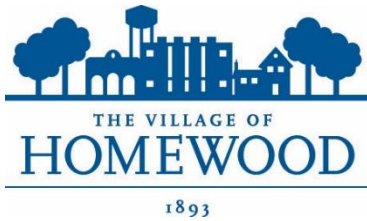


MEETING AGENDA



Appearance Commission

Village of Homewood

October 01, 2026

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 September 3, 2026 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 26-55: Appearance Review to allow the construction of a new pylon sign for a proposed 7Brew Drive-Through Coffee at 17855 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: **SEPTEMBER 3, 2026**

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 6:11 pm.

ROLL CALL:

Members Scheffke, Quirke, Kluck, and Chair Hrymak were present.

In attendance from Village staff were Noah Schumerth Interim Director of Economic and Community Development and Darlene Leonard, Building Department Administrative Secretary. There was 1 member of the public in attendance, there was no one of the public attending virtually.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Preston, & Gonser)

APPROVAL OF MEETING MINUTES:

Chair Hrymak stated the minutes will be pushed to the next meeting as there is no quorum.

PUBLIC COMMENTS:

Chair Hrymak asked if there was anyone attending online that had any comments.

There was no one online and therefore no public comments.

REGULAR BUSINESS:

26-58: Appearance Review for proposed new development at 1313-1351 175th Street:

Chair Hrymak introduced the case.

Director Schumerth gave an introduction of the project. The business is looking to relocate from its current location in Crestwood. The case was originally seen in October 2024. Schumerth stated that the Appearance Review needs to be renewed. Schumerth stated that there are some site design modifications and the case is considered a new development application.

Schumerth stated that the previous approval is not binding, and the decision needs to be made as if its details have never been seen before. The Planning and Zoning Commission recommended approval on

August 27 and the conditions include approval by the Appearance Commission. Schumerth stated that they are asking for a change to allow more of the Tier 2 materials than allowed by the Zoning Ordinance, and to have corrugated metal siding which is otherwise prohibited by zoning requirements. Schumerth stated that the Planning and Zoning Commission recommends approval providing the Appearance Commission approves the requested materials. Schumerth noted that the applicant has provided a sample of the materials in question.

John LaRoy, the applicant and owner of Apparel Redefined, was introduced to the Commission.

Mr. LaRoy stated the main changes in the application were to the size of the building. Originally it was to be 210 feet x 220 feet. Now they are proposing it to be 210 feet x 170 feet, reducing it by approximately 8,000 square feet. Mr. LaRoy stated that the project would double in size and they could go up to 90,000 -93,000 square feet on the site once the expansion is completed.

Mr. LaRoy stated that the existing office building will be stained to match the color of the panels. The front of the building and the flat steel panels will be in a darker gray. The side panels and the rear will be the corrugated metal. The panel on the west side of the building is an expandable panel that can come down as the building expands. There will be a red strip at the window line of the building.

Chair Hrymak asked what the prohibited material is.

- **Director Schumerth stated it is the corrugated material.**

Chair Hrymak asked if the material is prohibited on all sides.

- **Director Schumerth stated it is on all sides, but the PUD can modify the requirements to allow it with approval of a modification.**

Mr. LaRoy stated that in the middle of the site, there will be a glass walkway constructed to connect the two buildings. The front of the main building will be 28 feet in height, and the rear will be 21 feet in height, sloping toward Izaak Walton Preserve. The west and south walls will have a berm and approximately half of the east wall after the walkway will be constructed from the requested corrugated material.

Member Scheffke asked what material the north (front) wall of the building would be constructed from.

- **Mr. LaRoy stated it will be the flat panel metal material.**

Member Scheffke asked Staff if the area is considered industrial and if the material is allowed in those areas.

- **Director Schumerth stated the area is zoned limited manufacturing, or light industrial, and there is no exception in the code for these areas.**

Member Scheffke asked which wall would be the dark gray color.

- **Mr. LaRoy stated the corrugated walls.**

Member Quirke asked if the west wall is corrugated and if that is the wall that would be removed for the expansion.

- **Mr. LaRoy stated that both are correct.**

Member Quirke asked the benefit of using the corrugated metal.

- **Mr. LaRoy stated the cost of precast or masonry materials is at least double that of the corrugated material.**

Member Quirke asked for additional explanation about the removal of the west wall for expansion.

