEL

JOB LOCATION:

Taekwondo JN: 37110
18027 Dixie Hwy
Homewood, IL 0
wooriacademy@gmail.com

****NOTE: IF PERMIT IS REQUIRED, COST OF PERMIT WILL BE ADDITIONAL. *PRICE INCLUDES ALL DISCOUNTS*
ALL WORK IS GUARANTEED FOR A FOR THE PERIOD SPECIFIED IN THE INDIVIDUAL OPTIONS MATERIALS OR
WORKMANSHIP.**

**IMPORTANT: If anything specifically was discussed at estimate and it is not noted in your proposal please call the office
to make us aware to add those items. If items are missing on your proposal they will NOT be performed.**

**OWNER'S FAILURE TO PAY WILL RESULT IN, INTEREST CHARGES, MECHANICS LEAN AND COSTS OF COLLECTION:
Interest in the amount of 2% per month will be charged on all late payments under this agreement "Late Payments"
are defined as any payments not received within 5 days of completion of work. In addition to interest on past due
payments, No warranty will be issued to Owner until full payment has been received by Contractor. Contractor shall be
entitled to payment of reasonable attorney's fees, costs, and expenses incurred in enforcement of this Agreement.**

We propose hereby to furnish material and labor ALL
DISCOUNTS HAVE BEEN APPLIED - complete in accordance with
the above specifications for the sum of :

See Above

Date of Estimate: 8/9/2023

50% of job total cost down upon start of job and remaining due upon completion unless specified otherwise.
If payment is made in cash 2% will be deducted from price.

Cahill Building Authorized Signature: M. Cahill

This contract may be terminated within 3 days of signing by phone, mail, or in person.

Note: This proposal may be withdrawn by us if not accepted within thirty (30) days. We reserve the right to correct
typographical error.

All work to be completed in a workman like manner according to standard practices.

Starting and estimated completion date of work is subject to weather conditions.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be as outlined above.

Cahill Building Authorized Signature: M. Cahill

Signature: _____

Acceptance Date: _____





Previous stucco siding

Existing conditions with stucco removed by current owner