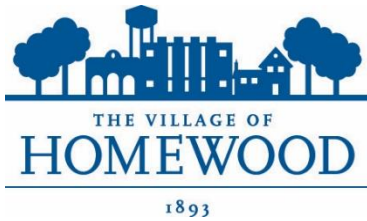


MEETING AGENDA



Appearance Commission

Village of Homewood

July 16, 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 June 4, 2026 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 26-49: Appearance Review for Monument Sign at 18646 Dixie Highway

B. **Public Meeting** for Case 26-50: Comprehensive Sign Plan for 17627-17631 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



MEMORANDUM

DATE OF MEETING: July 16, 2026

To: Appearance Commission

From: Noah Schumerth, Director of Economic and Community Development;
Joshua Carrillo, Economic and Community Development Intern

Topic: Case 26-49: Appearance Review for Monument Sign at 18646 Dixie Highway



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Cameron Payette, Applicant	05/14/2026
Sign Plans	2	Signarama of Lansing	05/14/2026

BACKGROUND

The applicant, Cameron Payette of Healthy Hounds Pet Grooming and Nutrition, LLC, is proposing the installation of a new monument sign at 18646 Dixie Highway. The property is located within the B-3 General Business zoning district, and the new sign is subject to all monument sign requirements in this zoning district.

All monument signs proposed in the B-3 General Business zoning district require Appearance Review approval under the current sign code, adopted in 2025.

DISCUSSION

Appearance Review

The applicant has proposed a new monument sign to support their business at 18646 Dixie Highway. The sign will be approximately 25 square feet in total sign area. The sign will be affixed to an aluminum base clad in “faux stone” urethane panels designed to mimic the appearance of red brick.

The proposed monument sign will have two sign faces. Each sign face will be constructed from weather-treated wood with an additional printed wood pattern on the wood boards. Each sign face will be approximately 25 square feet in area. The sign faces will be perpendicular to Dixie Highway.

An illuminated aluminum cabinet will be affixed to each sign face. Each aluminum cabinet will be 12 square feet in area. Illumination will be provided with internal LED fixtures. The cabinet will be constructed in a custom shape to match Healthy Hounds’ existing logo.

The proposed sign will have an overall structure height of 7' 4". The maximum sign height in the B-3 zoning district is 8' (or 10' if area above 8' from grade is comprised of architectural materials only).

The sign will be set back 10' from the front property line along Dixie Highway.

The sign meets all other sign code requirements for monument signs in the B-3 zoning district, including building separation, setback and landscaping requirements.



Figure 1: Image of current building frontage at 18646 Dixie Highway

APPEARANCE PLAN

The Appearance Commission may use the Appearance Plan as a set of standards for any Appearance Review application (and any other review heard by the Commission). The Commission may wish to consider the following standards in the evaluation of this proposal:

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.