- **Mr. LaRoy stated metal buildings are designed for expansion and the material will allow for flexibility.**

Member Scheffke stated if the west wall can be looked at as a temporary wall instead of a permanent wall.

- **Mr. LaRoy stated there are 9 buildings in Homewood with a permanent corrugated material.**

Member Quirke asked if there is a way to “hide” the west wall.

Member Kluck also asked if the material on the north wall can be used on the west wall.

- **Mr. LaRoy stated yes and no. Mr. LaRoy stated that the flat panel material can be used, but it would bend in the removal and couldn't be reused. When they have expanded to the maximum use of the lot they would put the flat panel material up on the western side of the building. Mr. LaRoy stated that because of the setback from the street, the corrugated walls would look solid from the street.**

Member Kluck asked what tier the flat panel material falls into.

- **Director Schumerth stated Tier 2 – which is allowed for a maximum of up to 50% on the front façade. The variance is to allow 100% on the front wall.**

Member Quirke asked if the area in the northwest corner is shipping.

- **Mr. LaRoy stated yes.**

Member Quirke asked if anything can be installed to hide the wall. Quirke said that a great job was done to hide the corrugated wall on the east side.

- **Director Schumerth stated, to clarify the question for the applicant, if there is any way to screen the western wall with something beyond just grass.**

Chair Hrymak stated he looked a building in Glenwood with the same material and it didn't look good especially what was visible to the public. And there is no firm guarantee of expansion of the facility.

- **Mr. LaRoy stated the intention is to expand. There are currently no plans to hide the corrugated material now. If there are excessive spoils from the construction they would create a berm on the west side close to the edge of the property.**

Chair Hrymak stated he is concerned because he doesn't want the corrugated material to be visible at all. Hrymak stated that he does not like the corrugated material on the west side and would have a hard time approving it as proposed.

Chair Hrymak asked if the variance is for 100% of the material in the front (the flat panel material)

- **Director Schumerth stated correct, the code allows up to 50%.**

Chair Hrymak stated he has no problem with that. Hrymak stated he could accept the corrugated material on the east side of the building. Hrymak stated he cannot see it going on the west side and is open to other ideas.

Member Quirke stated the material is on the MABAS building, and as it pertains to this case, it is an ugly building which is not a good example.

Member Scheffke asked Staff if plantings can be done on a berm to hide more of the building.

- **Director Schumerth stated it is an option. The cost of earth removal is very high right now. Schumerth shared that there is a low berm to the east of the property. The Village looked into getting it removed and it was over \$300,000. Schumerth said there is caution for the Village to not require undue costs to the applicant relative to the benefit of the screening.**
- **Mr. LaRoy stated the dirt would go to the western edge of the property after the expansion.**

Chair Hrymak asked for the ballpark cost of the flat vs. the corrugated metal materials.

- **Mr. LaRoy stated about \$100,000 for this building, but it's not reusable so costs would increase with an expansion.**
- **Director Schumerth stated that the Appearance Commission does not have to come up with a solution for the applicant. Schumerth stated that the Commission could continue it and have the applicant come back with solutions.**

Member Scheffke stated the intent was to describe the need to use the corrugated panels.

Chair Hrymak stated he would like to see some sort of alternative to the current design. He doesn't think it would be approved if it is voted on today. Hrymak said he accepts the east, north, and south walls and would like to see alternatives for the west wall.

Member Kluck asked the projected timeframe for the addition.

- **Mr. LaRoy stated 2029. They wouldn't be in the building until Quarter 1 of 2027.**

Chair Hrymak called for a 5 minute recess at 6:44 pm

Chair Hrymak called back in session at 6:50 pm.

Chair Hrymak asked if the landscape plan is still going to the arborist.

- **Director Schumerth stated yes, he is still looking at it. There were some changes with the 2024 plans and they were addressed – such changes remain in the current plans as well. Any changes would be looked at with the final site plan.**

Chair Hrymak asked about lighting.

- **Director Schumerth stated the lighting standards are included and also will be looked at with the final site plan review.**

Chair Hrymak stated he doesn't want to cause any undue hardship and will approve the corrugate materials because of the expansion in 2029.

