

MEETING AGENDA



Appearance Commission

Village of Homewood

July 17, 2025

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 May 1, 2025 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 25-28: Exterior Improvements, Target at 17605 Halsted Street

B. **Public Meeting** for Case 25-24: Exterior Improvements, Dunkin' Donuts at 2353 W 183rd Street

C. **Public Meeting** for Case 25-25: Exterior Improvements, Dunkin Donuts at 17579 Halsted Street

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=RzFRZzZmeC9RU25CN0ZhYzA0S0V6UT09>

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:

May 1, 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 6:00 pm. Chair Hrymak introduced new Member Melissa Gonser.

ROLL CALL:

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

In attendance from the Village staff were Angela Mesaros, Director of Economic and Community Development, Noah Schumerth, Assistant Director of Economic and Community Development, and Darlene Leonard, Building Department Administrative Secretary. There were no members of the public in the audience or on Zoom. Also in attendance was Trustee Liaison Phil Mason.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the November 13, 2024, meeting minutes. No changes were requested. Motion to approve made by Member Scheffke; seconded by Member Kluck.

AYES: 4 (Members Scheffke, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 2 (Members Banks and Gonser)

ABSENT: 1 (Member Preston)

Chair Hrymak asked for corrections from the March 6, 2025, meeting minutes. No changes were requested. Motion to approve made by Member Banks; seconded by Member Quirke.

AYES: 4 (Members Banks, Scheffke, Quirke, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 2 (Members Kluck and Gonser)

ABSENT: 1 (Member Preston)

Member Quirke stated on page 12 noting in the proposal to incorporate the thought from Assistant Director Schumerth for maintenance.

- **Assistant Director Schumerth asked if it was in the minutes or the sign code.**

Member Quirke stated the sign code.

Chair Hrymak stated it could wait until the sign code is discussed.

PUBLIC COMMENTS:

None.

REGULAR BUSINESS:

25-01 SIGN CODE UPDATE - CONTINUED

Assistant Director Schumerth stated this is the fourth presentation of the sign code, and the point was reached where a vote can occur, and it is appreciated that the time and effort that has been put into it.

The bulk of the changes are to commercial signage for all freestanding and canopies downtown, and marquee signs would get an appearance review. Additional requirements were added to ECM signs with brightness, color, and illumination requirements. Instructional signs had clarifications added for wall-mounted or directional.

Marquee signs have the most changes, with height regulated in the zoning district. The monument signs have size and height changes in the B-4 District as well as setbacks and right-of-way encroachments. Painted wall signs have the requirements clarified. Pylon signs had setbacks clarified and size allowances between B-3 & B-4. Graphics were added to the code.

Assistant Director Schumerth asked if there were any questions at this point.

Member Quirke asked if anyone else would participate in the process: the Village Board, the Planning and Zoning Commission, and the public.

- **Staff Liaison Mesaros stated it would go to the Planning and Zoning Commission because it is a text amendment to the Zoning Code.**

Member Quirke asked if the Village Board has to approve it.

- **Assistant Director Schumerth stated yes, as a text amendment, and there is a lot of in-house with the staff. In addition, added that Village Manager Haney has included it in the updates to the Village Board.**
- **Staff Liaison Mesaros stated the Village Board is aware, but no comments have been received from them.**

Assistant Director Schumerth stated that the Comprehensive sign plans clarify the application and the purpose of the requirements, and changed the required documents for the applications. In addition, it clarifies when the Comprehensive Sign plan is needed for existing developments or sites.

Member Quirke asked if the modifications created a third category for approvals and what that would do to the variance process.

- **Assistant Director Schumerth stated it would help determine if it is a hardship and probably result in less variances. It would allow for more modifications in response to the hardship and more discretionary changes.**
- **Staff Liaison Mesaros stated the variance is for one building. This is a larger scale for a center or a plaza.**

Member Quirke stated here was a time when sign standards for the center would not allow them to get any sign they wanted and that it is a wide area.

- **Chair Hrymak stated they could always be told no.**
- **Staff Liaison Mesaros stated if it is compatible with one of more standards, but they might have to revisit it. It is hard to make it specific because is it more like a planned development.**

Member Quirke stated they seem to be working with the property owner.

- **Staff Liaison Mesaros stated it is for the entire center and the code update would change that.**
- **Assistant Director Schumerth stated the goal is to shift away from one tenant back to the property owner, the current code does that, but it is not really followed. The property owner is required to be the one to file the Comprehensive Sign Plan.**

Member Quirke stated we should have a report to the Village Board two times a year.

Chair Hrymak asked who “we” is.

Member Quirke stated that a group comprised of people from the Appearance, Beautification and Planning and Zoning Commissions, the Police Department, and the Building Department. For compliance with the updated code and other codes.

Member Banks asked how the members would be selected.

Member Quirke stated a joint decision.

Staff Liaison Mesaros stated that they would almost have to be a new committee selected by the Village President.

Member Banks stated there needs to be a compliance committee or a better process to enforce what was approved.

Chair Hrymak stated there seems to be a need for input from the Village President and the Building Inspector on this. In addition, this is something that can be done outside of the sign code.

Member Kluck stated it possibly could be a workforce resource issue.

Chair Hrymak stated it all looks good, but on page 60 E-sign abandonment and asked if it should be “is”.

- **Staff Liaison stated yes.**

Assistant Director Schumerth stated there is a new statement about abandonment of sign.

Staff Liaison Mesaros stated that it might need clarification.

Assistant Director Schumerth stated it should say “legal nonconforming” signs.

Assistant Director Schumerth stated the language changed for repair/replacing signs and construction standards.

Member Quirke asked if there is a period for image codification.

- **Assistant Director Schumerth stated Yes, it is in the code.**

Assistant Director Schumerth stated there were new definitions added and asked if there were any additional comments.

Member Scheffke asked if the sign code is different from comparable communities.

- **Assistant Director Schumerth stated they looked at 13 communities, including Tinley Park, Downers Grove, Elmhurst, and Oak Park. Their codes were carefully looked at for sign types, etc., and the updates bring Homewood in close alignment with what they have.**

Member Scheffke asked if the cities had gotten any pushback on their code.

- **Assistant Director Schumerth stated they would have to go back and ask.**

Member Quirke asked for clarification on the chart on page 38.

- **Assistant Director Schumerth stated that lot frontage is the entire property, and tenant frontage is the individual space.**

Chair Hrymak asked if the code would have an effect on historical plaques on buildings.

- **Staff Liaison Mesaros stated no.**

Chair Hrymak asked about window signage on page 53, to clarify it, and if there will be no limit.

- **Assistant Director Schumerth stated it is 25% of each window or 25% total of all the windows.**
- **Staff Liaison Mesaros stated the language could be looked at to make it clearer.**

Chair Hrymak asked if the vote has to be postponed because there is too much to clarify.

- **Staff Liaison Mesaros stated that a vote could occur.**
- **Assistant Director Schumerth stated the vote can occur, but under certain conditions. Only three sections need more clarifying language.**

Chair Hrymak requested a motion for the approval of Case 25-01 Sign Code Update proposing amendments and clarifications as discussed by the Appearance Commission to the text of the zoning ordinance including:

1. Amendment of the zoning text of Section 44-04-14 to establish murals and public art installations as an accessory structure subject to accessory use and structure requirements;
2. Amendment of the zoning text of Section 44-07, to establish development review procedures for sign permits, sign variances, comprehensive sign plans, appearance reviews and public art and mural reviews; and
3. Establishment of Section 44-10 of the Zoning Ordinance, to: (a) set standards for permitted, prohibited and exempted sign types; (b) allow for the regulation of permitted signs and sign

structures in the Zoning Ordinance; (c) allow for the regulation of temporary signs in the Zoning Ordinance; (d) set requirements, standards and modification authority for comprehensive sign plans, (e) establish definitions, limitations and procedures for legal non-conforming signs, (f) create new construction and maintenance requirements for permitted signs, and (g) establish definitions for terms related to the regulation of signs and sign structures.

