

## MEETING AGENDA



### Appearance Commission

Village of Homewood

July 07, 2022

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](mailto: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:

Approval of the minutes of the Appearance Commission meeting held Thursday June 2, 2022.

4. Public Comments

5. Regular Business:

Case 22-22 Wind Creek Casino Parking Garage, Revised Elevations

6. Old Business:

7. New Business:

8. Adjourn

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The public is invited to the meeting using the link below to join Webinar:  
<https://us06web.zoom.us/j/84252322094?pwd=Y0dsUks1UFg2SXhGeDlnOEpm>

To listen to the Meeting via phone: Dial: 1-312-626-6799  
Webinar ID: 842 5232 2094 Passcode: 451976

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# MEETING MINUTES



Village Of Homewood  
Appearance Commission  
Thursday, June 2, 2022  
6:00 p.m.

Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430

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**CALL TO ORDER:** Chairman Wright called the meeting to order at 6:00 p.m.

**ROLL CALL:** Members Hayes, Hrymak, Willis, and Chairman Wright were present. Members Preston, Quirke, and Zander were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros and Building Department Secretary Darlene Leonard. One person in the audience.

**APPROVAL OF MINUTES:** Chairman Wright asked if there were any changes or corrections to the minutes for March 3, 2022. There were no changes or corrections. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of March 3, 2022; seconded by Member Hayes.

AYES: Members Hayes, Hrymak, Willis, and Chairman Wright.

NAYES: None

ABSTENTIONS: None

ABSENT: Members Preston, Quirke, and Zander

## **AGENDA ITEMS:**

### **Case No. 22-14, Variance for Façade improvements at 18674 Dixie Highway.**

Chairman Wright introduced the case.

Staff Liaison Mesaros summarized the case and the application stating the entire soffit will be replaced as it is in disrepair.

Clint Underwood, the contractor for the property owner, stated the son of the owner is working on fixing it up. Mr. Underwood stated the existing tongue and groove cedar is in rough shape. The flat roof above the canopy leaked causing the cedar to rot. Mr. Underwood stated until it comes down he is unsure if the joists and rafters are damaged. Mr. Underwood stated the proposed aluminum soffit is standard for the industry. He does not believe the underside lights work and stated they will be replaced with LED lights. In addition, the cedar fascia will be replaced and will be the same color as the soffit. They will match closely to the drip edge.

Chairman Wright asked if the drip edge would remain. Mr. Underwood stated yes.

Chairman Wright asked if the owner has a preference as to the color. Mr. Underwood stated the color would be similar to what is existing, but it is not an exact match. The closest is the lighter color, buckskin.

## MEETING MINUTES

Mr. Underwood stated there would be seams every 12 feet with J-channel, which is standard for the industry.

Member Hayes asked if there would be lights at all. Mr. Underwood stated they will be a more modern LED light but they will look the same as the current lights.

Chairman Wright asked if a lighting matrix would be needed. Staff Liaison Mesaros stated she does not think so, but a matrix would be requested at the permit submittal if the lighting would be brighter.

Member Hayes asked if it would be a 2-tone soffit. Mr. Underwood stated it would be the color closer to the drip edge, which is closer to the musket brown.

Chairman Wright stated the goal is to match it as close as possible.

Member Hayes asked the lead-time. Mr. Underwood stated 8-10 weeks for the buckskin.

Member Hrymak asked if the roof was repaired. Mr. Underwood stated it has been patched at the flashing at the brick has been replaced.

Member Hrymak asked Staff Liaison Mesaros if the problem has been solved. Staff Liaison Mesaros stated she did not know.

Member Hrymak asked Staff Liaison Mesaros if she could find out. Staff Liaison Mesaros stated she could find out. Mr. Underwood stated Jimmy Calderone said it was solved.

Member Wright stated he had no questions and stated that it is long overdue and maybe signage will be next.

Motion was made by Member Hayes to recommend approval of Case 22-14 – façade improvements at 18674 Dixie Highway; Seconded by Member Willis.

AYES: Members Hayes, Hrymak, Willis, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.

ABSENT: Members Preston, Quirke, and Zander.

Motion passed.

Mr. Underwood asked which color was approved. Chairman Wright stated musket brown.

### **NEW BUSINESS:**

Chairman Wright asked if there was any new business. Staff Liaison Mesaros stated no.

Chairman Wright asked if there was any old business. Staff Liaison Mesaros stated no.

Chairman Wright asked if there was an update on Culture. Staff Liaison Mesaros stated the facade has been cleaned up, the signage is up, the stickers were removed from the windows, and the new door is installed. Staff Liaison Mesaros stated it should reopen in a couple of weeks; they were delayed because of equipment deliveries.

## MEETING MINUTES

Chairman Wright asked for an update on the brewery. Staff Liaison Mesaros stated the village is awaiting a plat of survey in order to close the sale of the property. Homewood Brewing is working on the building plans and they are working with Max.

Chairman Wright stated he had heard the groundbreaking for the Casino happened the day before. Staff Liaison Mesaros stated yes, the Village did not organize it.

Chairman Wright asked about the parking lot project. Staff Liaison Mesaros stated the first step was taken to solicit alternative bids. Proposals are due next Tuesday, and then they will start on the redevelopment agreement.

Staff Liaison Mesaros stated a Letter of Intent was received from a developer for the Savoia's site with a restaurant on the ground floor and apartments above.

Staff Liaison Mesaros stated Kohl's is looking to have a Sephora's inside. Building Department Secretary Leonard stated it will be similar to the one inside the Kohl's location in Tinley where the jewelry department is removed and half walls are installed and there will be signage outside.

### **ADJOURNMENT:**

A motion was made by Member Hrymak to adjourn the meeting at 6:16 p.m.; seconded by Member Willis. All in favor. None opposed. Motion passed unanimously.

Respectfully submitted,

Angela M. Mesaros  
Staff Liaison



# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: July 7, 2022

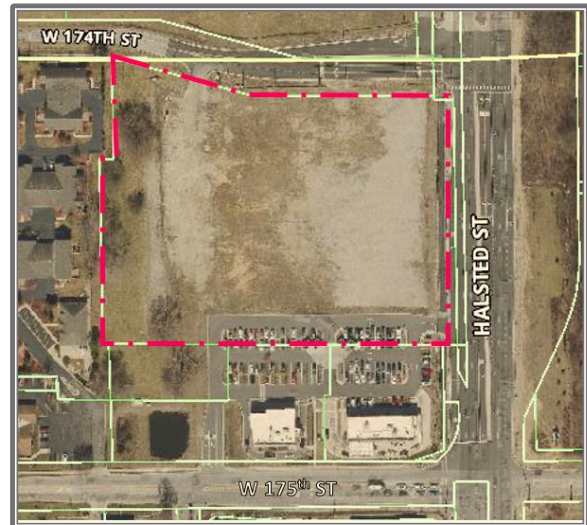
To: Appearance Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-22 Wind Creek Casino Garage,  
Revised Elevations

## APPLICATION INFORMATION

APPLICANT	Patrick Daly, The Daly Group
ACTION REQUESTED	Approval of new construction building facades
ADDRESS	17400 Halsted Street (NWC 175 <sup>th</sup> & Halsted)
PIN	29-29-409-012, -013, -025, -036, -037



## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Wind Creek Casino Parking Garage Concept Package	6	Solomon Cordwell Benz	06/20/2022
Wind Creek Casino Parking Garage Concept Package – BOARD EXHIBITS FOR REFERENCE	6	Solomon Cordwell Benz	03/18/2022

## BACKGROUND

Wind Creek IL, LLC has submitted an application for redevelopment of the property at 17400 S Halsted Street (SWC 174<sup>th</sup> Street and Halsted). The applicant proposes to develop a land-based casino and hotel complex on 16.3 acres of land directly to the north in East Hazel Crest. The associated parking facility will be located in Homewood. The 7.1-acre site will include a 578,000 sf parking structure. The project has received the necessary entitlements from the Planning and Zoning Commission and Village Board. The project is now before the Appearance Commission to review the proposed revisions to the exterior façade composition and materials.