Member Quirke asked if the expansion would need to be reviewed.

- **Director Schumerth stated yes, it would be considered a new building area.**

Member Kluck asked if the flat panel would be used on the side after the expansion.

- **Mr. LaRoy stated yes.**

Chair Hrymak asked the color of the west side.

- **Mr. LaRoy stated it would be the darker gray.**

Director Schumerth asked the level of confidence for moving forward with the addition. And if the side panel would be reused.

- **Mr. LaRoy stated 80%. Reusing it is the intent. The addition wouldn't be less than 10,000 square feet. They could add up to 50,000 square feet. The thought is for 2 25,000 square foot additions. And then the final one would have the flat panel installed.**

Member Quirke asked for a review of the tiers for materials.

- **Director Schumerth stated in the design standards, Tier 1 is high quality & durability - brick, stone, and concrete. Tier 2 has maintenance required – siding, fiber cement board. Tier 3 is medium quality, more maintenance, but has cost savings – stucco, EFIS, architectural metal panels. Prohibited materials include unfinished concrete block and corrugated panels.**

Chair Hrymak asked why the materials are prohibited.

- **Director Schumerth stated metal buildings are restricted by code. Schumerth stated the new code pushed buildings to be more permanent structures with the use of permanent materials that have high durability and fewer maintenance or longevity issues. The thought is the corrugated panels are for short term use in building applications, which is why vinyl siding was included in the prohibited materials list as well.**
- **Mr. LaRoy stated he has been doing this for 20 years and this is the fourth time they have outgrown their space.**

A motion to approve Case 26-58 was made by Member Kluck, seconded by Member Scheffke

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Preston, & Gonser)

Director Schumerth stated it will be at the meeting on the 10th and he will call him about it next week.

Case 26-55: Appearance review for pylon sign proposed at 17855 Halsted Street:

Chair Hrymak asked if the case should be moved to the October meeting.

- **Director Schumerth stated yes and it would need a motion to continue.**

A motion to continue Case 26-55 was made by Member Quirke; seconded by Member Kluck.

AYES: 3 (Members Kluck, Quirke, & Chair Hrymak)

NAYES: 1 (member Scheffke)

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Preston, & Gonser)

- **Director Schumerth stated they can continue the case of table it as the applicant needs to be present.**

Member Scheffke asked for an explanation.

- **Director Schumerth stated the applicant needs to be present for any questions.**

Member Scheffke asked is that is code or practice.

- **Director Schumerth stated he is not sure, but it is his understanding that it is part of the Village Code. He can keep searching, but there is nothing the Appearance Commission Code that mentions the applicant must be present. It has been long standing policy to have the applicant at the meeting. They are required to be present for public hearings with legal notice and testimony.**

Member Scheffke asked if it can be looked into.

- **Director Schumerth stated yes.**

Chair Hrymak stated it will be continued to the next meeting.

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

NAYES: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Preston, & Gonser)

OLD BUSINESS:

None

PUBLIC COMMENTS:

None

NEW BUSINESS

Director Schumerth stated there are numerous projects coming in the next few weeks including submittals for the Village Hall parking lot project.

Member Scheffke asked if that is what the utility markings are for.

- **Director Schumerth stated no. The markings are for crosswalks that are being installed at numerous downtown intersections The Village received a grant for crosswalks. This is Phase 1 of 3 of the Village's crosswalk program. Phase 2 will be at Dixie & Ridge and Phase 3 will be in the southwest part of the downtown.**

Member Scheffke asked the status of the car wash.

- **Director Schumerth stated they are still working on the special use submittals for the Planning and Zoning Commission.**

Director Schumerth stated on October 22 at 6:30pm there is commission training with the Planning & Zoning Commission which may include others in the region and the Appearance Commission is invited to attend.

Member Scheffke asked if the Mexican restaurant is still happening.