Motion to approve made by Member Scheffke; seconded by Member Banks.

AYES: 6 (Members Banks, Scheffke, Quirke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

OLD BUSINESS:

Chair Hrymak asked about the Starbucks by Ollie's.

- **Staff Liaison Mesaros stated there is no movement.**

Member Quirks asked about the bagel plaza.

- **Staff Liaison Mesaros stated there are three proposals in for the Village Board to vote on and select one to become the owner.**

Member Kluck asked about Raising Cane's.

- **Staff Liaison Mesaros stated it is a no; they had an issue with the proposed development concerning a Village water main on the site.**

Chair Hrymak asked about 1313 175th, the t-shirt place.

- **Staff Liaison Mesaros stated that nothing is going on.**

Member Quirke asked about the pizza place by the Shell and across from Lassen's.

- **Staff Liaison Mesaros stated they have not closed yet. It is dependent on the environmental letter.**

Member Quirke asked about the donut place.

- **Staff Liaison Mesaros stated there is no update.**

NEW BUSINESS:

None.

ADJOURN:

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

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

The meeting was adjourned at 7:21pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Building Department Administrative Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 17, 2025

To: Appearance Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-28: Exterior Improvements for Target, 17605 Halsted Street

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Sadie Peterson, Kimley-Horn	07/09/2025
Elevation Drawings	1	RSP Architects, Ltd.	05/15/2025
Sign Details	4	RSP Architects, Ltd.	05/15/2025
Previous Meeting Minutes – AC 9/1/22	6	Angela Mesaros, Dir. ECD	09/01/2025
Staff Exhibits	3	Noah Schumerth, Asst. Dir. ECD	07/11/2025

BACKGROUND

The applicant (Sadie Peterson of Kimley-Horn, on behalf of the Target Corporation) has proposed exterior improvements for an existing retail center at 17605 Halsted Street, including new exterior cladding, paint colors and signage. The proposed changes are associated with corporate branding updates initiated by Target.

HISTORY

This property comprises a portion of the Park Place Plaza commercial development, which was approved through the Planned Unit Development process in 1986. In 2001, the Village Board approved an amendment to the Planned Unit Development to allow the creation of new lots, including the subject site, to support new retail development. Construction of the Target store currently on the site was completed in 2002.

The site was reviewed for proposed exterior improvements in 2022 (Case 22-27). The previous proposal included changes to exterior materials, color and signage. The proposed changes were similar to those included in the current proposal. The previous proposal included a similar color palette to the current proposal, but included different materials across the building (fiber cement composite board, brick veneer and EIFS vs. metal “faux wood” paneling, brick veneer and EIFS). The previous proposal also included a sign a variance to increase the maximum allowable sign area for the site to 611.1 square feet (s.f.).

The Appearance Commission approved the proposed elevations and variance on September 1, 2022. The minutes recording this decision are attached to this memo. The Village Board reviewed and approved the sign variance on September 13, 2022. The approved exterior changes and signage were not constructed.

DISCUSSION

Exterior Materials

The façade area around the entrance is proposed to be clad in a “simulated wood” material constructed from 6” x 288” aluminum panels. These panels will be arranged to mimic the appearance of wood planks attached horizontally to the building. The planks will be colored in a dark brown color (“table walnut”). The planks are assembled with a “V-groove” assembly which allows the planks to fit together with minimal vertical relief between the planks. These planks will replace the current split-face CMU-block façade near the front entrance of the store.

No other material changes are proposed to the remainder of the store. The current façade of split-face CMU-block with horizontal smooth CMU-block accents is proposed to remain.

Color Changes

The current building has a color palette of tans and browns, with lighter tans transitioning to darker tans and light browns on recessed portions of the facades. The 6-8’ base of the building is clad in larger split-face CMU-block and has a dark brown color. The current color palette has four colors.

The new color palette is proposed to include the three colors, with light beige (BM#AF-50 “Etiquette”) used on the façade and light tan (BM#AF-100 “Pashmina”) painted on recessed facades behind the primary façade at the entrance, which will be clad in a simulated wood material. The base of the building will be painted in a grey-brown (BM#0993 “Beachomber”). Light tan and grey-brown will be extended around the entirety of the building, while the light beige will only be used on the front customer-facing side of the building. Building cornices on the customer-facing sides of the building will be painted in light beige. The color tone proposed is cooler and less saturated than the current color palette.

Signage

The current signage is proposed to be removed. The proposed signage package includes several signs to be constructed on the front (west) side of the building, including:

- One (1) internally-illuminated cabinet letter wall sign near the entrance of the building with a modernized Target “bullseye” logo and wording (replaces existing sign);
- One (1) internally-illuminated cabinet letter wall sign with advertising for “drive-up” services (new sign);
- One (1) internally-illuminated cabinet letter wall sign with advertising for CVS Pharmacy services in the building;
- One (1) vinyl window sign identifying order pick-up locations.

The proposed new signage package has a total area of 361.2 square feet. The proposed signage package does not affect other existing signage on the site which has been previously approved, including a

monument sign panel near Halsted Street and on-site directional and parking lot signage. A summary of proposed and existing signage on the site is included below:

Proposed Sign	Proposed Number	Proposed Area
New Signage Proposed		
Primary Wall Sign ("Target Bullseye")	1 sign	237.3 square feet
Secondary Wall Sign ("CVS")	1 sign	36.6 square feet
Secondary Wall Sign ("Drive-Up")	1 sign	77.1 square feet
Window Sign ("Order Pick-Up")	1 sign	10.2 square feet
Total New Signage Proposed	4 signs	361.2 square feet
Existing Signage		
Monument Sign (Target panel)	1 sign	225 square feet
Total Existing Signage	1 sign	225 square feet
Grand Total	5 signs	586.2 square feet

The maximum allowable sign area for this property is 500 square feet (394' frontage x 2.5, not to exceed 500 s.f. for a single frontage). The site was approved for a sign variance in 2022, which increased allowable sign area to 611.1 square feet. This variance excluded directional signage, which was determined to be exempt from sign regulation. The proposed sign area is lower than the variance approved in 2022. The signage originally proposed with the variance was approved but never constructed.

Conformance with Appearance Plan

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

E. Building Design

"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 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 minimal 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.*
- 7. Signs shall be part of the architectural concept. All signing shall conform to the sign regulations of the Municipal Code of the Village of Homewood, Illinois.*

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 25-28 Exterior Improvements for Target at 17605 Halsted Street as proposed on the drawings submitted by RSP Architects Ltd. dated May 15, 2025.



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

PROPERTY INFORMATION

Street Address: 17605 S Halsted St Homewood, IL 60430

Property Index Number(s): 29-33-100-064-0000

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 Sadie Peterson
 Company Kimley-Horn
 Address 11995 Singletree Lane, Suite 225
Eden Prairie, MN 55344
 Phone (612) 254-9202
 Email Sadie.peterson@kimley-horn.com
 Role Civil Analyst

PROPERTY OWNER

Name Rob Grundstrom
 Company Target Corporation
 Address 1000 Nicollet Mall
Minneapolis, MN 55403
 Phone (612) 761-2205
 Email Rob.grundstrom@target.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.