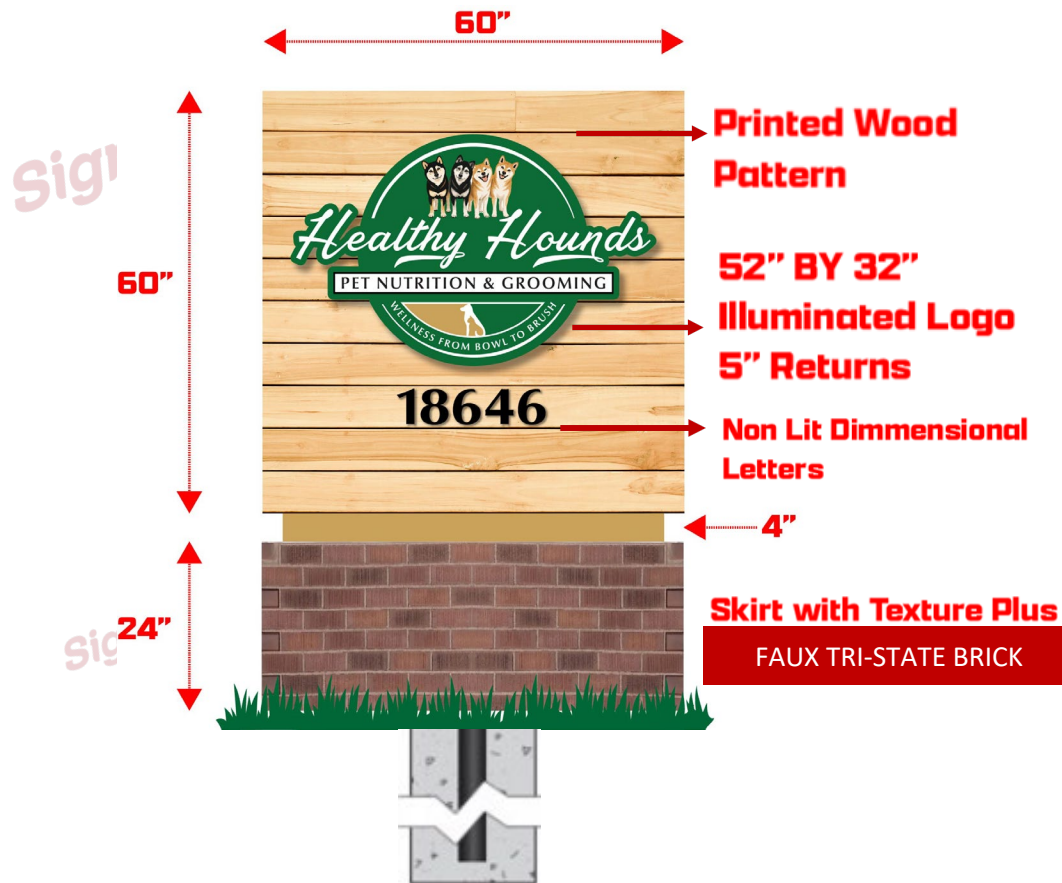
STAFF COMMENTS

No other approvals are required beyond the Appearance Commission's review of the Appearance Review. A building permit approval is required for the sign.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-49, Appearance Review for a Monument Sign at 18646 Dixie Highway, located in the B-3 General Business zoning district and as proposed on drawings submitted by Signarama of Lansing.



Product: Illuminated Monument Sign – Double Sided

Specifications: Texture Plus Faux Stone at Lower Portion – Top Cabinet – Printed Wood

Installation – Single Pole Mount - 18646 Dixie Hwy , Homewood, IL 60430

Electrical – Existing – A timer is recommended to control the sign; a photocell is available at an extra cost.



Signarama Lansing

708-895-5885

2760 Bernice Ave. Lansing,
Our Services Include:

**Banners, Vehicle Graphics,
Signs, Installations, and more.**

Customer:	Healthy Hounds Pet Nutrition
Job Description	Monument Sign



Signarama Lansing

708-895-5885
2760 Bernice Ave. Lansing,
Our Services Include:

**Banners, Vehicle Graphics,
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Customer:	Healthy Hounds Pet Nutrition
Job Description	Monument Sign

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 16, 2026

To: Appearance Commission

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

Joshua Carrillo, Economic and Community Development Intern

Topic: Case 26-50: Comprehensive Sign Plan, 17627-17631 Halsted Street



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Mahmoud Essa, Applicant	06/22/2026
Comprehensive Sign Plan Standards	2	Creative LED Signs and Printing	06/22/2026
Sign Plan Exhibits	3	Creative LED Signs and Printing	05/29/2026

BACKGROUND

The applicant, Mahmoud Essa of Creative LED Signs and Printing, is proposing a comprehensive sign plan for property at 17627-17631 Halsted Street. This comprehensive sign plan is proposed to propose locations for signage and allow additional signage for a new business, Hasta Hibachi and Pasta, which would otherwise exceed sign code requirements.

In addition to Hasta, this building also includes Dave's Hot Chicken, a business located at 17631 Dixie Highway. The proposed plan does not request any alterations to signage on this building. Dave's Hot Chicken received a sign variance to allow additional sign area and ain 2024.