- **Director Schumerth stated they are currently in default with an agreement with the Village.**

ADJOURN:

A motion was made to adjourn the meeting by Member Kluck; seconded by Member Quirke.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Preston, & Gonser)

The meeting adjourned at 7:15pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary

Design Proposal

PROJECT ID:	0435451A
CLIENT:	SEVEN BREW COFFEE
ADDRESS:	17855 S. HALSTEAD, HOMERWOOD, IL
DATE:	06/18/2026
CONTACT:	WLF
DESIGNER:	TS

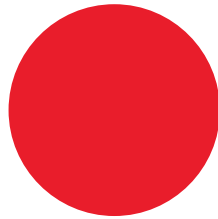
Pattison



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pattisonid.com



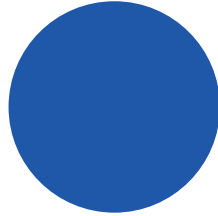
BRAND COLORS



PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%

R: 234
G: 0
B: 41

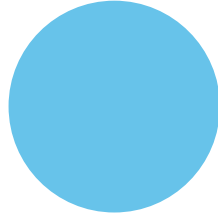
HEX: ea0029



PMS 2935 C
C: 100%
M: 68%
Y: 4%
K: 0%

R: 0
G: 83
B: 177

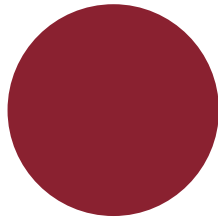
HEX: 0053b1



PMS 297 C
C: 47%
M: 6%
Y: 0%
K: 0%

R: 115
G: 202
B: 255

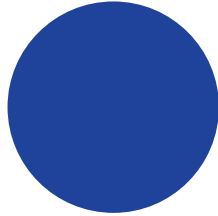
HEX: 73caff



PMS 202 C
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

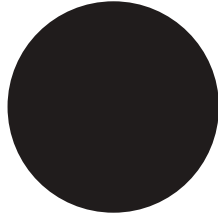
HEX: 8a2432



PMS 293
C: 100%
M: 80%
Y: 12%
K: 3%

R: 0
G: 58
B: 159

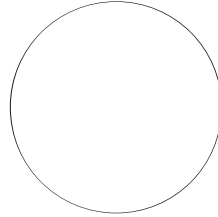
HEX: 003a9f



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

HEX: 231f20



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff

PANTONE COLORS

PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS

(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS

(Screen Color): For on-screen applications, RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