## HISTORY

In September 2020 the Planning and Zoning Commission recommended approval of the site development, special use permit, and subdivision.

October 13, 2022 the Village Board passed Ordinance M-2134 granting a special use to construct a 66,800 sf 4-story parking deck with 725 spaces.

February 3, 2022 the project was reviewed by the Appearance Commission for approval of the site plan, building elevations, landscaping, and lighting for two parking garages on the site. The project was then

discussed at the Planning and Zoning Commission on February 10, 2022. The hearing was continued while the applicant compiled information to answer several questions from the commissioners.

March 24, 2022 the hearing at the Planning and Zoning Commission resumed. The applicant brought forward revisions that combined the two garage structures into one.

April 12, 2022 the Village Board passed Ordinance M-2216 for the construction of the 578,000 sf parking structure a maximum height of 64' at the east end and 1,515 parking stalls.

## DISCUSSION

Previously, the building design featured precast concrete with smooth architectural finish in three colors. The elevations used strong vertical elements to disguise the scale and horizontality of the parking deck, creating a massing relatable to a human scale. Glass window walls highlighted entrances and stair/elevator elements.

The revised elevations correspond to changes in exterior design of the adjacent casino and hotel. The site now features one garage (approved by the Village Board), rather than the two previously presented. The proposed elevations feature smooth architectural finish precast concrete with metal panel accent elements. The overall design features strong horizontal elements presenting the floors of the parking deck. The roof enclosing the eastern portion of the garage, as presented to the Village Board, was removed for cost savings.

The south elevation features a stair tower- pulled out from the overall massing of the parking deck and creating a strong vertical element- along with a canopy over the bus parking area.

The west elevation is a solid precast concrete enclosure with acoustic panels for sound dampening, as required by the Planning and Zoning Commission and per the findings of an acoustic analysis. The application of the acoustic absorptive material also helps to break down the massing of the building to a scale more compatible with the surrounding development and the human scale.

The north elevation, facing the casino and hotel, features a stair and elevator tower towards the western end. This captures visitors traversing the pedestrian walkway that parallels the interior of the north edge of the parking garage, and at the ground floor it provides access to the one-story connector from the parking garage to the main building.

The east elevation exposes the ramping structure of the parking garage. This alteration in the exterior appearance is a result of the change in internal circulation- removing the speed ramp with a parking ramp- and designating the eastern-most parking bay as "future expansion." The future expansion at the east side of the site might conceal the ramping structure, if or when that occurs.

## CONFORMANCE WITH THE APPEARANCE PLAN

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

*"Architectural style- contemporary, traditional, or other- shall not be restricted. Evaluation by the Appearance Commission of building design and its supporting elements shall be based on:*

1. *Acceptable design principals 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 of principals 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."*

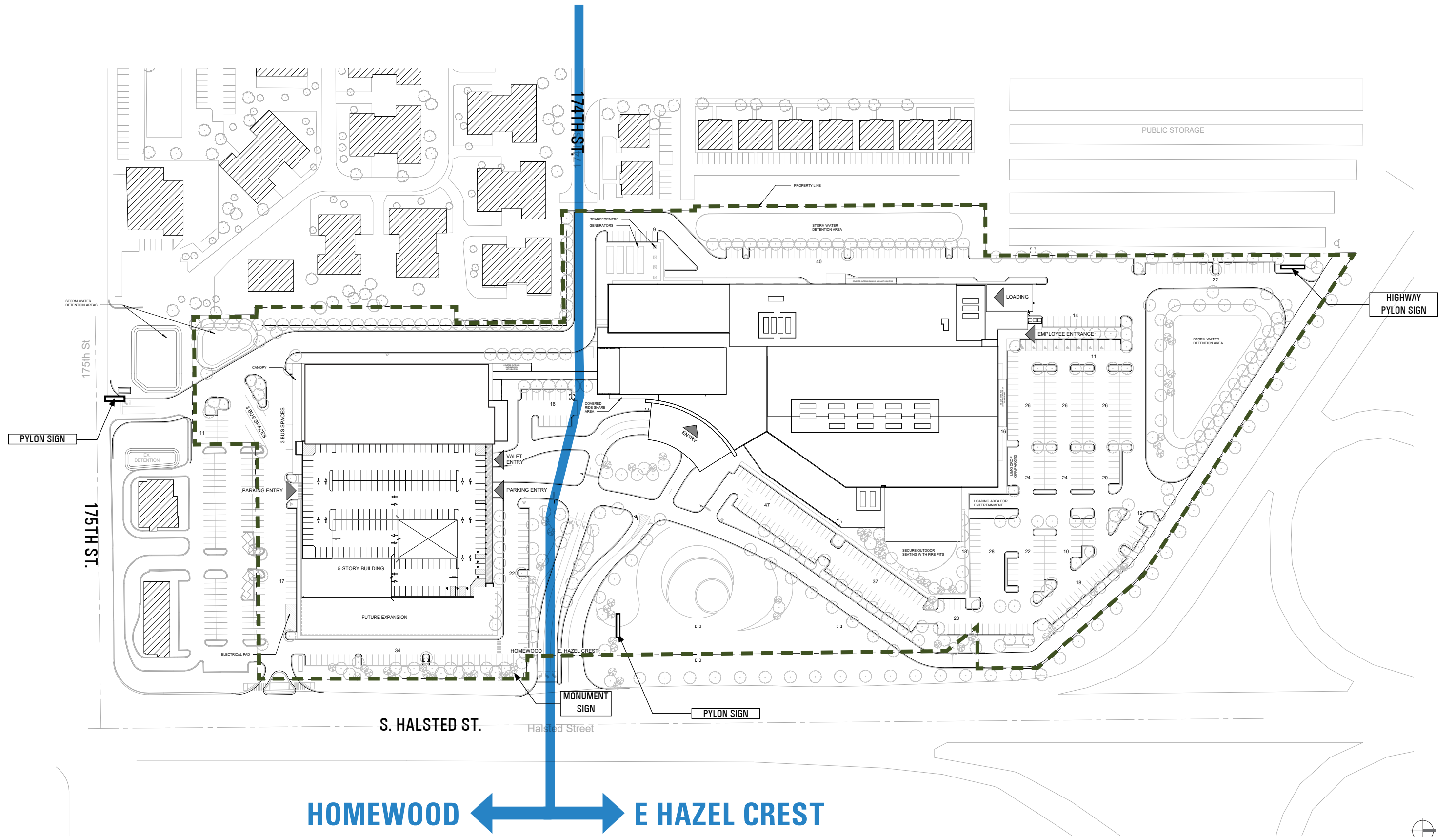
No changes other than those proposed for the building elevations and materials are proposed at this time. The site development, lighting, and landscape will comply with the Zoning Ordinance and previously approved plans. Signage will be reviewed in accordance with Chapter 30 of the Municipal Ordinance at the time of sign permit application.