DISCUSSION

Proposed Sign Plan

The applicant has proposed a sign plan which establishes the location for three wall signs for the tenant space at 17627 Dixie Highway. The sign plan indicates the maximum size and placement of proposed signage. The sign plan indicates locations for signs on each of the three facades of the business (west, north and east). **Under zoning requirements, the business would only be permitted one wall sign.**

The proposed plan provides the following size allowances for each sign:

- Two large wall signs (west and north facades): 62.6 square feet
 - One small wall sign (east façade): 16.3 square feet
- TOTAL Sign Area Proposed: Not to exceed 141.5 square feet**

One wall sign (west façade, front sign) conforms with Village requirements and has been approved through the building permit process. This sign has been incorporated into the proposed plan.

The adjacent Dave's Hot Chicken received a variance to allow up to 132 square feet of signage (118.1 square feet permitted under the zoning requirements at the time).

COMPREHENSIVE SIGN PLAN STANDARDS

When reviewing any comprehensive sign plan for approval on a property, the Appearance Commission should consider the following standards per Section 44-10-08 of the Village Code of Ordinances (not one is binding):

(1) Signage for each tenant has (or is planned to have) a clear relationship with the design of surrounding properties, including signage affixed to adjacent buildings and the architectural character of the buildings to which they are affixed.

(2) All sign structures are (or are planned to be) placed in locations where they are clear, legible, and provide a clear relationship to the tenant(s) to which the signs are related.

(3) The dimensions of each sign shall be designed to be appropriate for visibility, legibility, and achieving the purpose of the proposed sign.

(4) All signage (including all signage proposed or planned) shall be consistent with the architectural design of the project.

(5) The colors and materials of the sign, sign base and other sign-related fixtures (including all signage proposed or planned) shall be consistent and compatible with the architecture of the structure.

(6) All signage (including all signage proposed or planned) meets the requirements of the village zoning ordinance and all other applicable local codes and ordinances.

(7) All signage is proposed to be in conformance with the guidelines of the village appearance plan.

APPEARANCE PLAN

The Appearance Commission may use the Appearance Plan as a set of standards for any Appearance Review application (and any other review heard by the Commission). The Commission may wish to consider the following standards in the evaluation of this proposal:

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.*

STAFF COMMENTS

No other approvals are required beyond the Appearance Commission's review of the Comprehensive Sign Plan. Building permit applications will be required for any additional signs proposed on the building beyond the one sign already approved in June 2026.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-50, Comprehensive Sign Plan for 17627-17631 Halsted Street, located in the B-4 Shopping Center zoning district and as proposed on drawings submitted by Creative LED Signs and Printing, subject to the following conditions:

1. The property owner shall submit a revised version of the comprehensive sign plan including approved drawings for the adjacent tenant space to provide a comprehensive sign plan for the full building which meets the requirements of the Village Zoning Ordinance;
2. The total signage permitted in the sign plan for 17627 Halsted Street shall not exceed 141.5 square feet in area;
3. The total signage permitted in the sign plan for 17631 Halsted Street shall not exceed 132 square feet in area;
4. The total signage count permitted in the sign plan for 17627 Halsted Street shall not exceed three (3) total signs.

5. Any amendment to the comprehensive sign plan for 17627-17631 Halsted Street shall be elevated to the Appearance Commission for review and approval.



Item 5. B.

APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: _____ Homewood, IL 60430

Property Index Number(s): _____

Zoning District:

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

Application Request

Select all applicable boxes for Appearance Commission requests below.

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

Proposed Development or Alterations:**APPLICANT**

Name Mamoud Essa
 Company creative led signs
 Address 4839 w128th pl ,Alsip ,IL 60803
 Phone 708-307-3333
 Email sales@creativeledsigns.com
 Role _____

PROPERTY OWNER

Name Jeffrey s vierra
 Company _____
 Address 17627 s Halsted st homewood.il
 Phone 916-262-2657
 Email abumer@matrixrealitygroup.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.

