

## MEETING AGENDA



### Appearance Commission

Village of Homewood

January 05, 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](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 end of agenda for virtual meeting information.*

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the Appearance Commission meeting on September 1, 2022.

4. Regular Business:

Case 22-46: 18046 Halsted Street - CD One Price Cleaners Exterior Alterations and Sign Variance

5. Old Business:

Commission and Development Updates Memo

6. New Business:

7. Adjourn

---

The public is invited to the meeting using the link below to join Webinar:  
<https://us06web.zoom.us/j/84252322094?pwd=Y0dsUks1UFg2SXhGeDlnOEp>

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

---



**Village Of Homewood  
Appearance Commission  
Thursday, September 1, 2022  
6:00 p.m.**

**Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430**

---

**CALL TO ORDER:** Chairman Wright called the meeting to order at 6:02 p.m.

**ROLL CALL:** Members Hrymak, Preston, Quirke, Zander, and Chairman Wright were present. Member Willis was absent. In attendance from the Village were Village Planner Valerie Berstene and Building Department Secretary Darlene Leonard. Six people were in the audience.

**APPROVAL OF MINUTES:** Chairman Wright asked if there were any changes or corrections to the minutes for July 7, 2022. There were no changes or corrections. There being no changes or corrections a motion was made by Member Zander to approve the minutes of July 7, 2022; seconded by Member Hrymak.

AYES: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright.

NAYES: None

ABSTENTIONS: None

ABSENT: Member Willis

## **AGENDA ITEMS:**

### **Case No. 22-27, Target Exterior Improvements.**

Village Planner Berstene to presented the case.

Village Planner Berstene stated that Target is already over the allowed signage currently and they are adding new signage in the lot and on the building. The proposed signage would push the total to 650 square feet. There are no existing variances for exceeding the overage from the allotted 500 square feet.

Chairman Wright asked if the drive-up signs are only considered branding because of the logo in it.

Village Planner Berstene stated that the totals seem off, the paperwork stated the drive-up and logo on the building is 77 square feet but it's 5'8" x 43'.

Chairman Wright asked if the entire thing count towards signage, including the colored section on the wall.

Village Planner Berstene stated it's a good question and other businesses have had that count to the sign total.

Member Quirke asked if the entire wall is the signage.

Chairman Wright asked if it is painted wall or signboard behind it.

Edward Davies of Kimley-Horn and Associates, stated it is painted wall.

Member Preston stated it looks great and she has no complaints.

Member Hrymak asked if the new color is a corporate plan.

Mr. Davies stated it is a nationwide refurbishment/rebranding.

Member Hrymak stated the red color is not muted and is very bright on the parking signs and asked if the doors will remain that red.

Mr. Davies stated the red is true color, and the silver film will give the doors a more silver look.

Member Hrymak asked if they will have to consider the drive-up notices now because more places are having it. Member Hrymak stated he has been concerned about the maintenance of the property and the parking lot and stated he is concerned it won't be taken care of.

Member Quirke stated, regarding the pick-up signage, that he expects them to be gone in a year when people aren't worried about COVID anymore.

Member Quirke asked if the signage approval will carry over when they are gone. Member Quirke added that he does not think of them as advertising signage, but more directional signage. Member Quirke stated that it needs to be kept track of for the future and looked into how it will be handled.

Member Quirke asked if the number of disabled parking spaces and the proximity of them to the door isn't changing.

Member Hrymak stated by law they cannot do that.

Chairman Wright asked if it will be reviewed.

Village Planner Berstene stated it will be reviewed when they come in for the permit for the striping.

Member Zander stated he considers these as directional signage and added that if or when the ordinance is looked at a category for directional signage might need to be added.

Member Hrymak asked if it's approved, but they are determined to be directional signage and they become separate, would it bring down the amount and change it. Member Hrymak asked if it could be reduced or changed.

Chairman Wright stated that most opinions are that they are branding, but they will deal with it as best they can tonight.

Chairman Wright stated it looks great and they generally do not approve a lot of sign variances.

Chairman Wright asked if there is a Plan B developed if it isn't approved.

Mr. Davies stated it does happen from time to time and they would have to take it back to Target. In the past that has resulted in the time frame being pushed back.

Chairman Wright asked for a motion to approve Case 22-27 Target Exterior Improvements for 17605 Halsted and recommend approval of a variance from the maximum gross signage area of 150 square feet for target at 17605 Halsted. Motion was made by Member Quirke to recommend approval of Case 22-27 – Target Exterior Improvements, Seconded by Member Preston.

Member Quirke stated that he doesn't think adding the 150 square feet without a deadline of removal if the signage is removed and that it is signage, but it's more directional.

Member Preston stated it is a mix of wayfinding and branding.

AYES: Members Preston, Zander, and Chairman Wright.

NAYES: Members Hrymak and Quirke.

ABSTENTIONS: None.

ABSENT: Member Willis.

Motion passed.

### **Case No. 22-25, 810 Maple Avenue, Elevations, Landscape Plan, and Lighting Plan for Building Repositioning.**

Village Planner Berstene presented the case and stated this has already gone in front of the Planning and Zoning Commission for the site plan and a parking variance and that the light plan complies with the requirements.

Vincenzo Colella, the architect for the project, stated they are willing to work with the Village for a resolution.

Chairman Wright asked if there are 2 businesses planned.

Mr. Colella stated yes, a beauty supply store and a tobacco store.

Chairman Wright asked if the bathrooms are on the interior, not along windows, and there are no kitchens and asked if they are okay with the landscape recommendations.

Mr. Colella stated the bathrooms are on the interior and there are no kitchens and stated yes, they are okay with the landscaping recommendations.

Member Preston asked which side would be the beauty supply and which would be the smoke shop.

Village Planner Berstene stated the beauty supply is on the Maple side.

Member Preston asked if the darker windows (on the plan) are part of the beauty supply store.

Village Planner Berstene stated yes. And at the north end of the building, inside the smoke shop, there is going to be a humidior.

Chairman Wright asked how they feel about the minimum 50% transparency on the windows.

Member Preston stated she likes to be able to see into a business and added that it can feel tacky when clothes, etc. are blocking the windows.



Member Hrymak asked why the windows are so dark.

Village Planner Berstene stated the proposed layout as pegboards on the perimeter.

Member Hrymak stated it's an area that is not easily seen and asked if it will be 50%.

Chairman Wright stated it won't unless it's part of the motion.

Member Hrymak stated is has to be for security purposes and added that he is a big proponent if security and safety.

Member Hrymak stated that he is implored to mention the landscaping as too many places don not maintain it and it looks terrible, and added if the windows don't meet the 50% then he wouldn't be for it.

Member Quirke asked if the racks are for window displays or for inside displays.

Mr. Colella stated it is just on the inside and stated he agrees that the visibility is needed.

Member Quirke asked where the landscaping is going, if it's just along the Maple Avenue side, and asked if there will be and pots on the east side.

Mr. Colella stated it's just along Maple and there is nothing on the east side to keep the visibility and site lines open.

Member Quirke asked where the advertising/business signage is going.

Chairman Wright stated the signage is proposed, but is within code.

Village Planner Berstene stated that's correct, the signage complies with the allowed square foot maximum.

Chairman Wright asked if the tenants will be made aware of that the overabundance of signage on the glass can get them in trouble.

Member Zander asked how they would meet the 50%.

Village Planner Berstene stated it might meet on the east side, but not on the south side.

Member Zander stated if the wall is built right to the windows, they will not have any transparency.

Chairman Wright asked for a motion to approve Case 22-25, Building Repositioning for 810 Maple Avenue as proposed on the elevations, landscape plan, and lighting plan submitted by BAU Design and Development, and subject to providing a minimum 50% transparency per primary elevation, from 2.5' above grade to the top of the window and that all dead landscaping will be replaced.