With the proposed phased construction leaving approximately 19,000 sf of "future expansion" area fronting Halsted Street, Staff recommends that the applicant submit a supplementary landscape plan for treatment of the "future expansion" area in the interim condition, to be reviewed by the Village Arborist for compliance with the Landscaping and Screening regulations of the Zoning Ordinance.

#### **RECOMMENDED APPEARANCE COMMISSION ACTION**

The Appearance Commission may wish to consider the following motion:

Approval of Case 22-22 Wind Creek Casino Garage revised building elevations and materials as proposed in the plans and elevations submitted by SCB dated June 20, 2022, subject to submitting a supplementary landscape plan for treatment of the "future expansion" area in the interim condition, to be reviewed by the Village Arborist for compliance with the Landscaping and Screening regulations of the Zoning Ordinance.



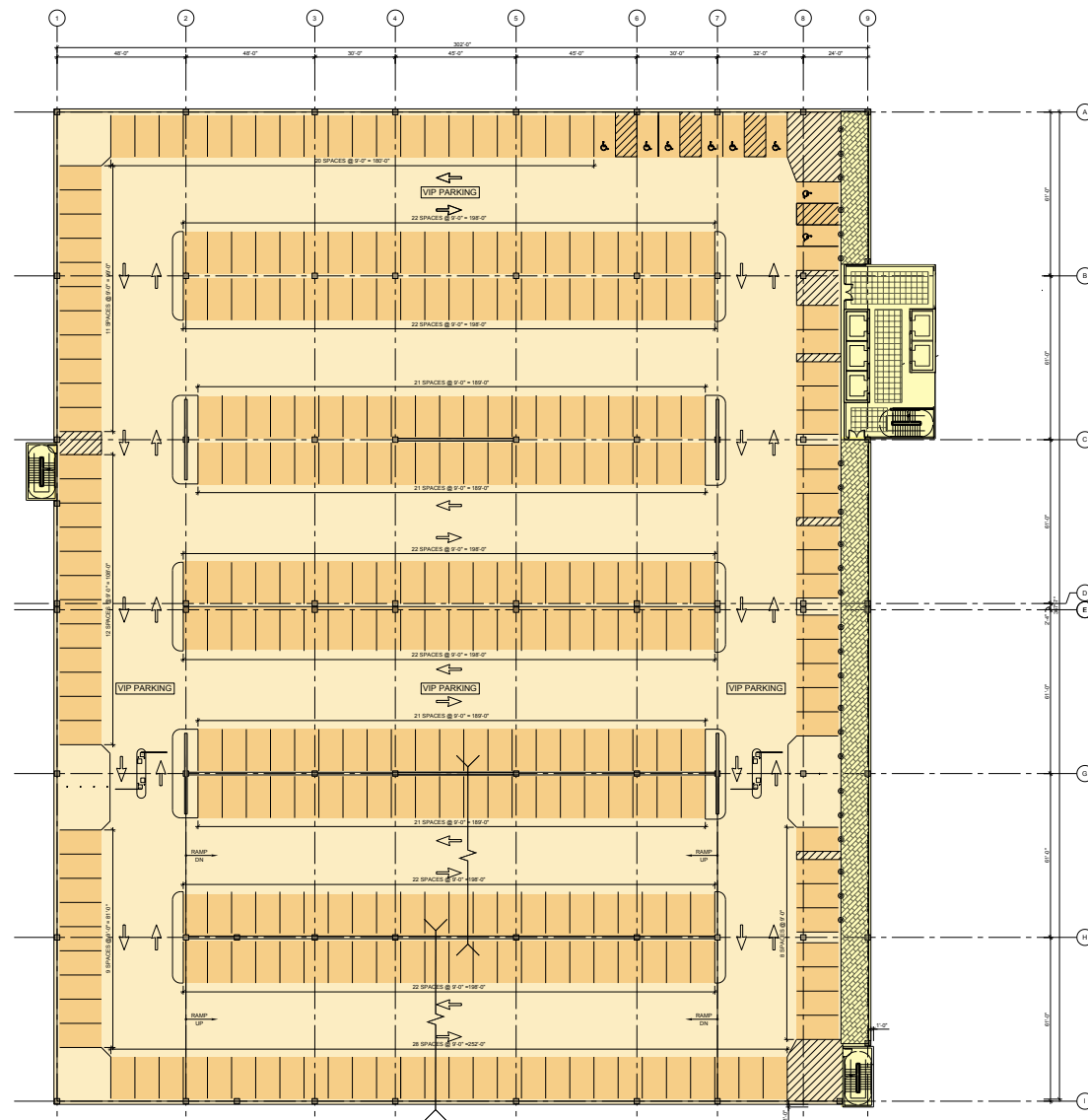
## SITE PLAN

## WIND CREEK CASINO PARKING GARAGE CONCEPT

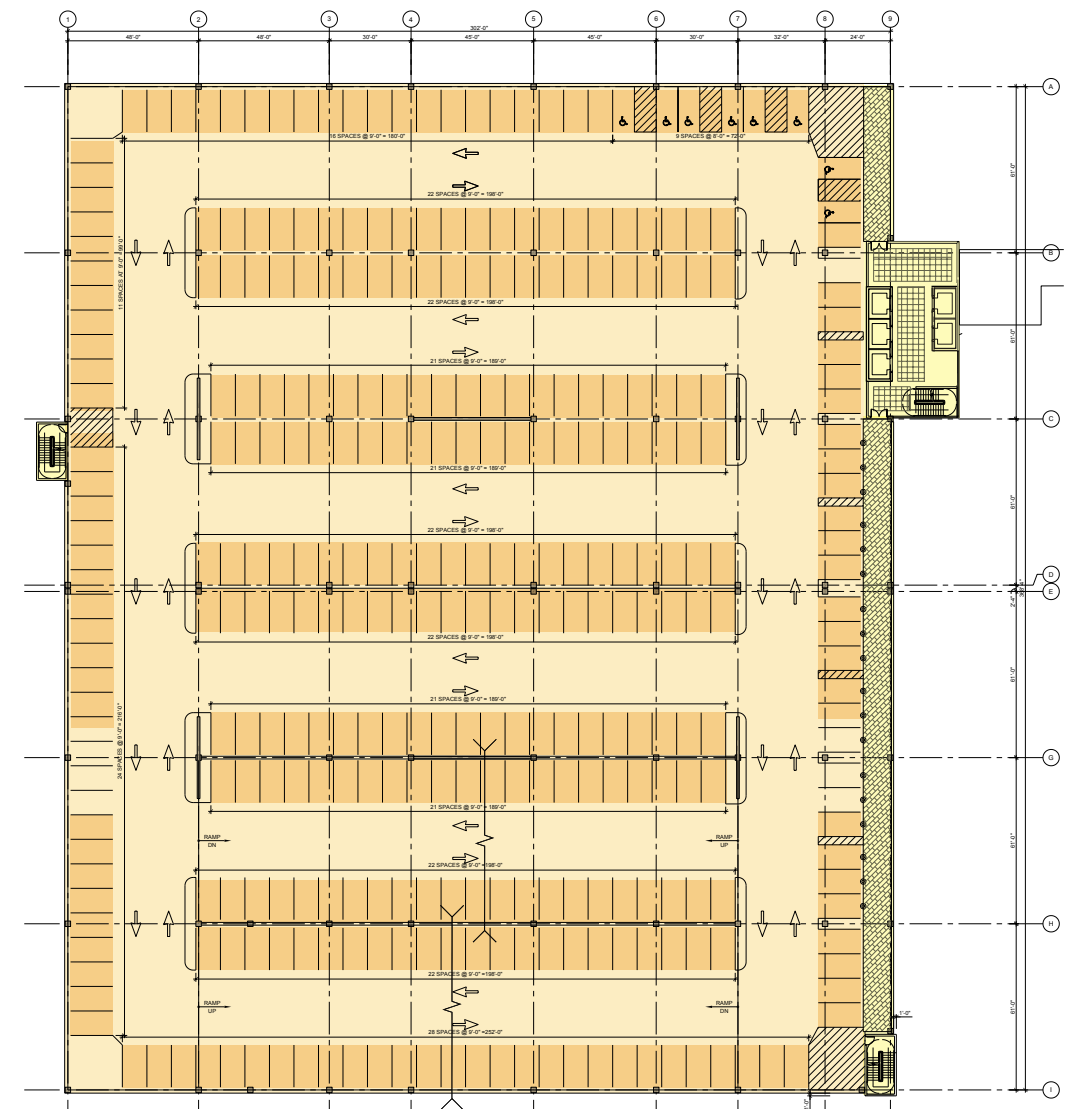
EAST HAZEL CREST, ILLINOIS  
HOMewood, ILLINOIS  
06.20.2022