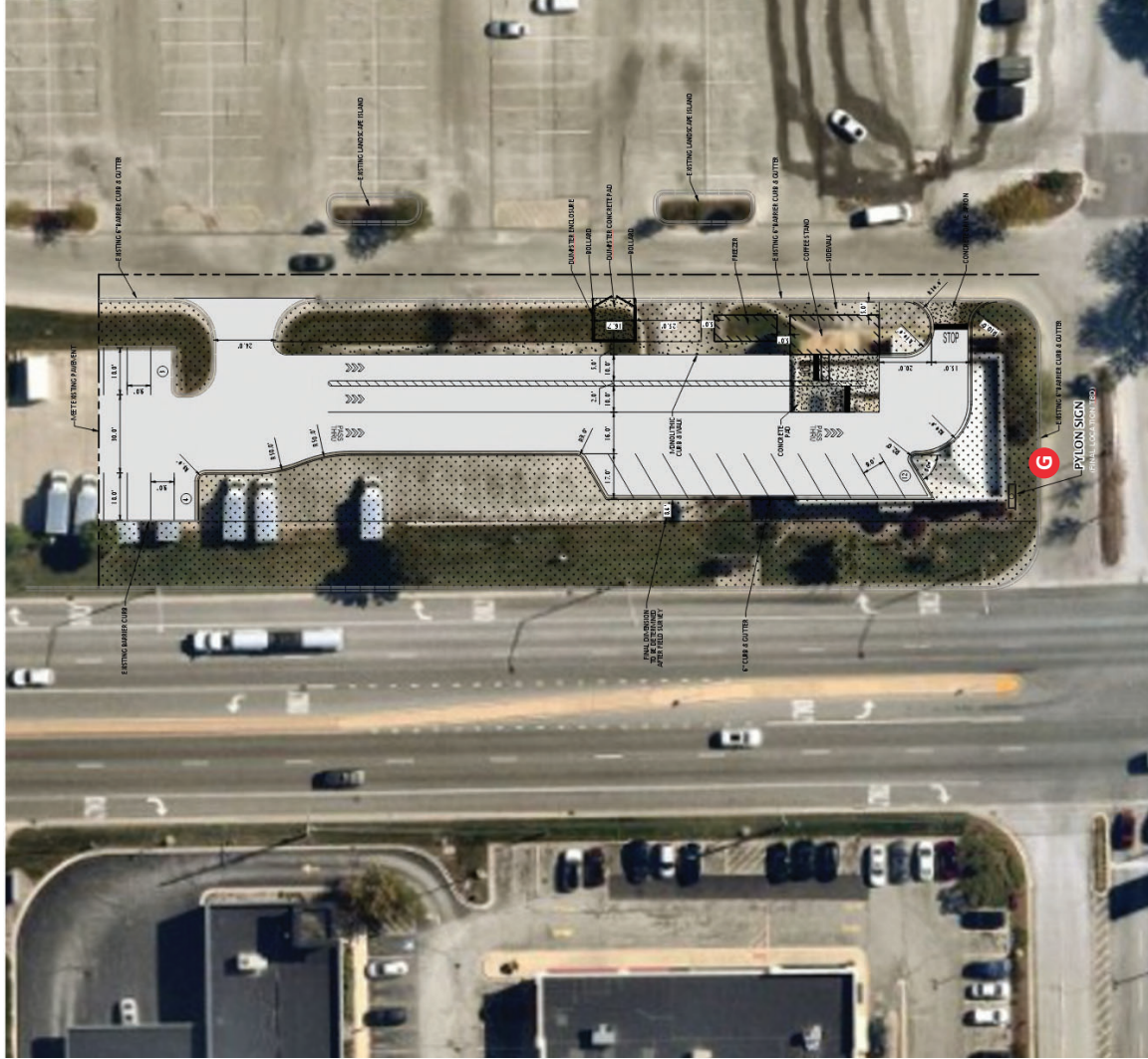
HEXADECIMAL VALUES

(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

Project ID 0435451A	
SEVEN BREW COFFEE 17855 S. HALSTEAD HOMEWOOD, IL	
Date: 06/18/2026 Contact: WLF/JB Designer: TS	Sign Item
NEW COLOR CHART	
Scale: AS NOTED	
Revision Note	
Information Required for Production PLEASE BE AWARE OF THE RED PMS 183 COLOR CHANGE	
Customer Approval	
Signature	
MM/DD/YYYY	
All rights reserved. The artwork depicted here is the property of Pattison ID, and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.	
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the product and that the sign is properly installed immediately if further details are required.	
Pattison 1.866.635.1110 pattisonid.com	

Item 5. A.

BRAND STYLE GUIDE / 07



Site View - NTS for placement purposes

Project ID

0435451A

SEVEN BREW COFFEE

17855 S. HALSTEAD

HOMEWOOD, IL

Date: 06/18/2026

Contact: WLF/JB

Designer: TS

Sign Item

SIGN ITEM G

Scale: AS NOTED

Revision Note

Information Required for Production

PLEASE BE AWARE OF THE RED PMS 183 COLOR CHANGE

Customer Approval

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the sign. Pattison ID is not responsible for any damage or injury that may occur immediately if further details are required.

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LOGO MEDALLION CABINET:

D/F FABRICATED ALUMINUM SIGN CABINET w/ 2" RETAINERS - PAINTED BLACK - FORMED & EMBOSSED PAN POLYCARBONATE FACES w/ DIGITALLY-PRINTED GRAPHICS (SEE COLOR KEY) - BLOCKOUT VINYL AS REQ'D - CENTERS IN "B" ON LOGO & WHITE BKG'D SURROUNDING "7B" TO BE DEBOSS

INTERNALLY-ILLUMINATED w/ 7100K WHITE GE TETRAMAX LED'S - REMOTE POWER SUPPLIES

BLUE TETRA CONTOUR GEN 2 BACK BEND LED ACCENT LIGHTING

INSTALL:

INSTALL ON EXISTING PYLON

BELOW GRADE ELECTRICAL SERVICE TO SIGN BY CUSTOMER'S ELECTRICIAN

BRAND COLORS

PMS 185 C

C: 2%

M: 100%

Y: 92%

K: 0%

R: 234

G: 0

B: 41

HEX: ea0029

WHITE

C: 0%

M: 0%

Y: 0%

K: 0%

R: 115

G: 202

B: 235

HEX: 73caff

BLACK

C: 0%

M: 0%

Y: 100%

K: 100%

R: 0

G: 83

B: 177

HEX: 0053b1

PMS 2935 C

C: 100%

M: 68%

Y: 16%

K: 0%

R: 115

G: 202

B: 235

HEX: 73caff

PERIMETER COPY, ARROWS & "7B" TO BE EMBOSSED ADD'L 1/4"