Motion was made by Member Quirke to recommend approval of Case 22-25 – 810 Maple Avenue, Elevations, Landscape Plan, and Lighting Plan for Building Repositioning, Seconded by Member Zander.

AYES: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.  
ABSENT: Member Willis.

Motion passed.

**Case No. 22-28, 2138 183<sup>rd</sup> Street – Gas Station Rebranding.**

Village Planner Berstene presented the case.

Mr. Singh stated the roof will be red and the building white and the windows are new bulletproof glass with the protective covering still on it. It's not display stands blocking the windows.

Member Preston stated it looks standard and she has no questions.

Member Hrymak stated he is glad someone is going in and asked about the location next door.

Mr. Singh stated they are working it out.

Member Quirke asked about ownership with the place next door.

Mr. Singh stated they are considering a pizza place.

Mr. Millner stated Shell only has their name on the octane buttons on the pumps otherwise they just use the shell logo.

Village Planner Berstene stated a lot of businesses are going that way.

Member Hrymak stated keep the landscaping maintained, especially at the signage.

Chairman Wright added that the Village Arborist can help with it.

Village Planner Berstene stated the Village Arborist is looking into it and is putting a plan together.

Mr. Singh asked if the sign can be raised.

Chairman Wright stated it's not part of this plan.

Village Planner Berstene stated there is a limit of 5 feet for signage in the downtown area.

Chairman Wright asked for a motion to approve Case 22-28 Gas Station rebranding for 2138 183<sup>rd</sup> Street as proposed on the drawings submitted by Federal Health Sign Company/Visual Communications and the landscape plan recommended by Staff and subject to providing a minimum transparency of windows on each elevation within the zone measured from 2.5' above grade to the top of the window. Motion was made by Member Hrymak to recommend approval of Case 22-28 Gas Station rebranding for 2138 183<sup>rd</sup> Street as proposed on the drawings submitted, Seconded by Member Preston.

AYES: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.

ABSENT: Member Willis.

Motion passed.

**OLD BUSINESS:**

Member Quirke asked if the plan has gone to the arborist yet for the casino.

Village Planner Berstene stated nothing has been received from them recently.

**NEW BUSINESS:**

Chairman Wright asked when Walmart would be coming back.

Village Planner Berstene stated probably 2024.

Chairman Wright asked if there is any update for KFC.

Village Planner Berstene stated they sent in a sign application and it didn't match what was previously approved.

Member Hrymak stated he'd like the Village to emphasize to the business owners to maintain their lots and exteriors.

Member Quirke proposed to deputize the commission members as inspectors.

**ADJOURNMENT:**

A motion was made by Member Quirke to adjourn the meeting at 7:07 p.m.; seconded by Member Hrymak. All in favor. None opposed. Motion passed unanimously.

Respectfully submitted,

Angela M. Mesaros  
Staff Liaison

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: January 5, 2023

**To:** Appearance Commission

**From:** Valerie Berstene, Village Planner

**Through:** Angela Mesaros, Director of  
Economic and Community Development

**Topic:** Case 22-46 – CD One Price Cleaners  
Exterior Alterations and Sign Variance



## APPLICATION INFORMATION

APPLICANT	Piyush Patel
OWNER	Bakulaben Patel, BANA Investments, LLC
APPROVAL REQUESTED	Exterior Alterations, and Sign Variance
ADDRESS	18046 Halsted
PIN	29-32-406-050-0000

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Narrative	1	Piyush Patel	--
Signage Cut Sheets	2	--	--
Building Permit Plans Sheet A210	1	Berneche2 Architecture	12/08/2022
Staff Exhibits	6	Valerie Berstene, Village Planner	01/05/2023

## BACKGROUND

The subject property is one of four tenant spaces in a 5,900-sf multi-tenant building, comprising 18042 – 18048 Halsted Street. The space at 18046 Halsted was formerly occupied by LOYA Insurance Company. The new tenant is CD One Price Cleaners. The applicant requests approval of an exterior alteration to add a storefront window with an integrated through-wall drop box, and a sign variance.

## HISTORY

The multi-tenant building was constructed in 2001. At the January 10, 2001 Appearance Commission meeting, the Commission approved four wall signs of 21 sf each, totaling 84 sf of wall signs, and a 64 sf pole sign. Subsequent permit requests to alter or replace signs have been administratively approved, as well as several requests to vary from the signage limitation heard by the Appearance Commission (Case 03-32 Wireless Solutions Sign Variance; Case 03-33 JJ Fish & Market Sign Variance).

## DISCUSSION

The applicant has two requests before the Commission: one for exterior alterations to add a pane of storefront glass with an integrated through-wall drop box and one for a sign variance.

### EXTERIOR ALTERATIONS

The existing building has a symmetrical elevation, composed of two-tenant modules, grouping together the northern two tenants and the southern two tenants. Within each module, the two tenant space doors are adjoined, separated by the dividing party wall, each with three storefront windows flanking them. Between these two mirrored halves spans variegated tan brick. The applicant proposes to add a fourth storefront window in lieu of existing brick façade. This new window will allow the tenant to provide a through-wall drop box for after-hours receipt of dry cleaning. The drop box will be a metal box, inserted into the storefront window.

All aspects of the proposed storefront window are designated to match the existing. However, the drawings do not indicate the continuation of the existing exterior masonry sill between the unit masonry base and the storefront. Staff recommends that this masonry sill be included for approval.

The new zoning ordinance pending adoption by the Village Board of Trustees on January 10, 2023 will require all new uses in the B-4 District to maintain 60% ground floor transparency. In light of that pending regulation, Staff recommends attaching the condition of approval that will ensure this new business is in line with those regulations from its opening. The floor plan provided for the building permits indicate that the proposed build-out will comply. Including this condition should not have a change to the plans for the business, but provide an assurance that it maintained as such over time.

### SIGNAGE

The applicant requests approval of a 56 sf wall sign and 21 sf tenant panel in the existing multi-tenant ground sign. The requested signage exceeds the gross sign area allowed by the Municipal Code, Chapter 30. The maximum allowed sign area (sf) per property is calculated by multiplying the linear feet of building frontage by 2.5. The subject property has 85 feet of building frontage, allowing it a maximum 212.5 sf of gross sign area. Gross sign area includes both wall signs and ground signs.

The subject property is a multi-tenant building, therefore the existing signage of the other tenants must be taken into account in determining the amount available for the applicant. The Sign Ordinance sets forth:

*“If a single building is designed for occupancy by more than one business use and is so used, the formula to be applied in ascertaining the permitted gross surface area for each individual establishment shall be based on the formula set out in this subsection. The owner of the building shall then be responsible for negotiating with all tenants in the building, the amount of signage allowable for each business.”*

This clause places the responsibility on the owner for equitable distribution of sign area among tenants. The three other existing tenants on the subject property account for 183.5 sf of the total allowed 212.5 sf (86%) for the property. In addition to that, the area of the tenant panel in the

existing ground sign is pre-determined as 12 sf. This leaves on 17 sf of available sign area for the new tenant's, the applicant's, wall sign.

The applicant is requesting a wall sign of 56 sf, requiring a variance of 39 sf. If granted, this variance would increase the gross sign area on the property 18% above the amount allowed by the Sign Ordinance, or approximately 3x the building frontage.

The previous sign installed for this address, Loya Insurance Company, was 23.3 sf. At the time it was approved, neighboring tenant signs contributing to the property's gross sign area were different.

A variance should only be granted if unique circumstances create a *hardship or practical difficulty* in following the ordinance. Village ordinances are laws, not suggestions, and should not be considered negotiable outside of such circumstances. If a variance is recommended, it should be based upon an objective rationale. Variances are not inherently associated to a particular tenant, but to the property as a whole. A variance granted to the property today would carry forward for all future tenants and signage configurations on the property. The Commission may also consider approving variance of a lesser degree of non-conformity than that requested.