Sadie Peterson
 Applicant Name

Sadie Peterson
 Applicant Signature

7/9/2025
 Date

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ ☐ Paid Date Received: _____

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: _____

COLOR KEY:

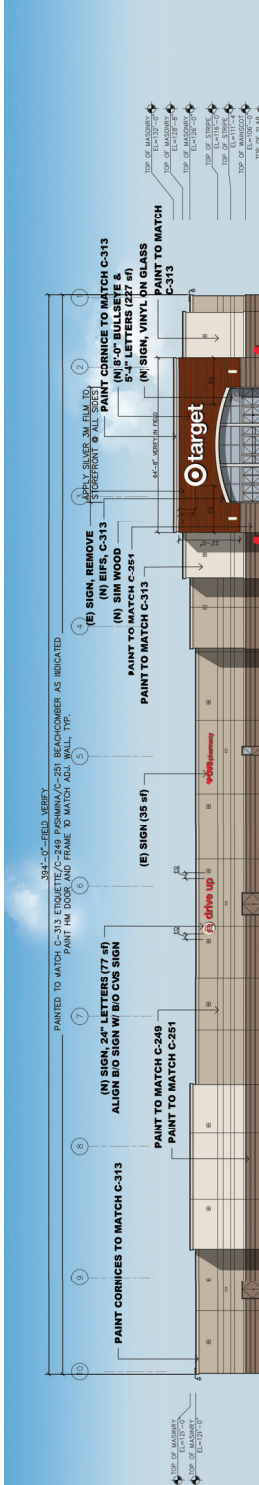
- C-313 (BM#AF-50) ETIQUETTE
- C-249 (BM #AF-100) PASHMINA
- C-251 (BM #0993) BEACHCHOMBER
- SIM WOOD: LONGBOARD ALUMINUM SIDING 6" X 288" V-GROOVE PLANKS. "TABLE WALNUT" FINISH

NOTE:

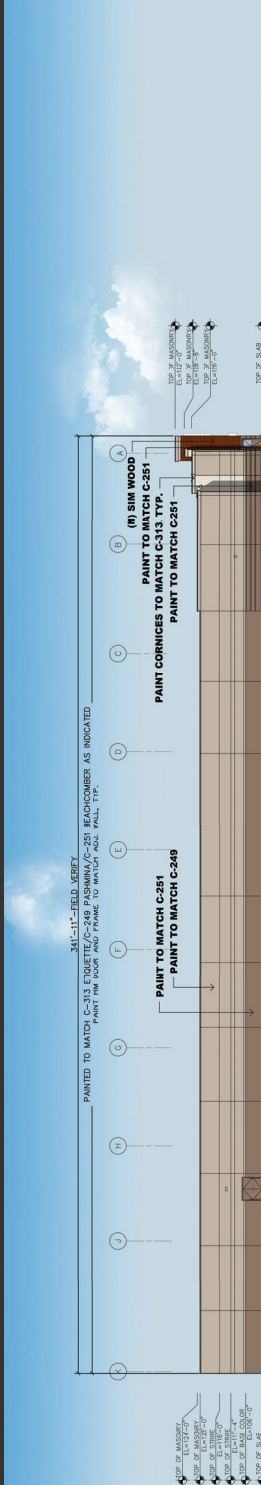
- *STORE EXTERIOR WALLS ARE PRIMARILY CMU
- *EXISTING SPHERICAL BOLLARDS REPAINT C-1 RED U.N.O.
- *NEW LIGHT FIXTURES: OCL "NEWPORT" @ EXSTG. SCUNCES LOCATIONS
- *BEN-5 : STRAIGHT, COLOR.....RED

GENERAL NOTE

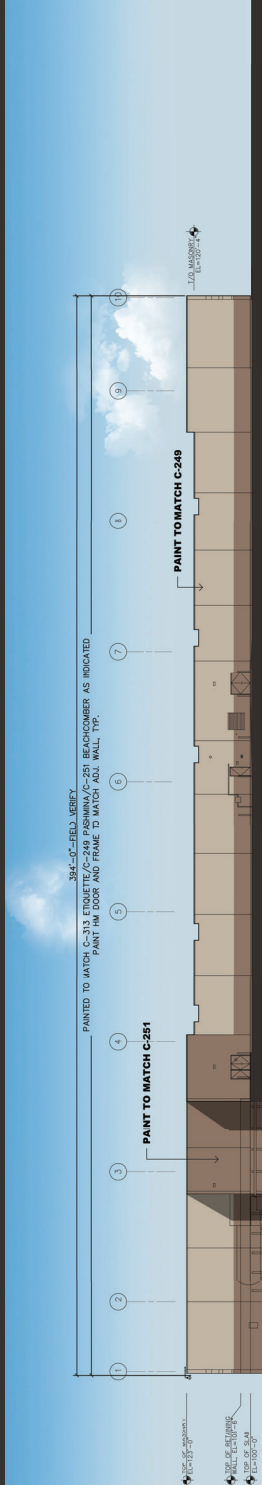
- * AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
- * ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
- * PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS, RESTORE WALL SURFACE TO 'LIKE NEW' APPEARANCE.



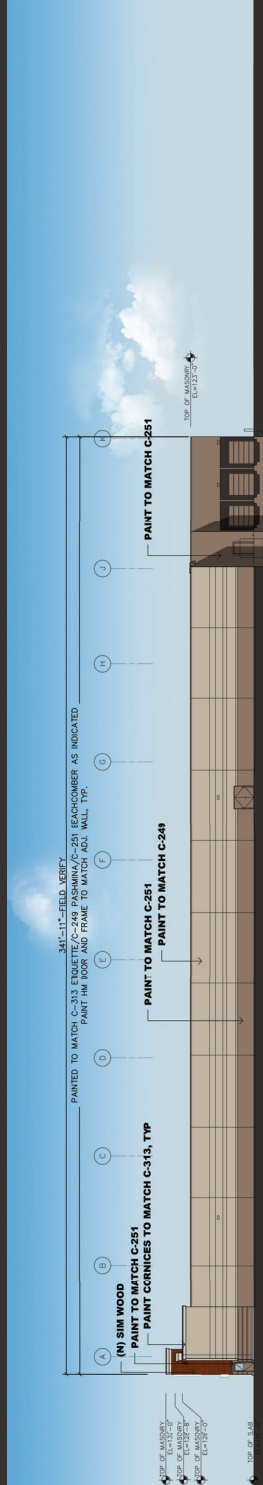
Front Elevation



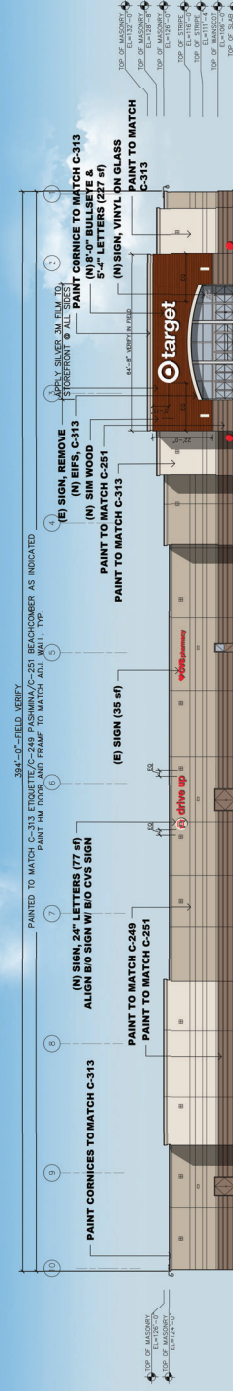
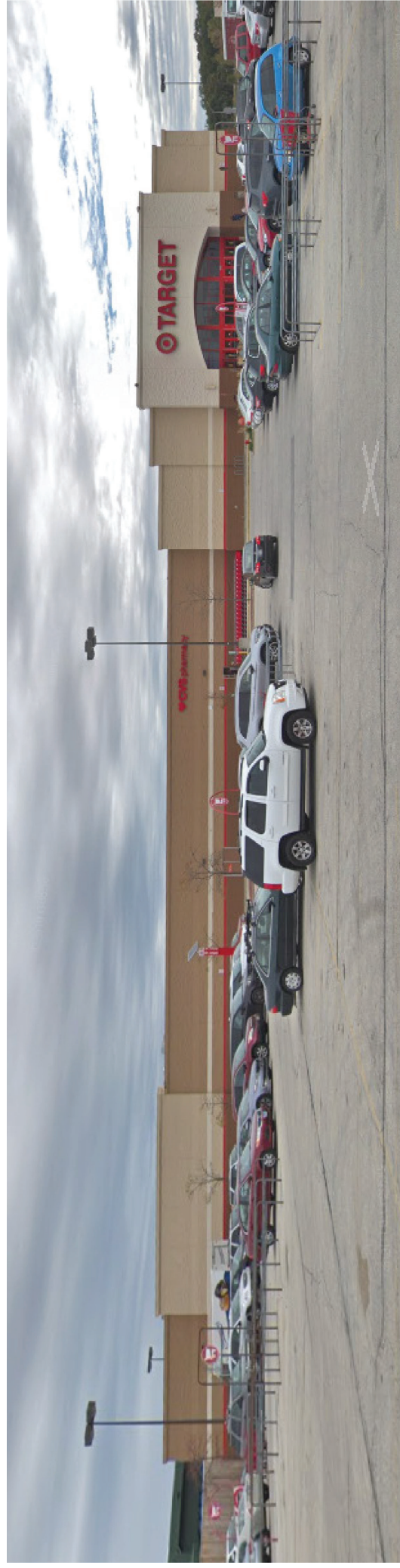
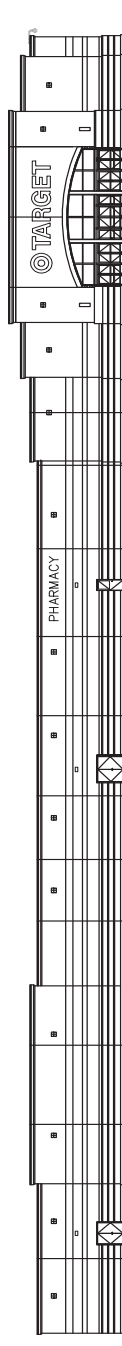
Left Elevation