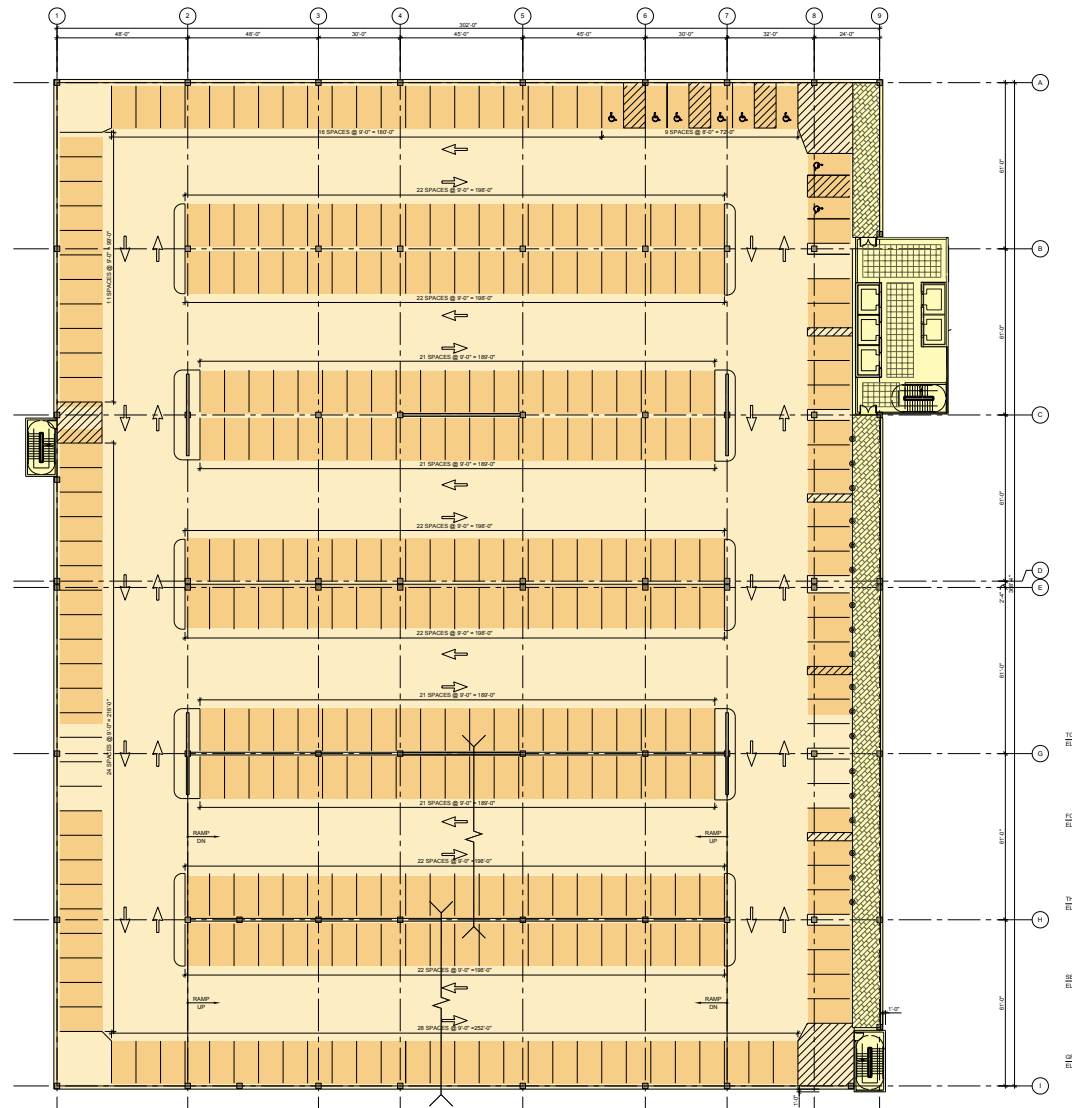


SECOND LEVEL PLAN

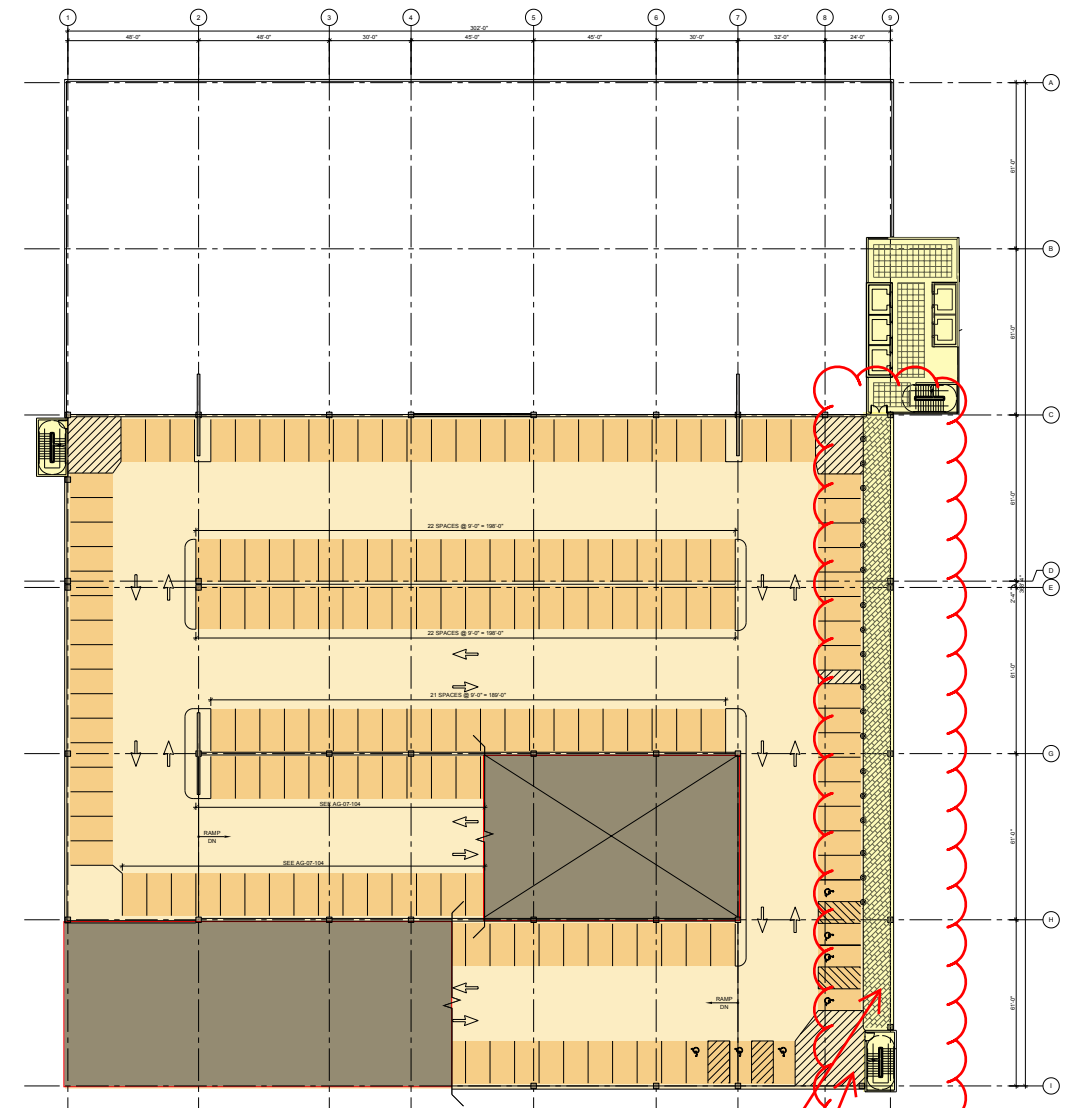


THIRD LEVEL PLAN





FOURTH LEVEL PLAN



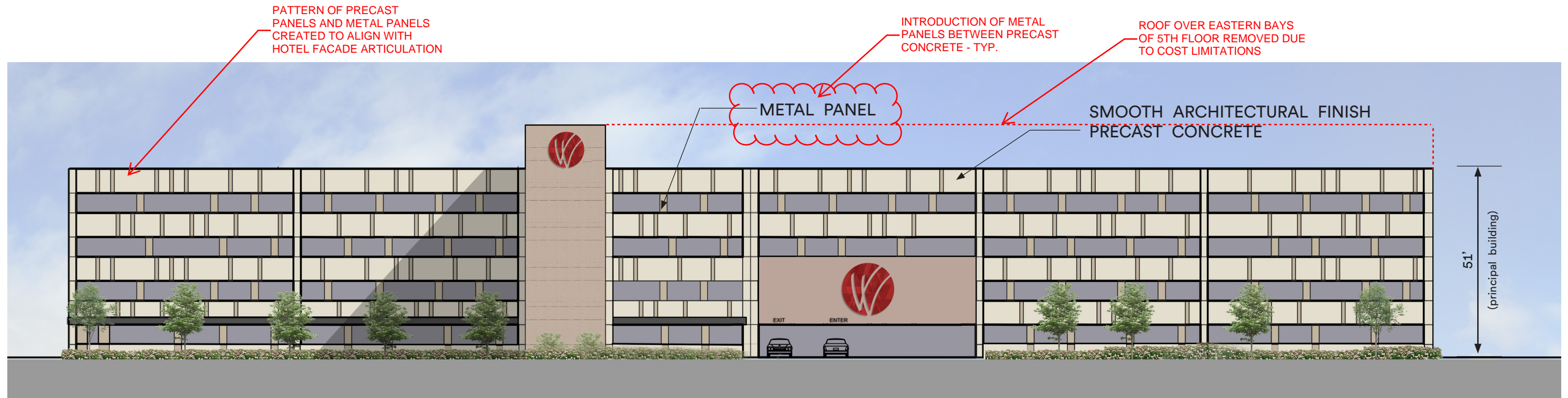
FIFTH LEVEL PLAN