#### CONFORMANCE WITH APPEARANCE PLAN

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

##### *Section E. Building Design:*

- *Materials shall be compatible with and complimentary to the design;*
- *Materials shall be of a permanent nature and require a minimum amount of maintenance;*
- *Colors shall be harmonious with bright or brilliant colors used mainly for accent.*
- *Signs shall be a part of the architectural concept and all signing shall conform to the sign regulations of the Municipal Code.*

##### *Section F. Signs:*

- *Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*

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

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

Approve Case 22-46 CD One Price Cleaners Exterior Alterations for 18046 Halsted Street as proposed on Sheet A210 submitted by berneche2 architecture dated December 8, 2022, subject to the following conditions:

1. Provide a masonry sill beneath the new storefront window, to match the adjacent existing conditions;
2. Maintain a minimum of 60% transparency of the windows; and

3. Comply with all building code requirements.

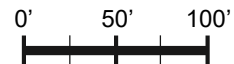
Approve Case 22-46 CD One Price Cleaners Sign Variance for 18046 Halsted Street as proposed on the submitted drawings, for a variance of 39 sf to allow for a total 251.5 sf of gross sign area for the property.



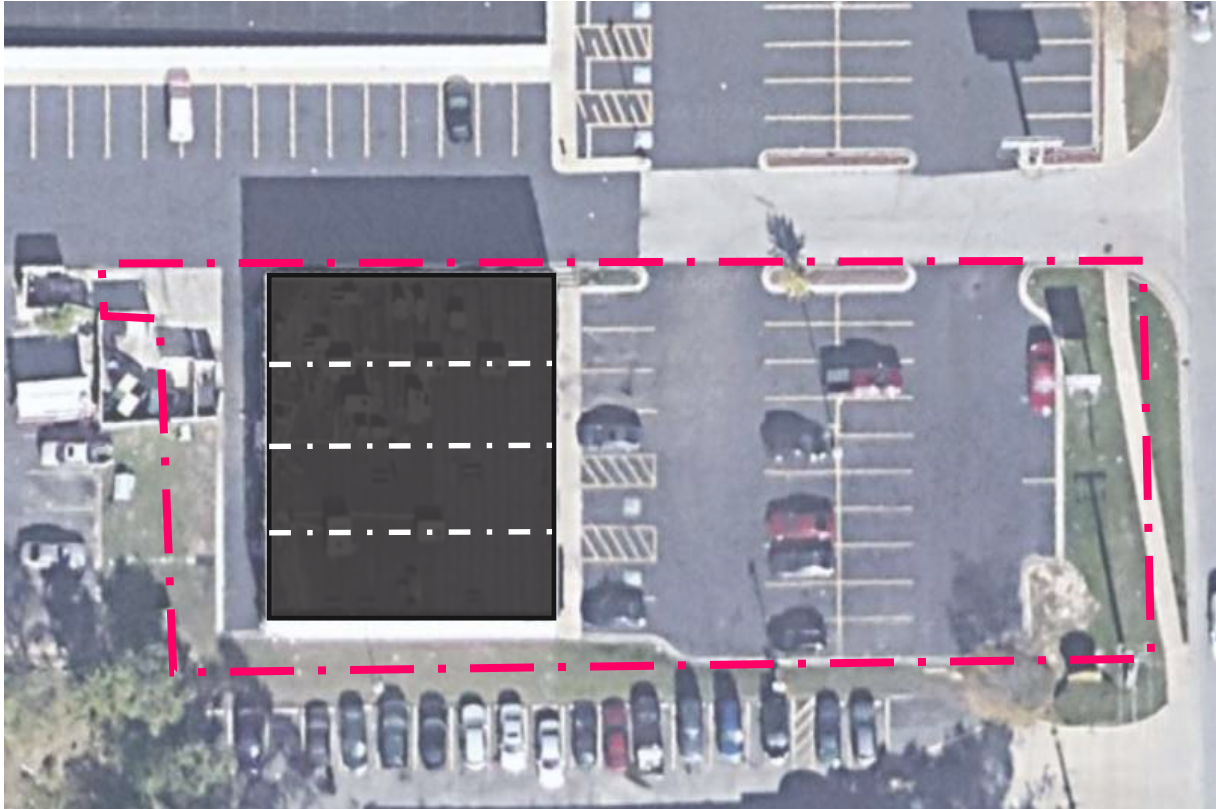


© 2019 Cook County.

Prepared by: Valerie Berstene, Village Planner







18042 - Pizza Hut

18044 - Harold's Chicken

**18046 - CD One Price Cleaners**

18048 - Jimmy John's

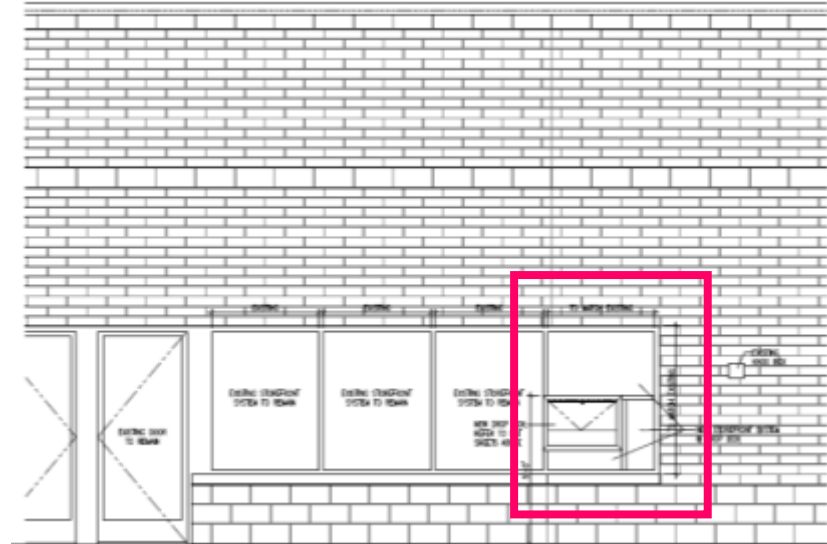


18048  
Jimmy John's

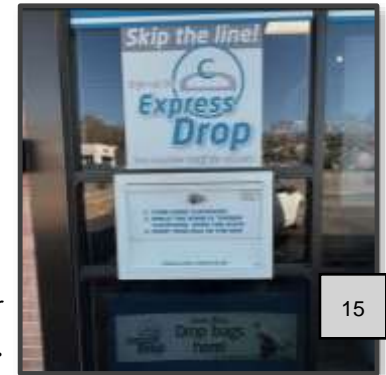
18046  
CD One Price Cleaners

18044  
Harold's Chicken

18042  
Pizza Hut



Proposed storefront window with through-wall drop box



Example image of another installed through-wall drop box.