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

ONE [1] REQUIRED - MANUFACTURE & INSTALL

50.27 Sq. Ft. CIRCLE

12

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: October 1, 2026

To: Appearance Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-55: Appearance Review for Pylon Sign, 7Brew Drive-Through Coffee, 17855 Halsted Street



Figure 1: Proposed 7Brew Building at 17855 Halsted Street

APPLICATION INFORMATION

APPLICANT	Pattison ID Sign Co.
ACTION REQUESTED	Request for Appearance Review approval for a new pylon sign at 17855 Halsted Street.
ADDRESS	17855 Halsted Street (former Boston Market location)
PIN	29-33-100-063-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Laura Pacino, Applicant	08/24/2026
Brand Color Guide	1	Pattison ID, Sign Contractor	06/18/2026
Site Map (Annotated by Village Staff)	1	Pattison ID, Sign Contractor	06/18/2026
Pylon Sign Plans	1	Pattison ID, Sign Contractor	06/18/2026

BACKGROUND

Laura Pacino (“Applicant”) of Who Brew LLC is requesting an Appearance Review for a pylon sign at 17855 Halsted Street. All new pylon signs proposed within the Village of Homewood require review and approval by the Appearance Commission. Review and approval shall be completed in compliance with Appearance Review requirements set forth in Section 44-07-15 of the Village Zoning Ordinance.

HISTORY

The property was constructed as a Sizzler Steakhouse in 1975. The restaurant was remodeled into a Boston Market in 1993-1994. The restaurant closed in 2024.

The Appearance Commission approved plans for the proposed drive-through coffee restaurant on May 1, 2026. The Planning and Zoning Commission approved plans for a proposed drive-through coffee restaurant at the location (7Brew Drive-Through Coffee) on May 28, 2026. The Village Board approved a special use permit for the proposed drive-through facility for the coffee restaurant on June 9, 2026.

Case 26-55

AC Staff Memo

Building permit submittals for the proposed drive-through coffee restaurant are under review by Village staff.

DISCUSSION

The applicant has requested a single pylon sign for the property. The existing pylon sign for Boston Market located on the west side of the property will be partially removed. A new sign cabinet for 7Brew Drive-Through Coffee will be installed on the top of the existing pylon of the Boston Market sign.

The new sign cabinet on the top of the pylon sign will be 50.27 square feet in area. The sign cabinet will be round and constructed from aluminum sheeting. The sign cabinet will have two sign faces (oriented north/south along Halsted Street). Each sign face will be constructed from embossed polycarbonate with printed graphics on each face. Additional “blackout vinyl” will be applied to each sign face to improve readability of the logo and sign text.



Figure 2: Existing Boston Market pylon sign located at 17855 Halsted Street (2025).

The sign will have a maximum height of 20 feet. The sign will have a maximum width of 2 feet. The sign meets all requirements for pylon signs in the Village Zoning Ordinance (Section 44-10-06).

Electrical service is below grade and is connected to the existing sign structure. No additional modifications are proposed.

The sign will feature the logo of 7Brew Drive-Through Coffee. The sign will incorporate the brand colors of 7Brew (proposed color palate attached to memo).

Appearance Plan

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

F. Signs

- 1. Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*
- 2. Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*
- 3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*

4. *Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*
5. *The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this sub-section.*

J. Factors in Evaluation

“In addition to the Appearance Plan, the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission’s evaluation of a project’s design submission.

1. *Conformance to all ordinance of the Village of Homewood*
2. *Use of exterior space*
3. *Architectural concept and aesthetic value*
4. *Material selection and quality*
5. *Compatibility with adjoining buildings, misc. structures and space*
6. *Circulation for vehicles and pedestrians, and parking”*

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-55, Appearance Review for Pylon Sign, 7Brew Drive-Through Coffee at 17855 Halsted Street, as proposed on the drawings submitted by Pattison ID dated June 18, 2026.