PEDESTRIAN PATHWAY ADDED  
TO CONNECT TO MAIN  
ELEVATOR LOBBY ON THIS  
FLOOR

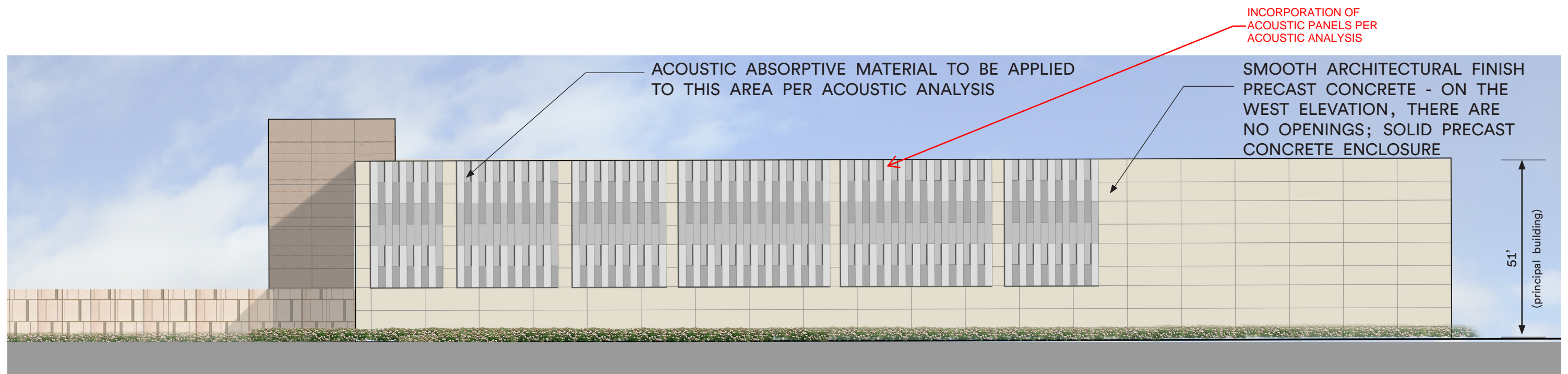
ELEVATOR IN THIS AREA  
REMOVED AS A CONNECTION  
TO THE MAIN LOBBY NOW  
EXISTS ON THIS LEVEL