17605 Halsted Street

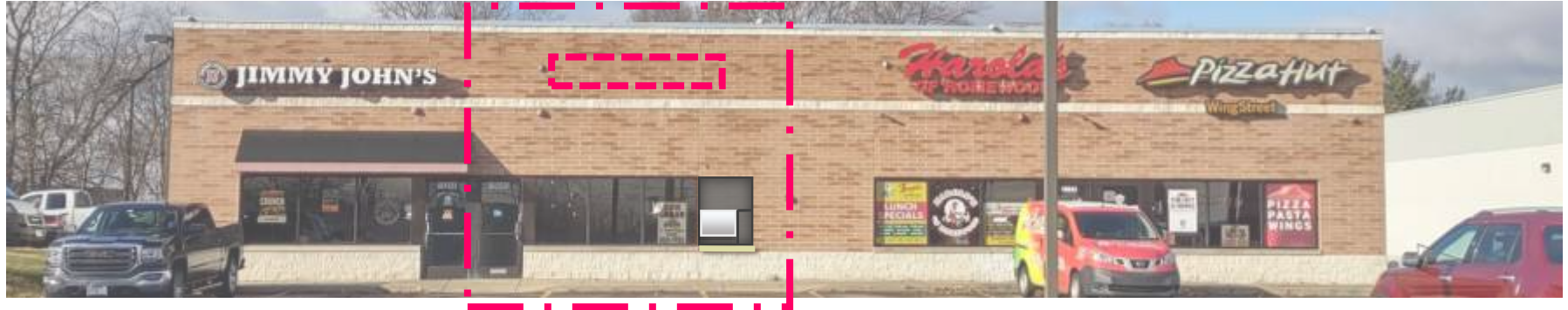
CD One Price Cleaners

Existing Signage

PIN: 29-32-406-050-0000

Case 22-46 AC

January 5, 2023



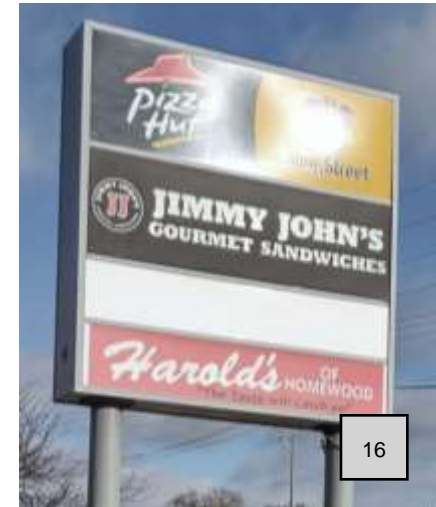
18048  
Jimmy John's

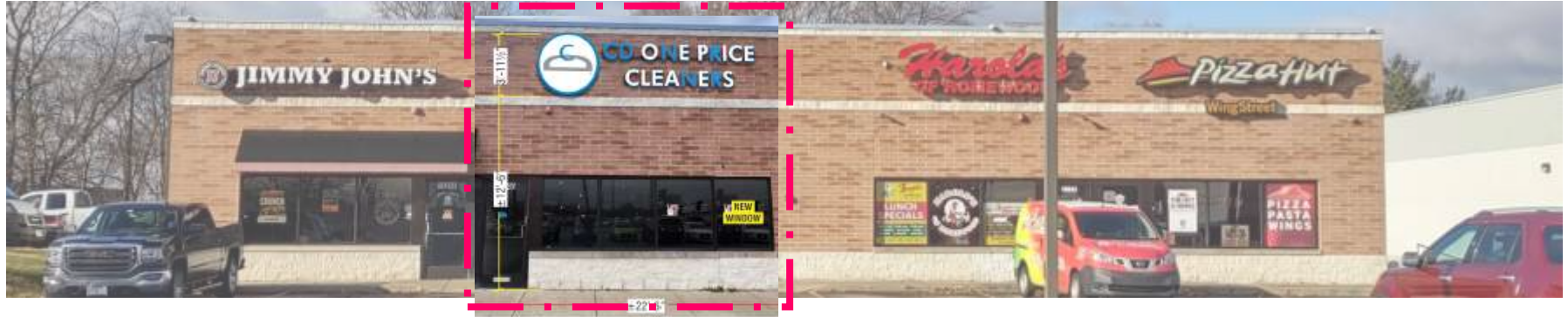
18046  
CD One Price Cleaners

18044  
Harold's Chicken

18042  
Pizza Hut

Signs	Jimmy John's	CD One Price Cleaners	Harold's Chicken	Pizza Hut	Total
Wall (sf)	40		43	40.5	123.5
Ground (sf)	24	12	12	24	72
<b>Total Sign Area</b>	<b>64</b>		<b>55</b>	<b>64.5</b>	<b>195.5</b>
Total Allowed Sign Area					212.5
<b>Available Sign Area</b>					<b>17</b>





18048  
Jimmy John's

18046  
CD One Price Cleaners

18044  
Harold's Chicken

18042  
Pizza Hut

Signs	Jimmy John's	CD One Price Cleaners	Harold's Chicken	Pizza Hut	Total
Wall (sf)	40	56	43	40.5	123.5
Ground (sf)	24	12	12	24	72
<b>Total Sign Area</b>	<b>64</b>	<b>68</b>	<b>55</b>	<b>64.5</b>	<b>195.5</b>
Total Allowed Sign Area					212.5
<b>Total Requested Sign Area</b>					<b>251.5</b>