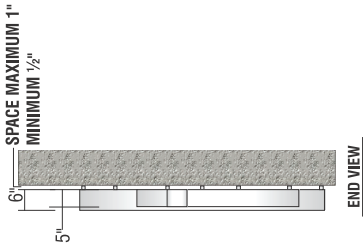
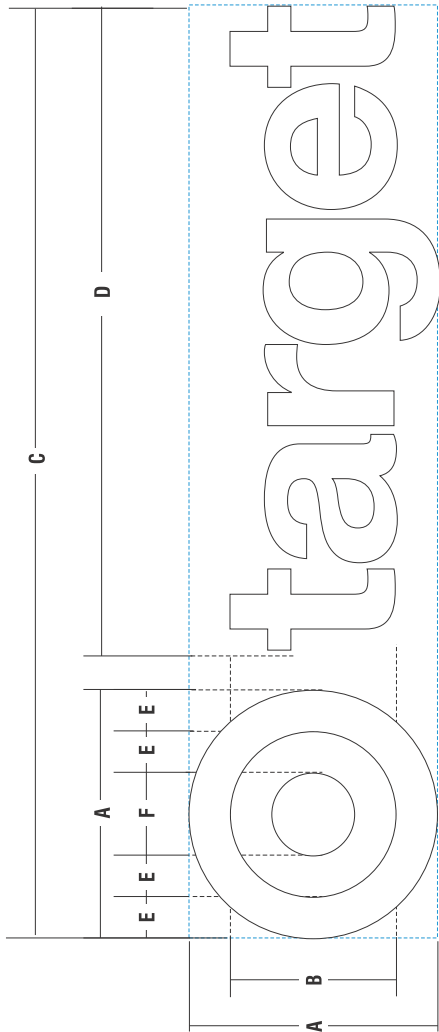


Rear Elevation



Right Elevation





ACRYLIC FACED INT. ILLUM. "LOGO & LETTER" SET | LC-3 W

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS

WHITE

RETURNS

7238 WHITE

ATUGLAS

Acrylic

White

Trimcap/Retainer

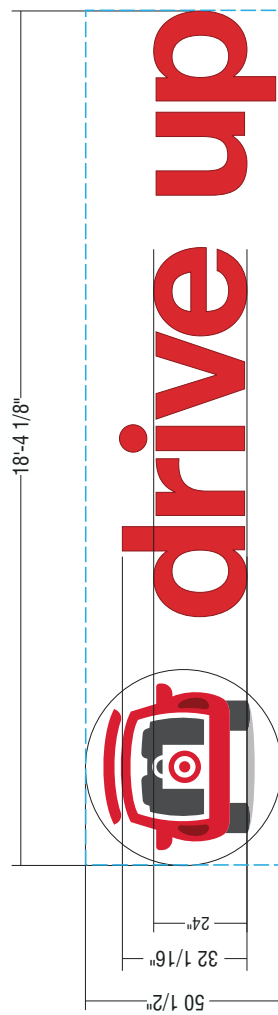
Scan White

LED

ILLUMINATION

SIGN TYPE	A	B	C	D	E	F	RETAINER	AMPS CIRCUITS	SQ.FT.
LL120/80 LC-3 W	10'-0"	6'-8"	37'-6-1/2"	25' 11"	1'-8"	3'-4"	1"		375.4
LL108/72 LC-3 W	9'-0"	6'-0"	33'-9-1/2"	23' 4"	1'-6"	3'-0"	1"		304.1
LL96/64 LC-3 W	8'-0"	5'-4"	30'-0-3/8"	20' 8-7/8"	1'-4"	2'-8"	1"		237.3
LL84/56 LC-3 W	7'-0"	4'-8"	26'-3-3/8"	18' 1-3/4"	1'-2"	2'-4"	1"		184
LL72/48 LC-3 W	6'-0"	4'-0"	22'-6-3/8"	15' 6-5/8"	1'-0"	2'-0"	1"		135.2
LL60/40 LC-3 W	5'-0"	3'-4"	18'-9-1/4"	12' 11-1/2"	10"	1'-8"	1"		93.9
LL48/32 LC-3 W	4'-0"	2'-8"	15'-0-1/4"	10'-4-3/8"	8"	1'-4"	1"		60
LL36/24 LC-3 W	3'-0"	2'-0"	11'-3-1/8"	7'-9-3/8"	6"	1'-0"	1"		33.8
LL24/16 LC-3 W	2'-0"	1'-4"	7'-5-7/8"	5'-2-1/4"	4"	8"	1"		15

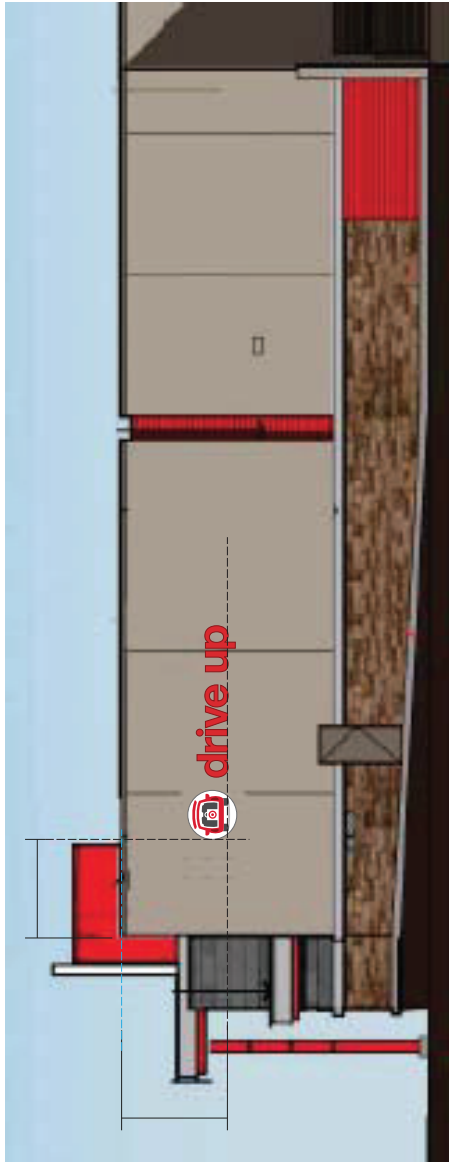
LINEAR LOGO & LETTERS LC-3 | internally-illuminated channel | WHITE