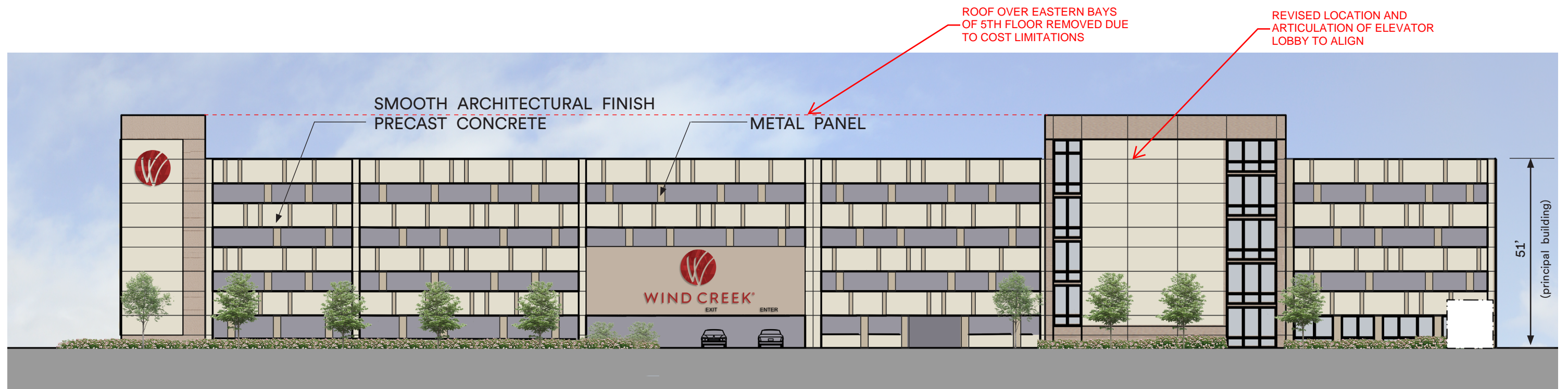


**SOUTH ELEVATION**

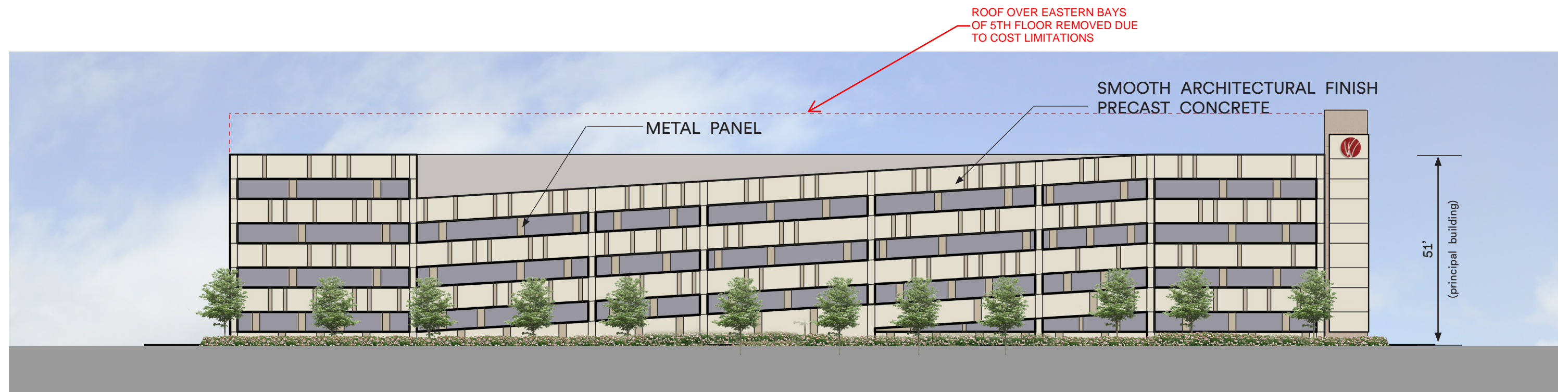


**WEST ELEVATION**





NORTH ELEVATION



EAST ELEVATION

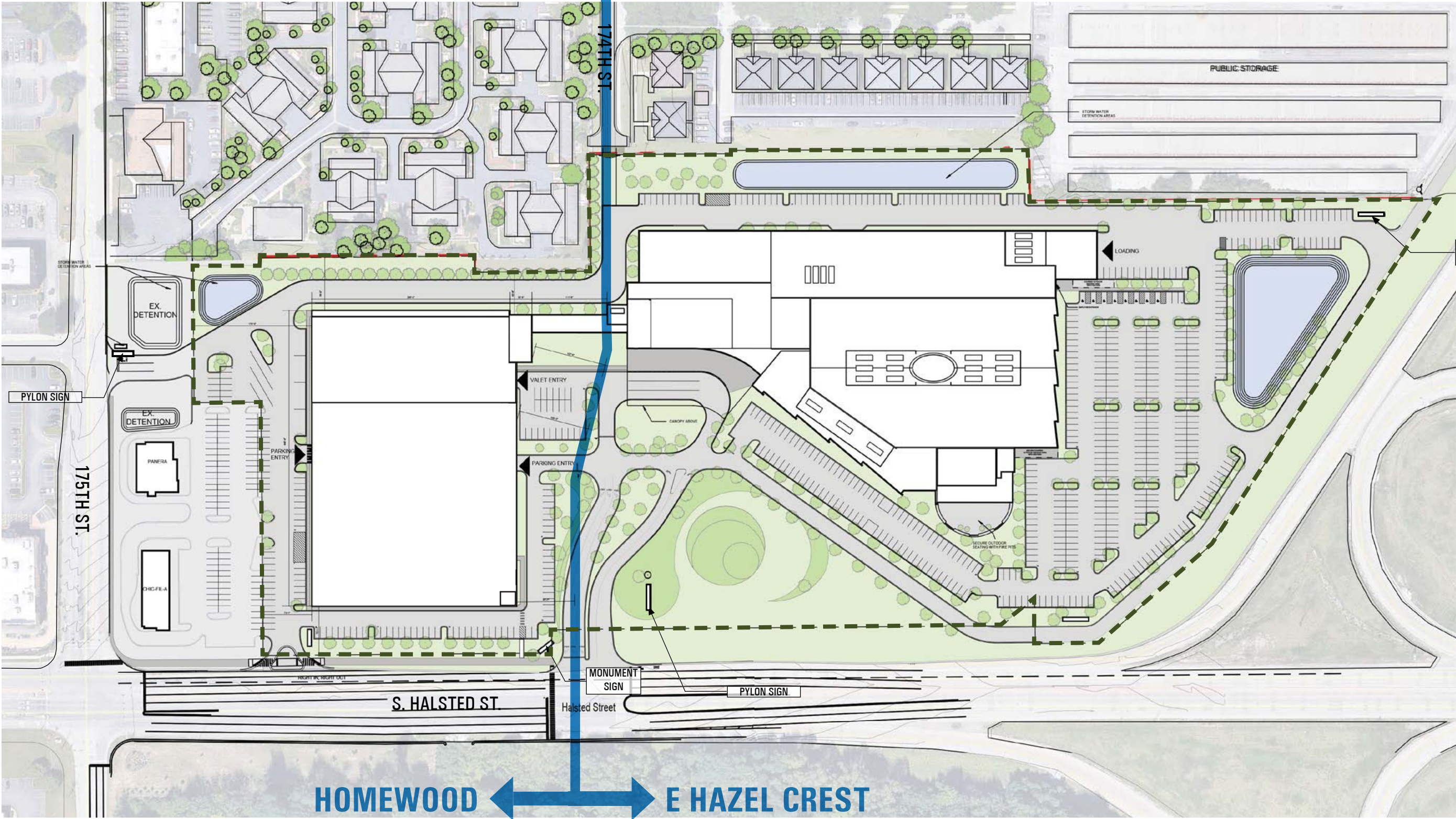


ELEVATION CONCEPT