**39 sf**  
variance

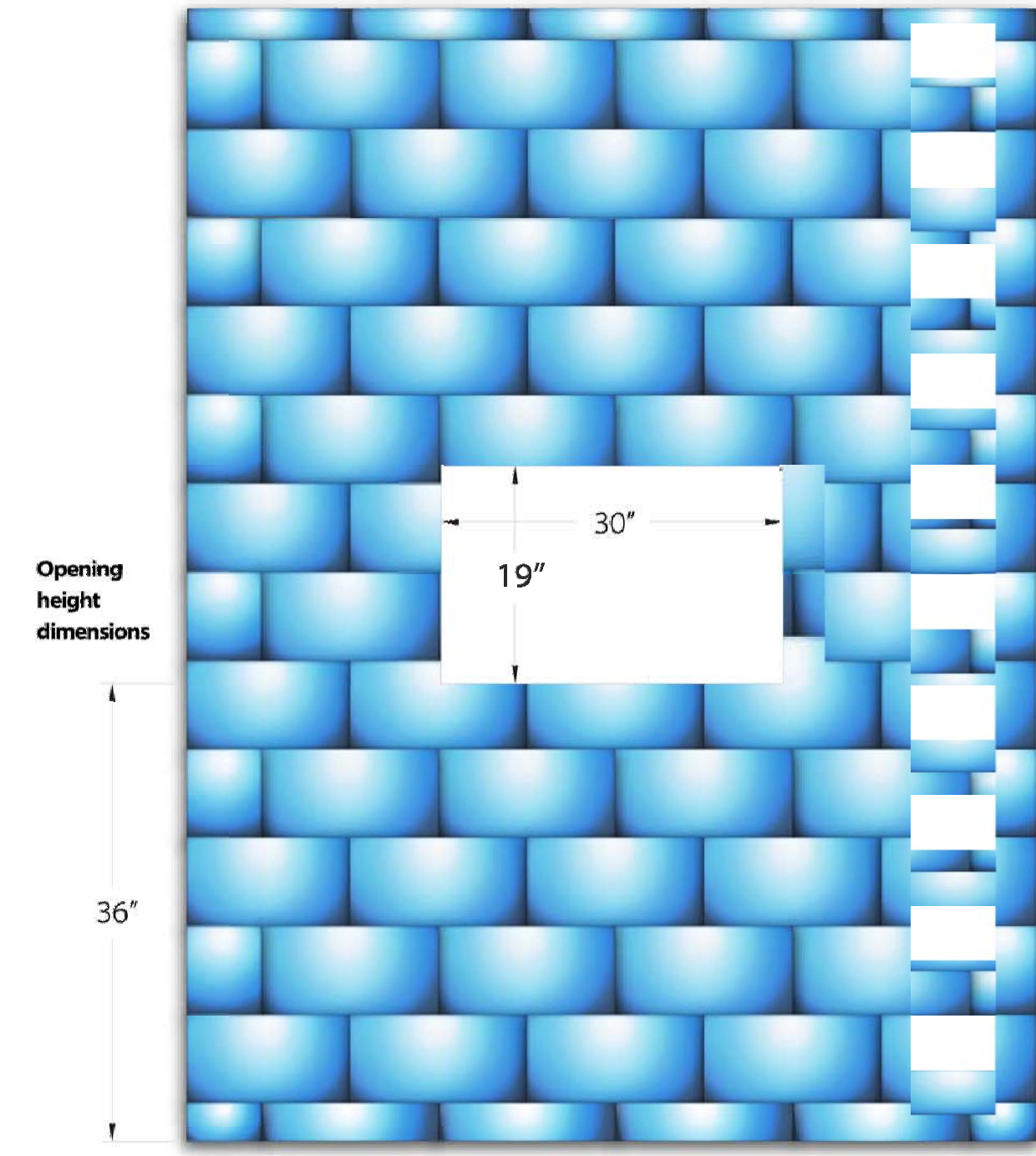


**18%** allowed gross sign area





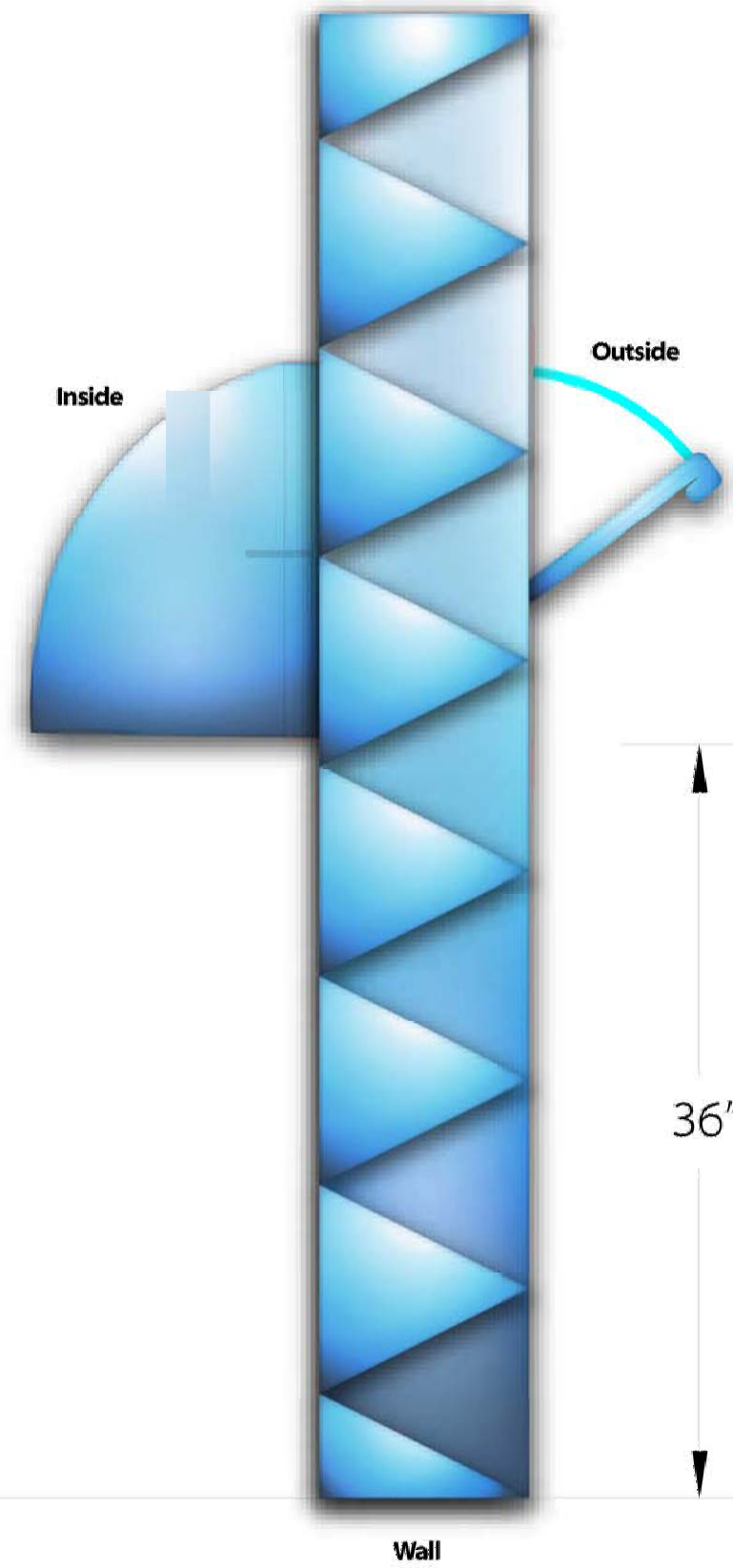
# Through-Wall Positioning



**IowaTechniques**  
THE UNIQUE PRODUCTS PEOPLE  
**ASK MATT!**  
(800) 727+1592

(800) 727+1592 | www.iowatechniques.com

# Drop Box Installation Instructions



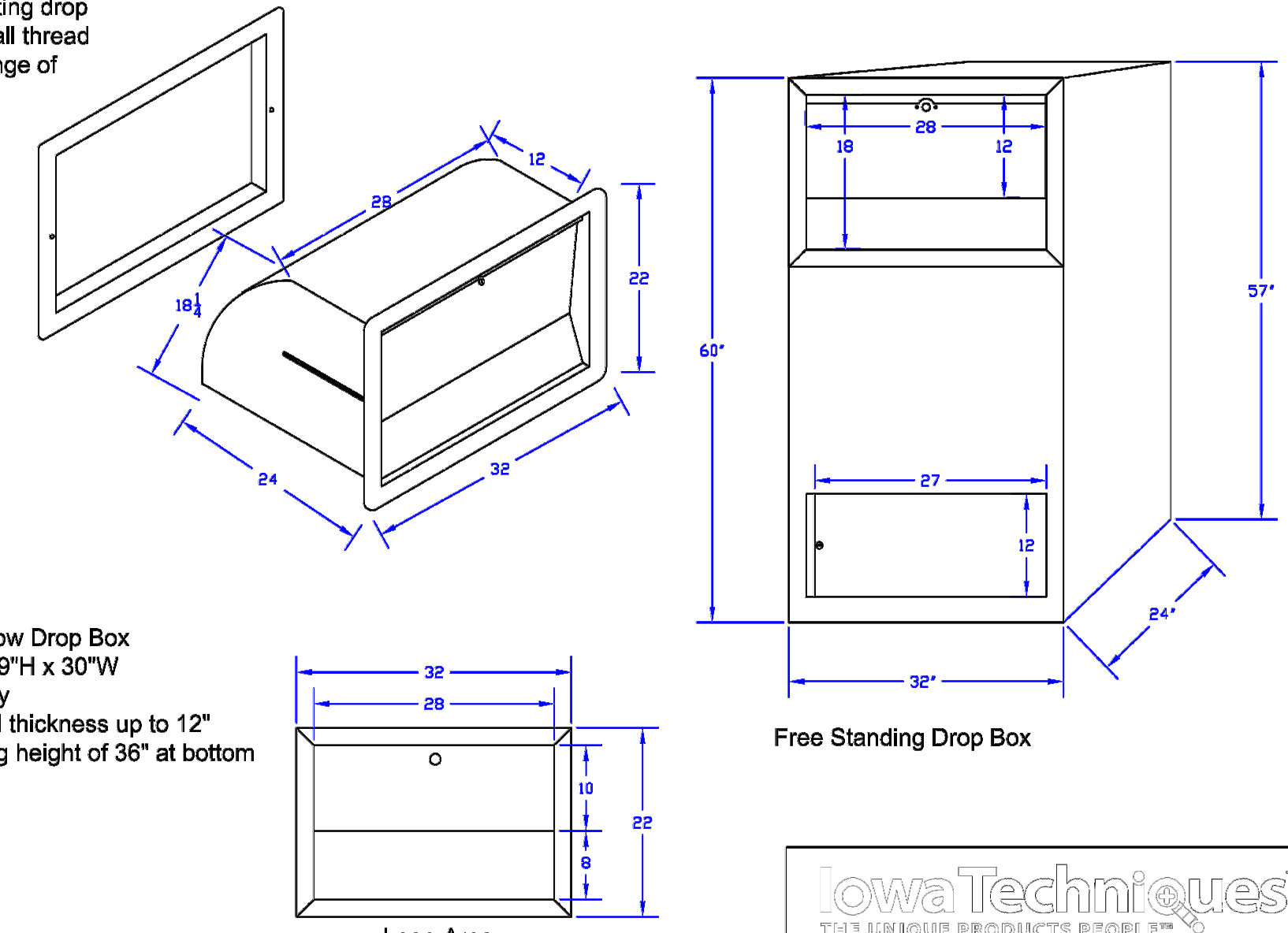
- The step-by-step**
1. Cut opening in wall or window 30" wide x 19" high (For window installation, contact your local glass company)
  2. Bottom of opening should be 36" from floor level
  3. Remove any irregularities around opening where inner and outer flange fits.
  4. Slide unit into opening from outside of building; pack insulation where needed.
  5. Slide on inner flange and secure with nuts. (Do not over tighten or distortion may occur resulting in improper closing/opening of door.)
  6. Caulk around outer flange as needed.