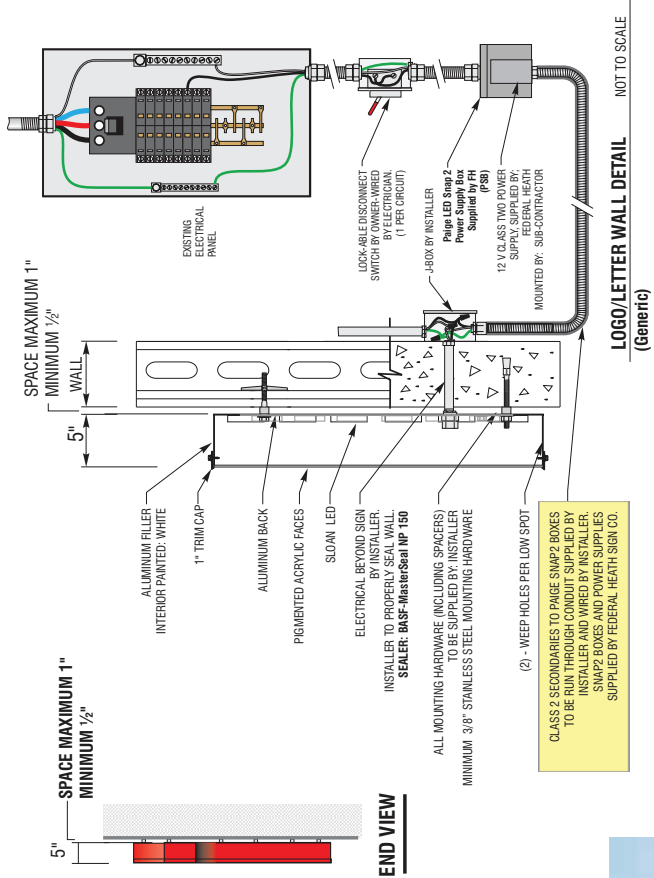
DU24R-LOGO ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET"

77.1 SQ.FT.

Scale: 3/8" = 1'-0"
SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



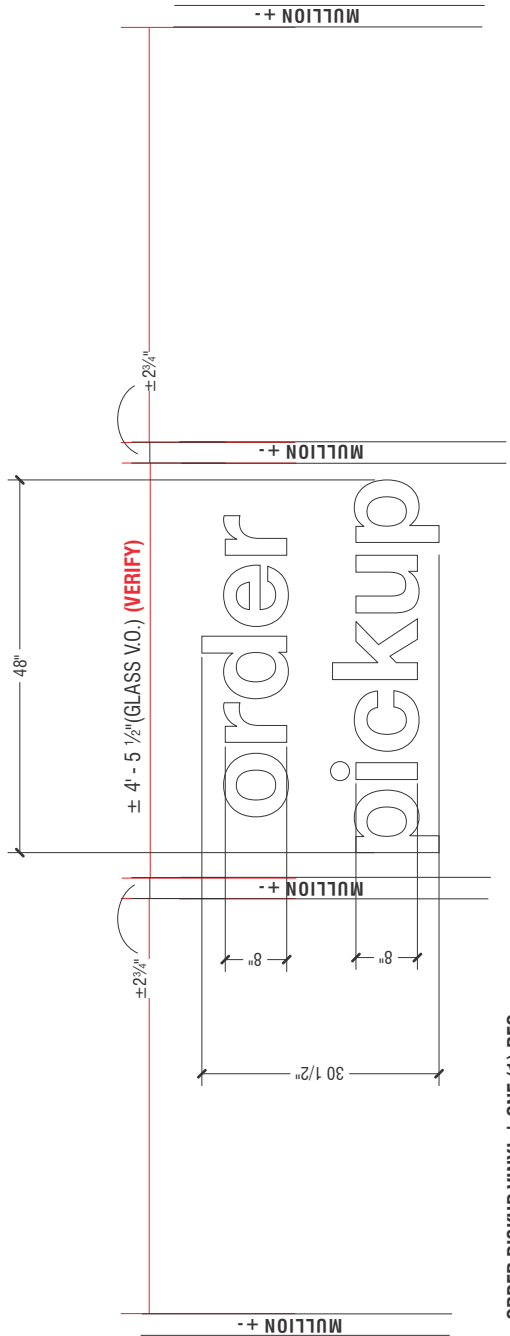
GENERIC (PARTIAL) ELEVATION NOTE: PLACEMENT CAN VARY



MATERIAL FINISH COLORS (Letters)			
MPW 8207LUG (FULL GLOSS)	2730 LD Red (Analogous or Equiv.)	Red	Sloan Red LED Illumination
MPW 8207LUG (FULL GLOSS)	2730 LD Red (Analogous or Equiv.)	Red	Red Trimcap
MPW 8207LUG (FULL GLOSS)	2730 LD Red (Analogous or Equiv.)	Red	Red Illumination
MATERIAL FINISH COLORS (Logo)			
MPW 8207LUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Sloan White LED Illumination
MPW 8207LUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Red Trimcap
MPW 8207LUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Red Illumination
CAR LOGO COLORS			
MPW 8207LUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Sloan White LED Illumination
MPW 8207LUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Red Trimcap
MPW 8207LUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Red Illumination

FIELD SURVEY REQUIRED

VERIFY GLASS V.O. & MULLION/DIVIDER SIZING PRIOR TO FABRICATION



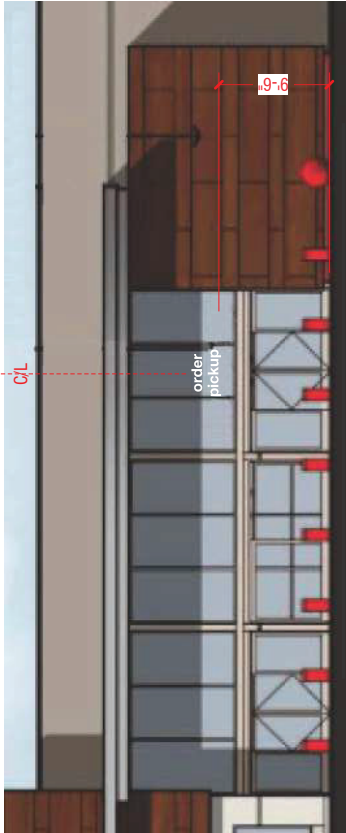
ORDER PICKUP VINYL | ONE (1) REQ.

SCALE: 3/4" = 1'-0"

MANUFACTURE AND INSTALL FIRST SURFACE (*Verify IF : 1st or 2nd Surface Applied) OPAQUE WHITE VINYL LAYOUT

10.16 SQ FT

MATERIAL FINISH COLORS	
<input type="checkbox"/>	3M 7725-10 FINISH OPAQUE VINYL
<input type="checkbox"/>	Vinyl



NORTH ELEVATION (Partial) STOREFRONT

scale 3/32" = 1'-0"

MEETING MINUTES



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, Exterior Improvements for Target at 17605 Halsted Street.

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.

MEETING MINUTES

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.

MEETING MINUTES

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 humidor.

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.

MEETING MINUTES

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 183rd 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 183rd 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 183rd 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 Mesaros

Angela M. Mesaros
Staff Liaison







VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 17, 2025

To: Appearance Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-24: Exterior Improvements for Dunkin Donuts, 2353 183rd Street

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Murad Husain, Applicant	
Elevations and Color/Material List	2	Peter G. Paraskis, Architect	04/21/2025
Drive-Through Structure and Signage Details	2	Peter G. Paraskis, Architect	04/21/2025
Floor Plan	1	Peter G. Paraskis, Architect	04/21/2025
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	07/11/2025

BACKGROUND

The applicant, Murad Husain, has applied for an Appearance Review to allow for the review of exterior improvements proposed at 2353 183rd Street. The exterior improvements have been requested as part of a corporate rebranding initiative by Dunkin' Donuts. The improvements will include exterior remodeling, drive-through improvements and color changes on the building and around the subject site. New signage was applied for and approved by Village Staff in an application separate from this review.