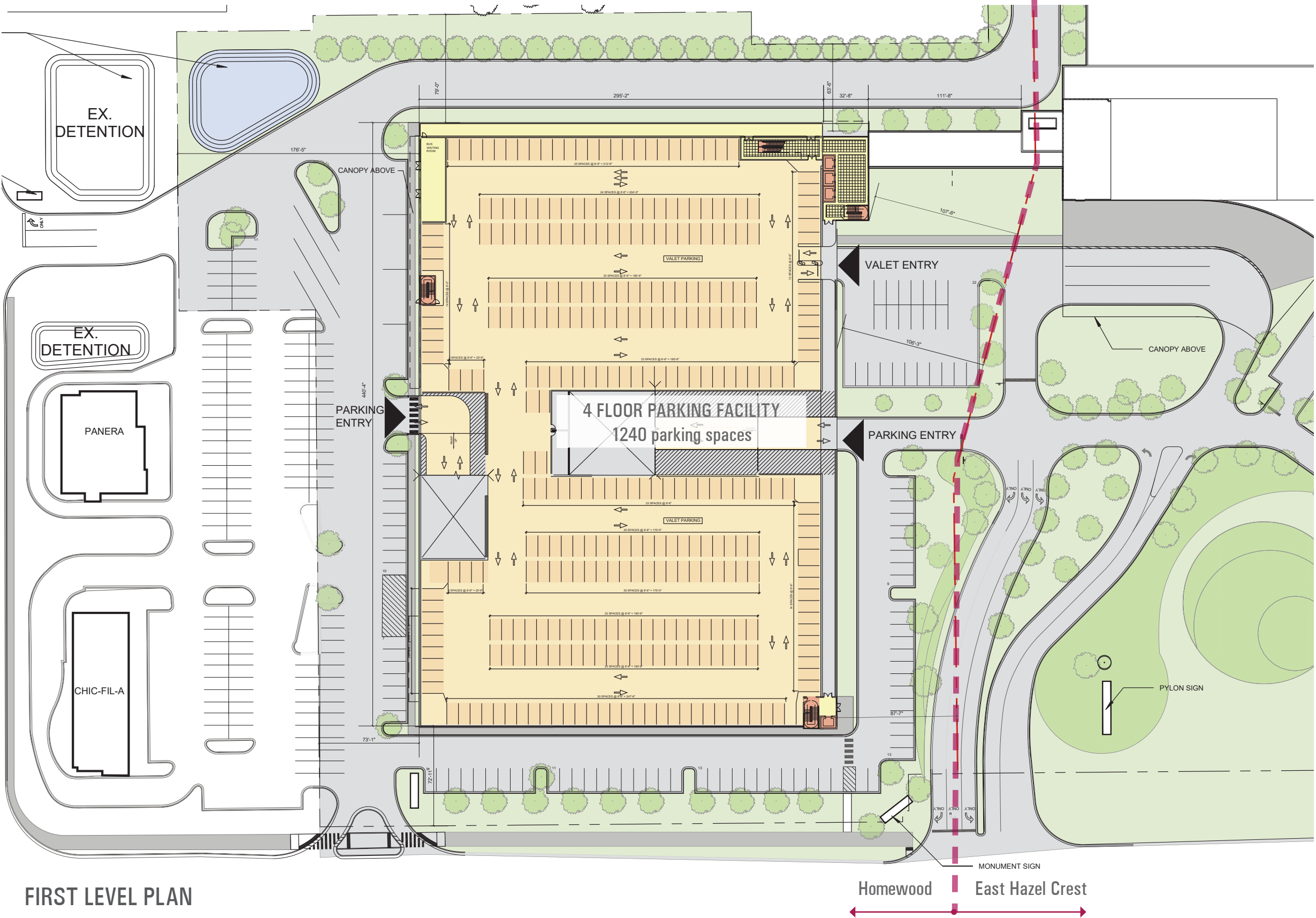
**WIND CREEK CASINO**  
PARKING GARAGE CONCEPT

EAST HAZEL CREST, ILLINOIS  
HOMWOOD, ILLINOIS  
06.20.2022



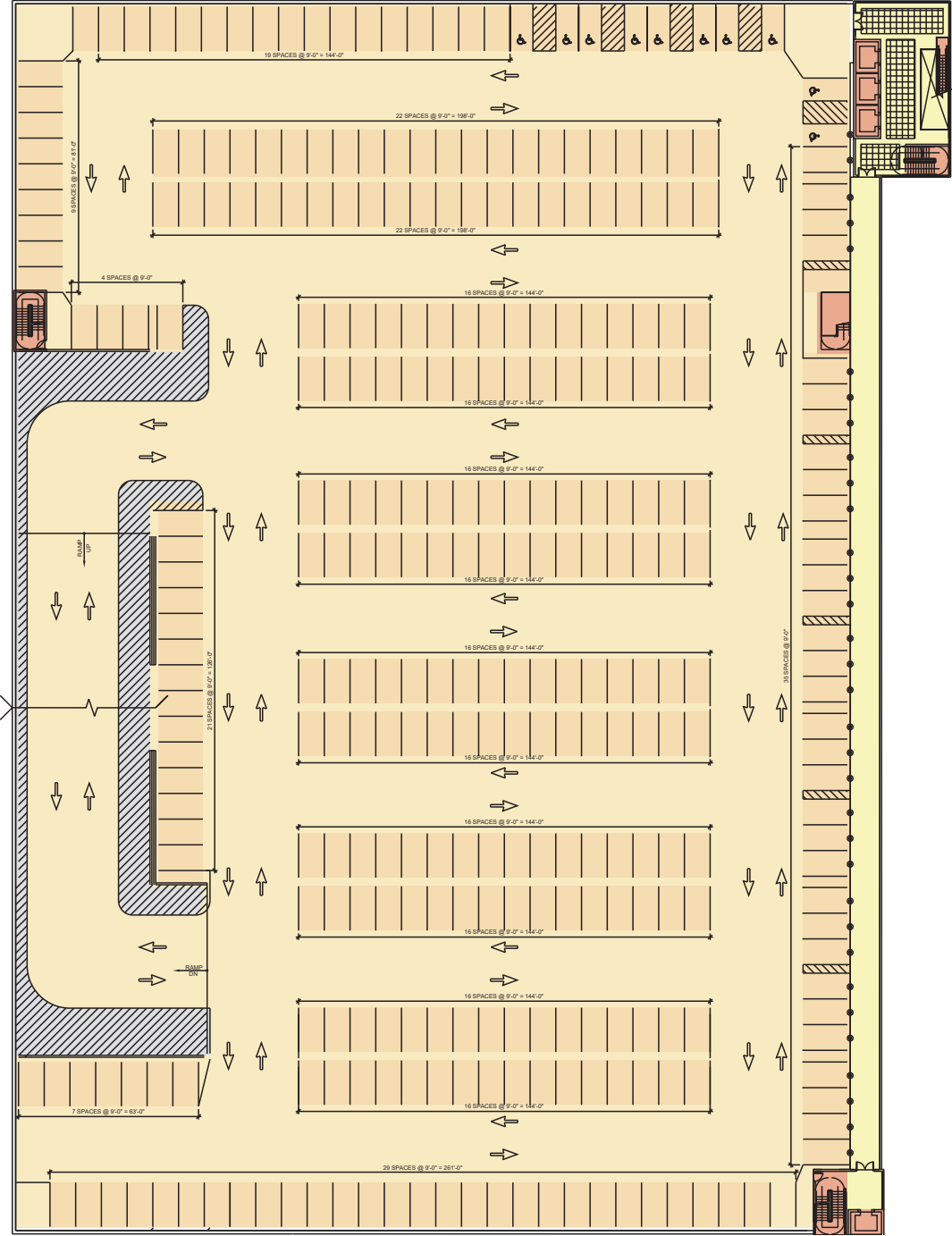