524 Tradesmen's Park Drive  
Hutto, Texas 78634  
info@iowatechniques.com  
512+846+2403 (Phone)  
512+846+2411 (Fax)  
800+727+1592 (Toll Free)  
www.iowatechniques.com

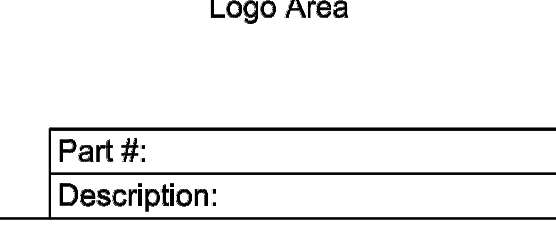
**IowaTechniques**  
THE UNIQUE PRODUCTS PEOPLE  
**ASK MATT!**  
(800) 727+1592

(800) 727+1592 | www.iowatechniques.com

Rear flange sandwiches mullion/wall, supporting drop box. Bolts to 7/16" all thread attached to front flange of drop box

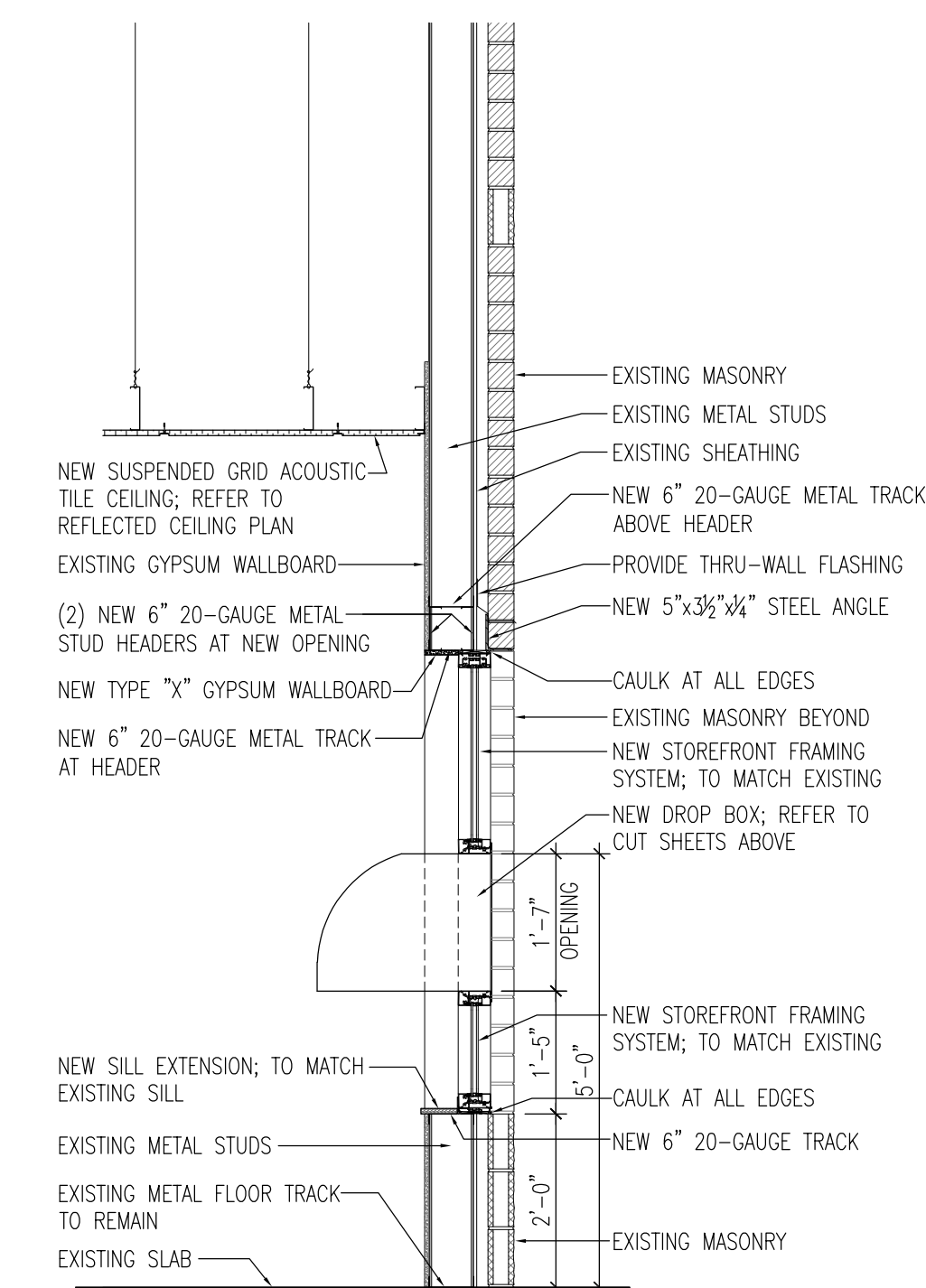


Through Wall/Window Drop Box  
Rough-in opening 19"H x 30"W  
Unit weight 95lbs dry  
Accommodates wall thickness up to 12"  
Suggested mounting height of 36" at bottom for walk up traffic