HISTORY

This site was originally the location of a small coffee shop building, which was demolished in the early 2000s. The building currently occupied by Dunkin' Donuts was constructed in 2004, following approval by the Appearance Commission.

DISCUSSION

Exterior Cladding

The proposed improvements will include the addition of several accents constructed from fiber cement composite board. These accents will have a wood texture with a "honey glaze" (natural wood) color. Orange and pink accents, consistent with the brand colors of Dunkin' Donuts, will be included between fiber cement boards.

These accents are proposed on the three “tower” features which are extended out from the primary building façade. On the tower on the north (front) façade of the building, the fiber cement accent panel will extend approximately 12’ from the ground and wrap around the corner of the building. On the towers on the east and west (interior sides) façades of the building, the fiber cement panel will extend approximately 8’ high; the fiber cement panels will start near the top of the new drive-through canopy colored in orange on the east side and above the building entrance on the west side.

New fixtures for the drive-through are also proposed, including a new order canopy, clearance bar, and overhead canopy extending over the drive-through window. These structures will replace an existing single order box located at the start of the drive-through. All structures will be constructed from aluminum.

Color Changes

The current color palate of the building is a mixture of light tan and light brown as primary colors, with dark brown and orange as secondary accent colors. The front of the building includes a unique color gradient feature, where 18” colored EIFS/stucco bands gradually transition from light tan to dark brown.

The new color palate will feature cooler colors which emphasize grey and white tones. The existing light beige EIFS panels used on all four elevations of the building will be painted grey (SW#7019 “Gauntlet Grey”). The overhang along the north (interior side), west (front) and south (exterior side) elevations will be painted white (SW#7063 “Nebulous White”). The split-face CMU-block on the base of the building and the building’s cornice will be painted dark charcoal grey (SW#7069 “Iron Ore”). Metal accents, including building canopies, will be colored orange. A single two-foot EIFS band will be painted orange along the north (front) and west (interior side) façades.

The orange and brown awnings currently affixed to the north (front) and west (interior side) façades of the building will be removed.

All service meters, downspouts, and screening features will be painted grey or white to match the color of adjacent walls or building features.

Signage

A sign proposal for this building was submitted to Village staff in April 2024. This proposal was requested separately from this Appearance Review application. This signage proposal included a request for the replacement of the existing Dunkin’ Donuts and Baskin Robbins signage on the building. The proposal also requested the removal of the projecting sign located on the north (front) façade of the building. No additional signage was requested.

Village staff approved the application.

This proposal includes 5.5 square feet of additional signage affixed to the new drive-through canopy and clearance bar structures proposed in the rear of the structure. The addition of these signs will not exceed the maximum allowable signage area of 75 square feet for this building (30’ frontage x 2.5 = 75 square feet).

Conformance with Appearance Plan

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

E. Building Design

“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 principles and proper use of materials and 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 minimal 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.*
- 7. Signs shall be part of the architectural concept. All signing shall conform to the sign regulations of the Municipal Code of the Village of Homewood, Illinois.*

STAFF COMMENTS

The proposed improvements include corporate recommendations from Dunkin’ Donuts which are being requested for all Dunkin’ Donuts locations as part of a large-scale corporate rebranding initiative. The applicant has expressed concerns regarding the cost of such improvements imposed on local franchises.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to select the proposed materials and improvements which most conform to the Village Appearance Plan and other Village plans and documents, or are considered to be suitable for location and design context of the subject site.

Staff has not provided a recommended motion. Should the Appearance Commission recommend some or all of the proposed improvements, the following motion may be considered:

Approve Case 25-24, Exterior Improvements for Dunkin Donuts, 2353 183rd Street, as proposed on the drawings submitted by Murad Husain and prepared by Peter Paraskis, dated April 21, 2025, including the following improvements:

- [List recommended improvements here]

APPLICATION:
APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATIONStreet Address: 2353 183rd St, # Homewood, IL 60430Property Index Number(s): 32-06-100-061 NS**Zoning District:**

- | | | | |
|------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-2 | <input type="checkbox"/> R-3 | <input type="checkbox"/> R-4 |
| <input type="checkbox"/> B-1 | <input type="checkbox"/> B-2 | <input checked="" type="checkbox"/> B-3 | <input type="checkbox"/> B-4 |
| <input type="checkbox"/> M-1 | <input type="checkbox"/> M-2 | <input type="checkbox"/> PL-1 | <input type="checkbox"/> PL-2 |

Application Request

Select all applicable boxes for Appearance Commission requests below.

- | | |
|---|---|
| <input type="checkbox"/> New Construction, including: | <input type="checkbox"/> Existing Development |
| <input checked="" type="checkbox"/> Building Elevations | <input type="checkbox"/> Exterior Alterations |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Lighting, Photometric Plan | <input type="checkbox"/> Lighting, Photometric Plan |
| <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Sign Variance | |

Proposed Development or Alterations:**APPLICANT**

Name: Murad Husain
Company: #83 Donuts INC
Address: 2353 183rd St, Homewood,
IL 60430
Phone: 7082685757
Email: Mike Husain @ gmail.com
Role: _____

PROPERTY OWNER

Name: _____
Company: _____
Address: _____
Phone: _____
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: Murad Husain

Applicant Signature: _____

Date: 7/11/2025**Staff Notes**

Do not write below this line.

CASE NO: _____ Fee: _____ ☐ Paid Date Received: _____

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: _____

EXTERIOR
ELEVATIONS

ARCHITECT, LTD.
PETER G.
PARAKSIS

DUNKIN' BR BASKIN-
INSPIRE
2859 169RD ST.
HOMERIDGE, IL 60430
PC950481

FOR COORDINATION
2-26-25
FOR BIDDING
3-20-25
FOR PERMIT
4-21-25

DATE: 2-26-25
JOB: 25040000000000000000

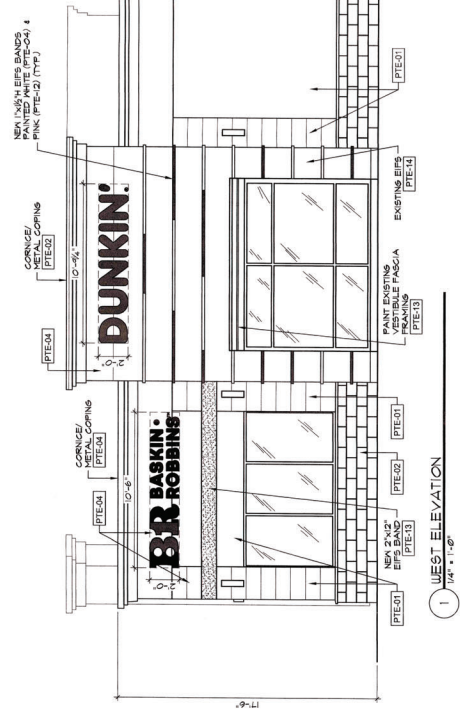
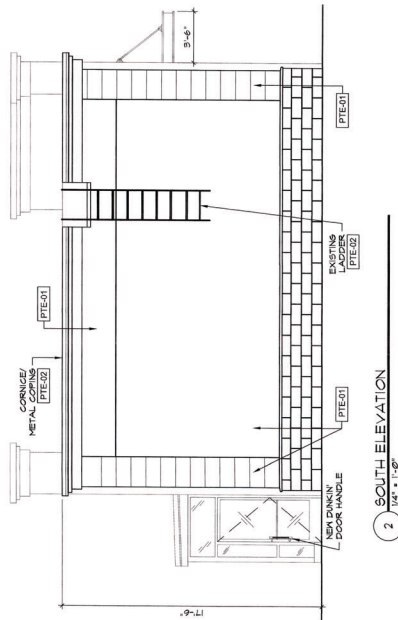
REVISIONS
3-26-25