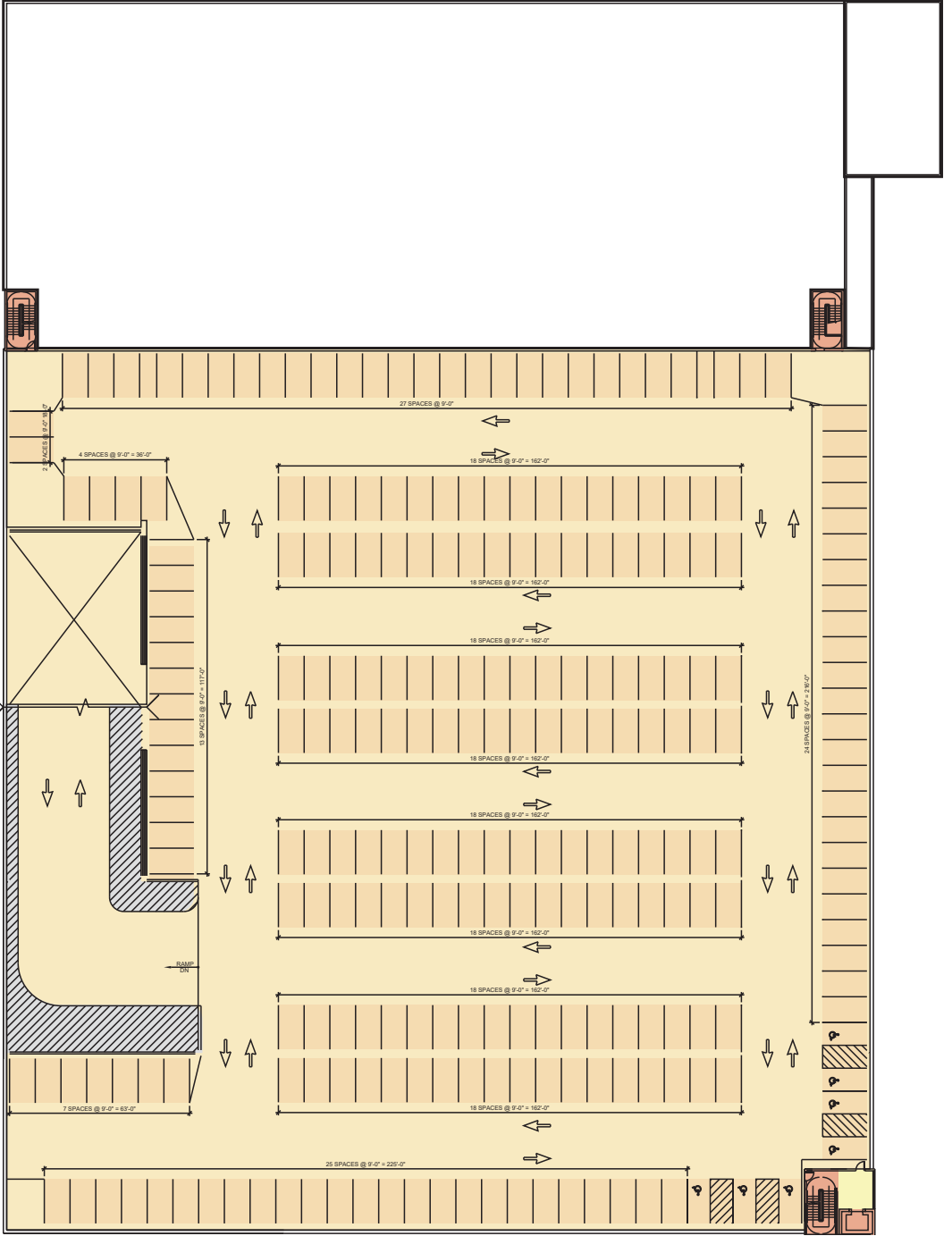


FIRST LEVEL PLAN





FOURTH LEVEL PLAN



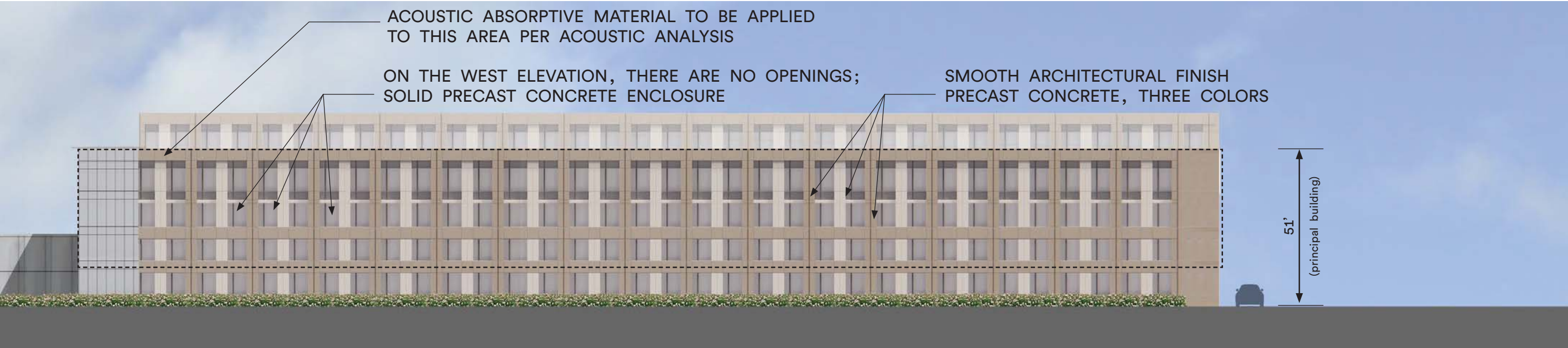
FIFTH LEVEL PLAN

1" = 60' ⊖ N





SOUTH ELEVATION



WEST ELEVATION





NORTH ELEVATION



EAST ELEVATION