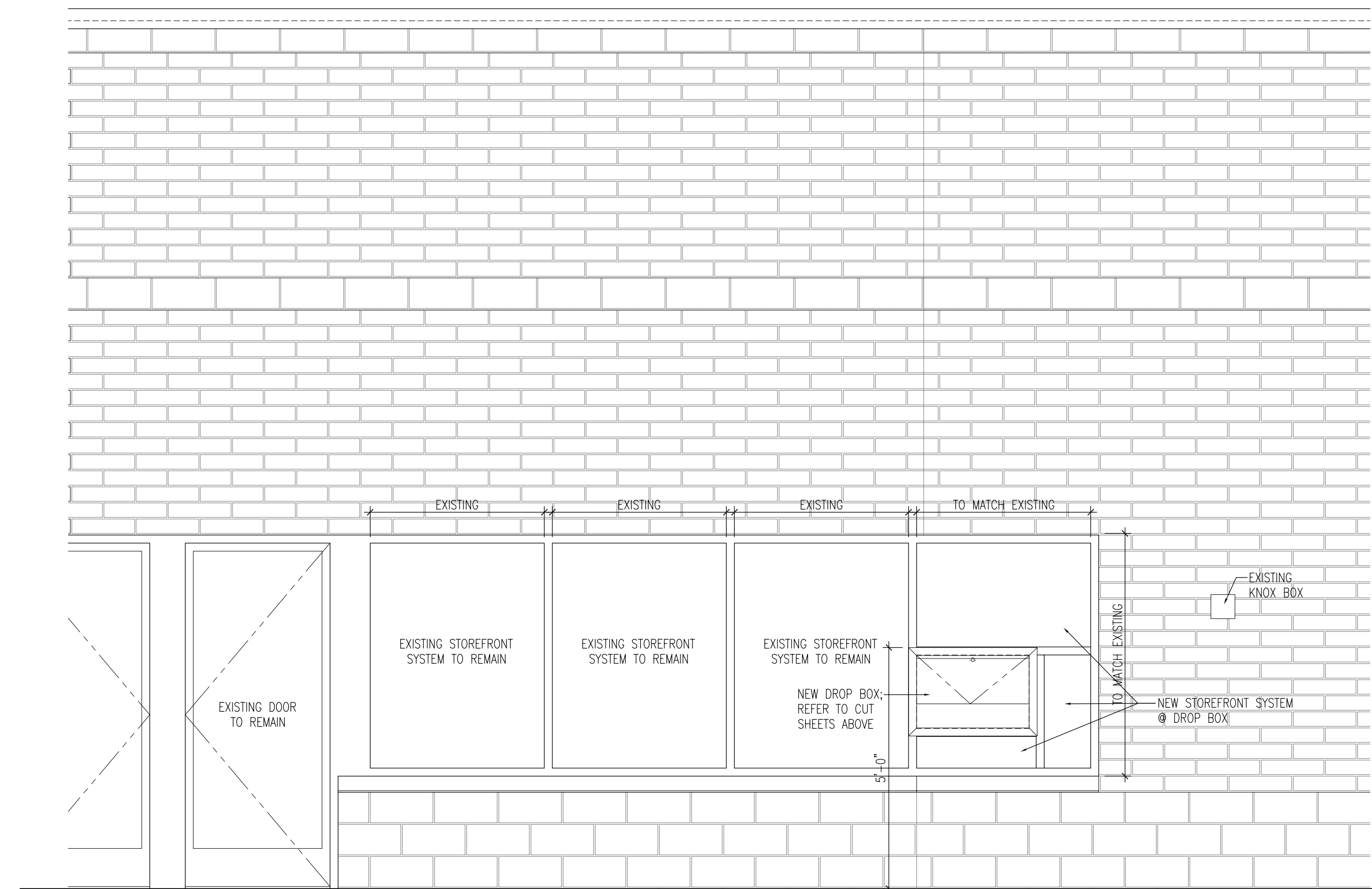


**IowaTechniques**  
THE UNIQUE PRODUCTS PEOPLE  
524 Tradesmen's Park Dr  
Hutto, TX 78634  
512-846-2403 ph 512-846-2411 fax

Part #:	Drawn By: M. Kool
Description:	Date:



2 WALL SECTION @ NEW DROP BOX  
A210 1/2" = 1'-0"



1 EXTERIOR ELEVATION  
A210 1/2" = 1'-0"

EL. 100'-0"  
B/EXTERIOR CMU  
1/100 LEVEL SLAB

Plotted 8 December 2022

**berneche2**  
architecture  
314 Illinois Street - Glen Ellyn, Illinois 60137-5669  
630.534.6654 - timothy@berneche2.com

**DETAILS**  
Tenant Space Modifications  
CD One Price Cleaners  
18046 South Halsted Street, Homewood, IL 60430

**issue dates/revisions**  
AS-BUILT DRAWINGS 2022.11.15  
PERMIT SET 2022.12.08

**project no.**  
b2-22025

**date**  
2022/12/08

**drawing no.**  
A210

cd one price cleaners tbo  
homewood, il b2-22

Dear Appearance Commission,

It is our humble request to the appearance commission to approve our request for sign variance. We are excited to say we are in process of getting the business license to open new CD ONE PRICE CLEANERS (drycleaners) in Homewood. We offer quality service at the best price for our customers with the fastest turnaround time. There are about 40 CD ONE stores in Chicago metropolitan area. We are looking forward to offering the similar first-class service to residents of Homewood. Currently the proposed location is vacant, which as occupied by LOYA insurance company.

Based on the signages currently occupied by the neighboring tenants, the new tenant is left with mere 17 sf for building façade sign. With our logo and words "CD ONE PRICE CLEANERS", we would go over given 17 st easily. We are requesting appearance commission to permit us to put a sign proportional sign to adjacent signs. Our proposed sign is about 55.6 sf, which exceeds by about 38.6 sf. Hence, we are requesting sign variance to permit us additional about 38.6 sf to the building façade exterior sign. For reference we have attached the previous tenant's signage, which looks very similar to our proposed sign in sf.

Here is some context to existing signage.

The total length for the building is 85 ft. This allows for a maximum of 212.5 sf of gross sign area. Gross sign area is all signage on the site; wall + ground.

Pizza Hut + Wingstreet  
Wall Sign = 40.5 sf  
Tenant Panel = 24 sf est.

Harold's Chicken  
Wall Sign = 43 sf  
Tenant Panel = 12 sf

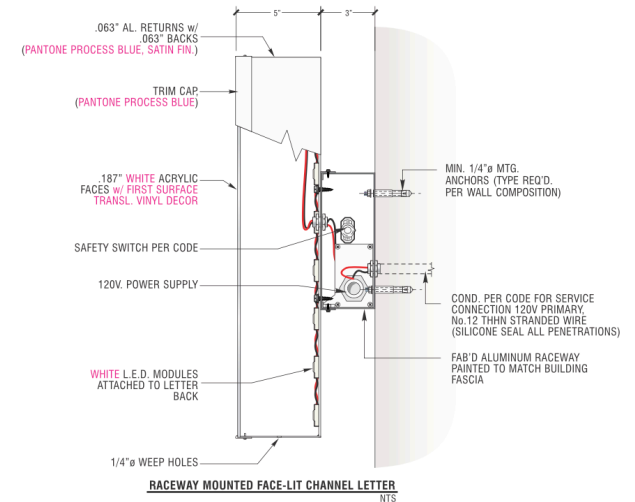
Jimmy John's  
Wall Sign = 40 sf  
Tenant Panels = 24 sf

18046 Vacant  
Available Wall Sign Area: 17 sf  
Tenant Panel = 12 sf

Pylon Sign: 8 wide

Existing Total  
Wall = 123.5  
Ground = 72 sf (includes tenant panel space)  
Total = 195.5





**A** PLEX-FACE, RACEWAY MOUNTED CHANNEL LETTERS  
SCALE: 1/2" = 1'

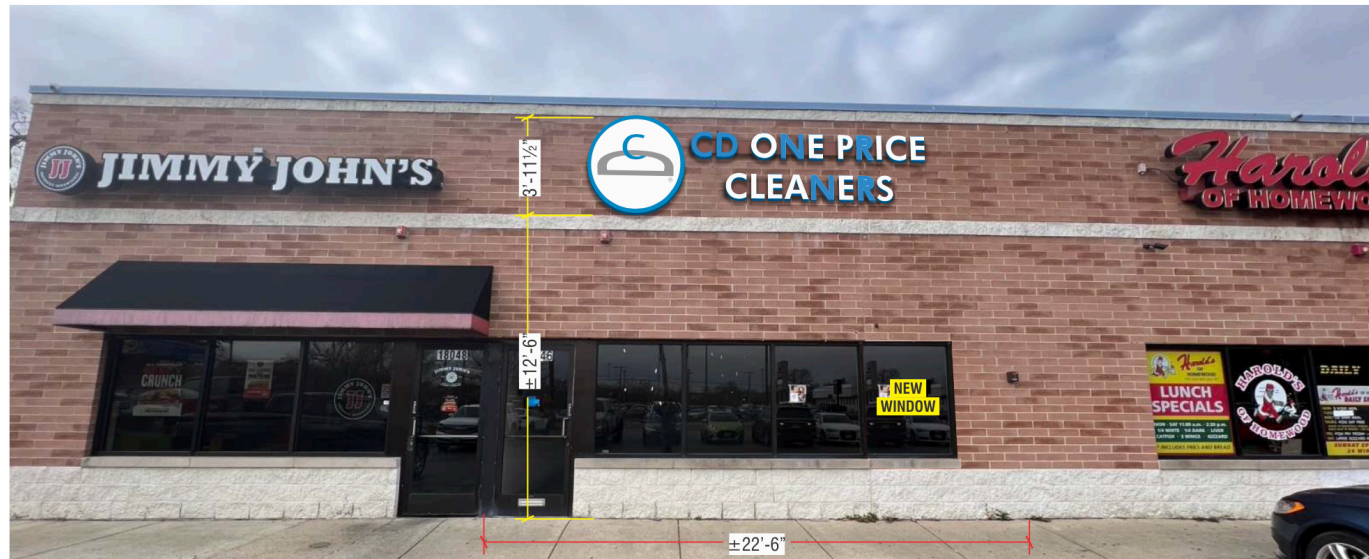
**- FACE LIT CHANNEL LETTERS & CIRCLE LOGO**

**CD:** WHITE PLEX FACES WITH FIRST SURFACE VINYL OVERLAY. BLUE TRIM CAP WITH BLUE RETURNS. RACEWAY PAINTED TO MATCH BLDG. FASCIA.