BR BASKIN-
DUNKIN'

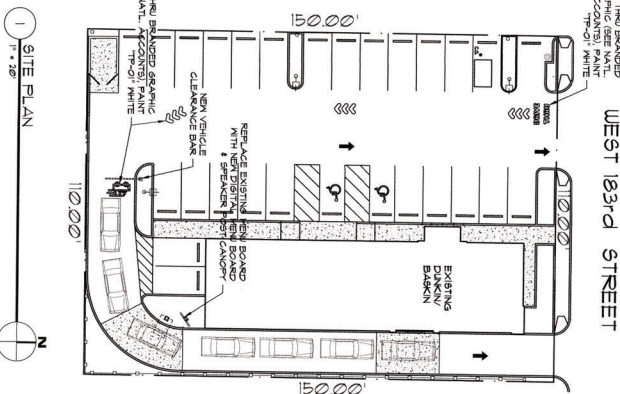
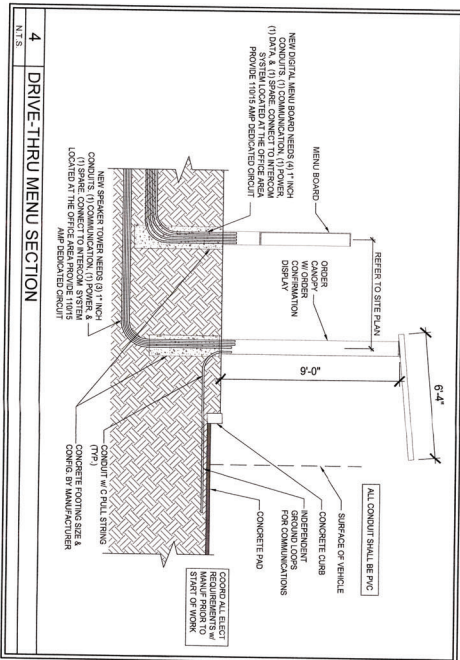
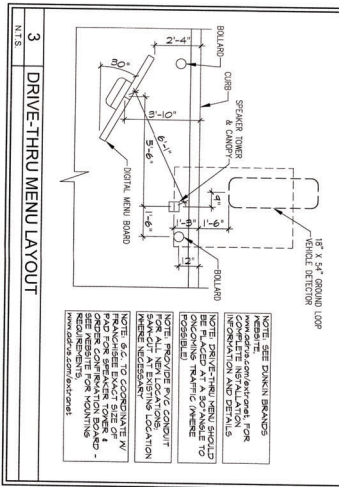
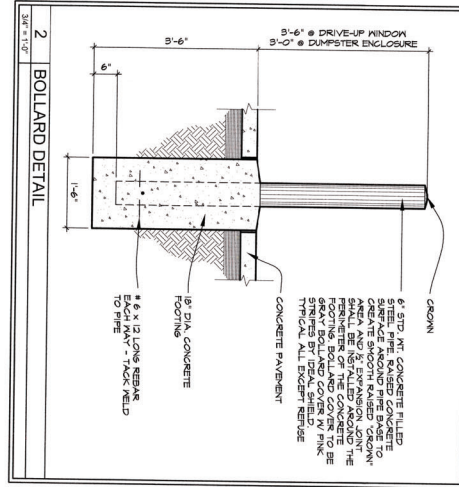
EXTERIOR PAINT FINISH SCHEDULE				
COOR	TEXTURE	MANUFACTURE	DESCRIPTION	REMARKS
PT-01	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-02	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-03	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-04	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-05	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-06	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-07	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-08	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-09	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS
PT-10	FLAT	PRIMA WALLS	PRIMA WALLS	PRIMA WALLS

NOTES:
1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS
PANS, ETC. TO MATCH ADJACENT
EXTERIOR WALLS. PAINTER, ETC. TO MATCH ADJACENT
2. PAINT ALL EXISTING WALLS TO MATCH ADJACENT



1 WEST ELEVATION
1/4\" = 1'-0"

2 SOUTH ELEVATION
1/4\" = 1'-0"



- SITE NOTES:**
1. DRIVE-THRU MENU LAYOUT SHALL BE DESIGNED TO ACCOMMODATE ALL TYPES OF VEHICLES AND SHALL BE FREE FROM OBSTRUCTIONS, RUTS, CHANNELS, GROWTH OF WEEDS, AND ANY SIMILAR OBSTRUCTION.
 2. POWER WASH ALL CONCRETE WALLS & REFUSE PAD.
 3. PAINT EXISTING REFUSE ENCLOSURE PTE-21 & SATIS PTE-02.
 4. PAINT EXISTING REFUSE ENCLOSURE PTE-21 & SATIS PTE-02.
 5. REPLACE (9) EXISTING BOLLARD COVERS WITH NEW.

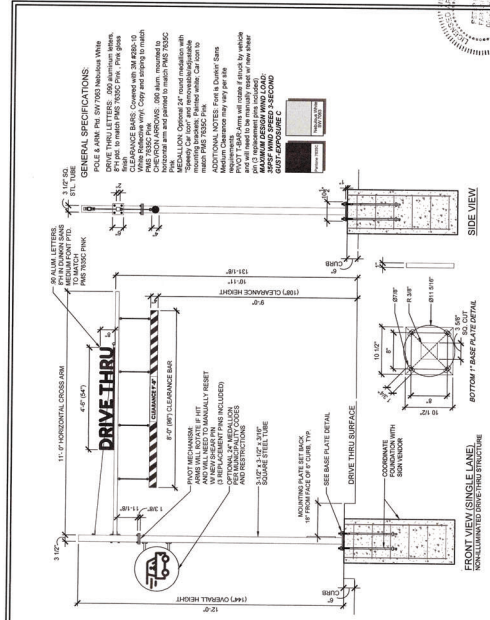
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Professional Engineer
Architectural Corporation License Number: 164,025,038

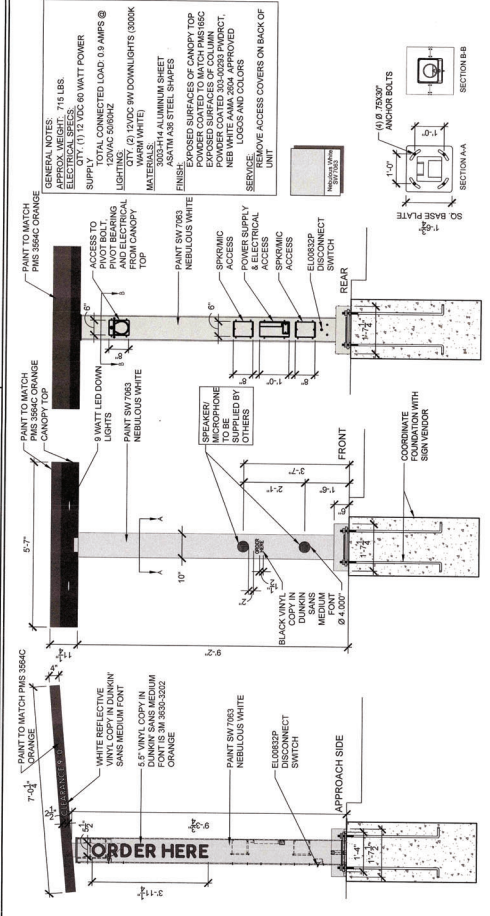
DATE: 4-21-2025

Signature: *[Signature]*

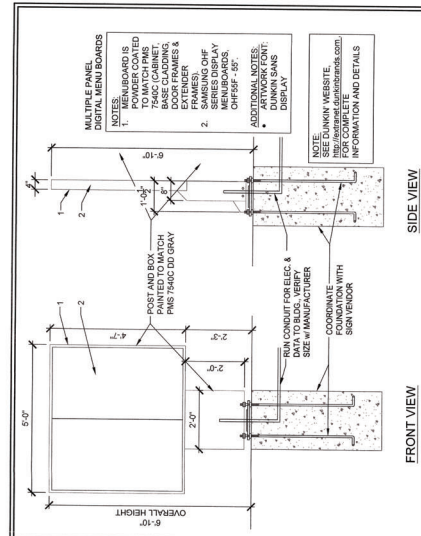
6	VEHICLE CLEARANCE BAR DETAIL
3/8"=1'-0"	NOTE:



5	ORDER CANOPY DETAIL
2"=1'-0"	NOTE:



2	DIGITAL MENU BOARDS DETAIL
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New front feature, clad
in fiber cement “honey
glaze” with orange and
pink accents

Awnings removed

EIFS system painted grey
and off-white

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 17, 2025

To: Appearance Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-25: Exterior Improvements for Dunkin Donuts, 17579 Halsted Street

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Murad Husain, Applicant	07/11/2025
Elevations	1	Nick Scarlatis and Assoc., Ltd.	12/20/2024
Drive-Through Structure and Signage Details	2	Nick Scarlatis and Assoc., Ltd.	12/20/2024
Signage Details	1	Nick Scarlatis and Assoc., Ltd.	12/20/2024
Color Key and Material List	1	Nick Scarlatis and Assoc., Ltd.	12/20/2024
Floor Plan	1	Nick Scarlatis and Assoc., Ltd.	12/20/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	07/11/2025

BACKGROUND

The applicant, Murad Husain, has applied for an Appearance Review to allow for the review of exterior improvements and signage proposed at 17579 Halsted Street. The exterior improvements and signage have been requested as part of a corporate rebranding initiative by Dunkin' Donuts. The improvements will include exterior remodeling, color changes and installation of new signage on the building and around the subject site.

HISTORY

The building currently occupied by Dunkin' Donuts was constructed in 1988. The current exterior design of the building, including signage, was approved by the Appearance Commission on April 19, 2012.

DISCUSSION

Exterior Cladding

The proposed improvements will include the addition of several accents constructed from fiber cement composite board. These accents are proposed on the large overhang currently constructed over the north, west and south elevations of the building. The accents will be constructed on the west (front) and

north (interior side) elevations of the building. The accent on the west (front) elevation will replace an existing “monolith” accent which is clad in dark brown vinyl.

These accents will have a wood texture with a “honey glaze” color. Orange and pink accents, consistent with the brand colors of Dunkin’ Donuts, will be included between fiber cement boards.

Two large panels of fiber cement composite board with a similar color and texture will also be constructed on the north (interior side) and south (exterior side) elevations of the building. These panels will also have orange and pink accents included between fiber cement boards. These panels will be constructed on areas that are constructed of split-face CMU-block which are largely blank and lack other architectural detail.

New fixtures for the drive-through would also be installed, including a new order canopy and clearance bar. These structures will replace an existing single order box located at the start of the drive-through.

Color Changes

The current color palette of the building is a mixture of light tan and light brown as primary colors, with dark brown and orange as secondary accent colors. The current color palette is similar to the existing Target store located to the rear of the subject site.

The new color palette will feature cooler colors, which emphasize grey and white tones. The existing light brown split-face CMU-block used on all four elevations of the building will be painted grey (SW#7019 “Gauntlet Grey”). The overhang along the north (interior side), west (front), and south (exterior side) elevations will be painted white (SW#7063 “Nebulous White”). Metal panels on the rear of the building will be painted grey to match the color of the adjacent CMU block. The existing storefront system will remain. Orange accents along the bottom of the overhang will remain.

Signage

The proposed improvement includes the full replacement of signage on the subject site, including both signage mounted to the building and freestanding signage across the site. These sign replacements are proposed to align with the Dunkin’ Donuts corporate rebranding.

Wall Signage

Proposed wall signage includes several illuminated and non-illuminated signs on the north (interior side), west (front) and south (exterior side) elevations. The total amount of new proposed wall signage as proposed is 105 square feet. The large primary wall signs (“Dunkin”) and secondary wall signs (“Cup Icon”) on the building overhang will be illuminated cabinet letters with internal lighting. All other wall signs on the building will be non-illuminated. All existing signage will be removed from the building.

Freestanding Signage

Additional proposed signage will be affixed to new freestanding structures near the existing drive-through facility, including the proposed clearance bar and order canopy structures. These signs will add 5.5 square feet of new signage to the total sign area on the site. None of these signs will be illuminated.

The applicant has included freestanding directional signs (~4 square feet each) in the application materials, but no locations for these signs are finalized on any site drawings. Installation of these signs would require a sign variance due to being a sign type which is not included in the current sign code.

The existing freestanding monument sign near Halsted Street will remain. This sign is approximately 9 square feet in area.

Total Signage

A summary of the proposed signage on the site is included in the table below:

Proposed Sign	Proposed Number	Proposed Area
New Signage Proposed		
Primary Wall Sign ("Dunkin")	2 signs	33.6 square feet (south), 21.5 square feet (west)
Secondary Wall Sign ("SFIAB")	1 sign	26 square feet
Secondary Wall Sign ("AROD")	1 sign	12.4 square feet
Secondary Wall Sign ("Cup Icon")	1 sign	10.2 square feet
Drive-Through Signage	3 signs	5.5 square feet
Total New Signage Proposed	8 signs	109.2 square feet
Existing Signage		
Monument Sign (Target panel)	1 sign	9 square feet
Total Existing Signage	1 sign	9 square feet
Grand Total	9 signs	118.2 square feet

The maximum allowable sign area for this site is 125 square feet (50' building frontage x 2.5 = 125 s.f. allowed signage). The total proposed signage area of 118.2 square feet meets the requirements of the current sign code.

Conformance with Appearance Plan

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

E. Building Design

“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 principles and proper use of materials and 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 minimal 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.*
- 7. Signs shall be part of the architectural concept. All signing shall conform to the sign regulations of the Municipal Code of the Village of Homewood, Illinois.*

STAFF COMMENTS

The proposed improvements include corporate recommendations from Dunkin’ Donuts for all Dunkin’ Donuts locations as part of a large-scale corporate rebranding initiative. The applicant has raised concerns about the cost of these improvements imposed on local franchises.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to select the proposed materials and improvements that most conform to the Village Appearance Plan and other Village plans and documents, or are considered to be suitable for the location and design context of the subject site.

Staff has not provided a recommended motion. Should the Appearance Commission recommend some or all of the proposed improvements, the following motion may be considered:

Approve Case 25-25, Exterior Improvements for Dunkin Donuts, 17579 Halsted Street as proposed on the drawings submitted by Murad Husain and prepared by Nick Scarlatis and Associates, Ltd. dated December 20, 2024, including the following improvements:

- [List recommended improvements here]



Item 5. C.

RECEIVED
JUL 11 2020
APPLICATION:
APPEARANCE REVIEW
2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATIONStreet Address: 17579 S. Homewood Homewood, IL 60430Property Index Number(s): 29-33-100-046 NS**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:**APPLICANT**

Name: MURAD HUSAIN
Company: HOMWOOD DREAM FM
Address: 17579 S. Homewood
Phone: 708.268.5757
Email: MIKE.HUSAIN@gmail.com
Role: _____

PROPERTY OWNER

Name: _____
Company: _____
Address: _____
Phone: _____
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: MURAD HUSAIN

Applicant Signature: _____

Date: 7/11/2020**Staff Notes**

Do not write below this line.

CASE NO: _____ Fee: _____ ☐ Paid Date Received: _____

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: _____

2

1 WEST END
SCALE: 1/8"=1'-0"

EAST EL

3 NORTH E
SCALE: 1/8"=1'-0"