**ONE PRICE CLEANERS:** WHITE PLEX FACES WITH BLUE TRIM CAP AND BLUE RETURNS. RACEWAY PAINTED TO MATCH BLDG. FASCIA.

**CIRCLE LOGO:** WHITE PLEX FACES WITH DIRECT APPLIED VINYL, BLUE TRIM CAP AND BLUE RETURNS

COLOR KEY			
	3M #337 VINYL PANTONE PROCESS BLUE		WHITE
	PANTONE COOL GRAY 7C		V.I.F. R/W TO MATCH WALL



SCALE: 3/16" = 1'

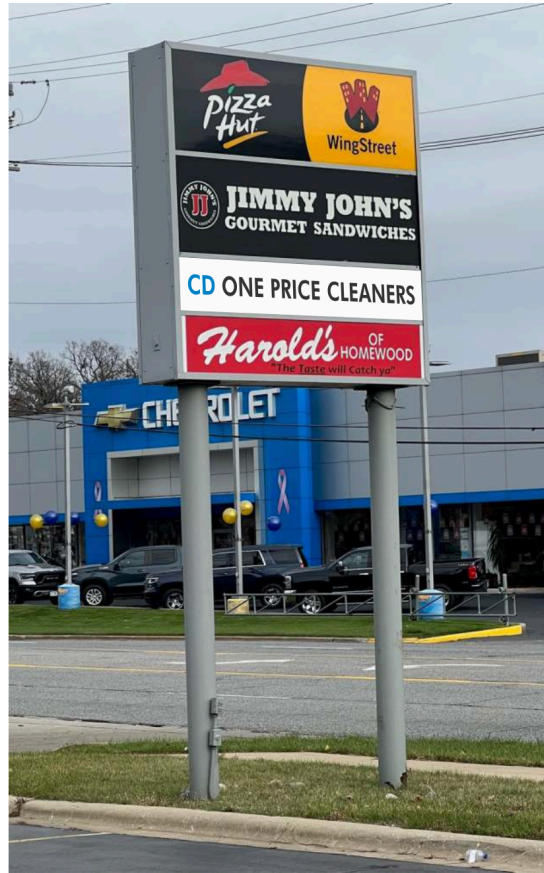




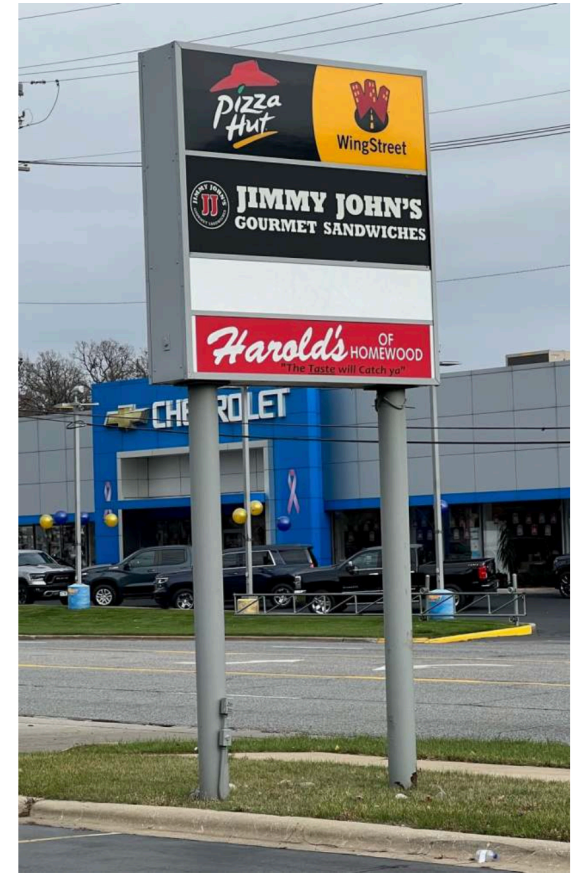
**B** TWO(2) FLAT WHIT LEXAN REPLACEMENT FACES w/ FIRST SURFACE APPLIED VINYL  
 SCALE: 1/2" = 1'

COLOR KEY	
<span style="background-color: #0070C0; color: white; padding: 2px;">3M #337 PROCESS BLUE</span>	<span style="background-color: white; border: 1px solid black; padding: 2px;">WHITE</span>
<span style="background-color: black; color: white; padding: 2px;">BLACK</span>	

PROPOSED



EXISTING



# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: January 5, 2023**

**To:** Appearance Commission

**From:** Valerie Berstene, Village Planner

**Through:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Commission and Development Updates

## **NEW COMMISSION MEMBERS**

Welcome Tikia Kidd and James Scheffke! Both were appointed to the Appearance Commission in September 2022.

## **PAST CASES**

Case 19-35: The Hartford Building – Under construction.

Case 22-05: Homewood Brewing Company – Broke ground on December 2, 2022. Construction is anticipated to take about 14 months and expects to open in Q1 2024.

Case 20-19: Metra Station – The Homewood Metra Station Rehabilitation was awarded by the Metra Board of Directors to IHC Construction of Elgin, IL on October 12, 2022. IHC plans to start construction by mid-February and will be fully under construction starting in March 2023.

Case 22-22: Wind Creek Casino – Have not yet received a revised landscape plan. Ceremonial ground breaking took place in June. Construction is underway on underground utilities.

Case 22-25: 810 Maple Building Repositioning – Exterior work is nearing completion, waiting on the new storefront assemblies.

Case 22-27: Target Exterior Improvements – Building permits were issued for the exterior improvements (paint/finishes, drive-up parking area, signage).

Case 22-28: 2138 183<sup>rd</sup> Street Gas Station – The gas station at 2138 W 183<sup>rd</sup> Street is anticipated to re-open in early 2023. Landscape improvements won't be installed until the spring.

## **PENDING CASES**

Case 22-44: Target Site Improvements – Waiting on completed materials from the applicant to proceed before the Appearance Commission.

## UPCOMING CHANGES

### New Zoning Ordinance

The new Zoning Ordinance is pending adoption by the Village Board of Trustees January 10, 2023. Taking effect immediately thereafter, the Zoning Ordinance will include new regulations related to site landscaping, building materials, and exterior appearance. As applicable, businesses and developers will be required to meet these new requirements, or request a zoning variance from the Planning and Zoning Commission. The Zoning Ordinance establishes quantitative requirements. Projects will still come before the Appearance Commission to review the qualitative approach to meeting the quantitative requirements. Staff will facilitate the transition to the new requirements of the Zoning Ordinance and review by the Appearance Commission.

To review the new Zoning Ordinance, find the document on the Village webpage here:

<https://www.village.homewood.il.us/government-departments/community-development/planning-zoning/2021-2022-zoning-code-update-project>

Landscape, lighting, and exterior appearance regulations are within Article 5.

### Update to Appearance Plan

The Appearance Plan, the guiding document of the Appearance Commission, was written in 1999 and is overdue for an update. In 2023, Staff will lead the efforts to create new appearance guidelines for the Village. This will building on the foundation of the new requirements of the zoning ordinance and provide clear guidance to developers, business owners, and the Commission. The new document will be based on feedback from the Appearance Commission, elected officials, and community members. Staff will provide more information about this process at upcoming meetings!