Mamoud Essa
 Applicant Name

DocuSigned by:

 3FEEA4CF4D764CA...
 Applicant Signature

06/22/2026
 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: _____



COMPREHENSIVE SIGN PLAN

2020 Chestnut Road, Homewood, IL 60430

Street Address:	17627 Halsted st	Homewood, IL 60430
Existing Zoning District:		
Requested Modifications:	Add more signs	
Applicant Name:	Mahmoud Essa	Date: 6-22-2026

Provide responses to each question below using complete sentences and responses specific to the details of the proposed Comprehensive Sign Plan. Responses should supplement all other materials required for a Comprehensive Sign Plan.

The Appearance Commission shall consider the following responses when evaluating a Comprehensive Sign Plan application.

Standards for Review

No application for a Comprehensive Sign Plan shall be approved unless the Village Board finds that the application meets all of the Standards for Review for Comprehensive Sign Plans.

Standards for Review apply to all Comprehensive Sign Plan. Applicants shall indicate that the proposed Comprehensive Sign Plan meets all required standards below, and may provide additional responses in the application below. Approval of modifications to conventional zoning or subdivision regulations is not guaranteed, including for projects where all Standards for Review are met.

- 1. Relationship with Surrounding Properties** All signage for each tenant has a clear relationship with the design of surrounding properties, including signage affixed to adjacent buildings and the architectural character of the buildings to which they are affixed.
☐ Check if met.
- 2. Sign Placement.** All signs and structures are placed in locations where they are clear, legible, and provide a clear relationship to the tenant(s) to which the signs are related.
☒ Check if met.
- 3. Sign Dimensions.** The dimensions of each sign shall be appropriate for the visibility, legibility, and stated purpose of the proposed sign.
☐ Check if met.
- 4. Consistency with Architectural Design.** All signage included in the plan shall be consistent with the architectural design of the project.
☒ Check if met.
- 5. Colors and Materials.** The colors and materials of all signs, sign bases and other structures shall be consistent and compatible with the architecture of the structure.
☐ Check if met.
- 6. Code and Ordinance Compliance.** All signage shall meet the requirements of the Village Zoning Ordinance (including sign regulations in Section 44-10), and all other applicable local codes and ordinances.
Modifications from sign requirements shall be reviewed with the standards included in this application.
☐ Check if met.
- 7. Appearance Plan Conformance.** All signage shall conform to the standards and guidelines of the Village Appearance Plan.
☐ Check if met.

Comprehensive Sign Plan Modification Standards

In addition to the Standards for Review required for all Comprehensive Sign Plan applications, modifications to requirements of the underlying zoning district for signs may be approved by the Appearance Commission

Comprehensive Sign Plan modifications may be approved provided the applicant specifically identifies each requested modification within the comprehensive sign plan (CSP) application materials, and how each modification is compatible with one or more of the following additional standards: Each proposed modification must achieve one or more of the standards.

Applicants for Comprehensive Sign Plans proposing modifications shall a) identify each proposed zoning modification, b) provide a justification for how the modification meets one or more of the standards. The Appearance Plan shall use these standards to evaluate whether a modification may be approved and included in a final approved Comprehensive Sign Plan.

1. **Economic Performance and Viability.** The modification enhances the visibility, economic viability or overall performance of a business or use beyond that which would otherwise be achieved with signage fully compliant with the sign requirements of this section.

The requested modification to allow additional signs on the property will improve business visibility and customer wayfinding throughout the site due to the size of the property and various customer approach directions the number of permitted signs does not provide adequate identification from all viewpoints

2. **Creative Design and Placemaking.** The modifications increase architectural creativity or allow for unique sign design in a manner that contributes to creating a unique sense of place or improving the overall character of an area.

The proposed additional signs are designed to create consistent visual identity across the property the signage program will improve the overall appearance of the development by providing coordinated branding and clear wayfinding elements

3. **Sustainability and Environmental Performance.** The modification permits a demonstrable reduction in energy consumption from signs, or promotes sign design which increases the overall sustainability of the proposed development.

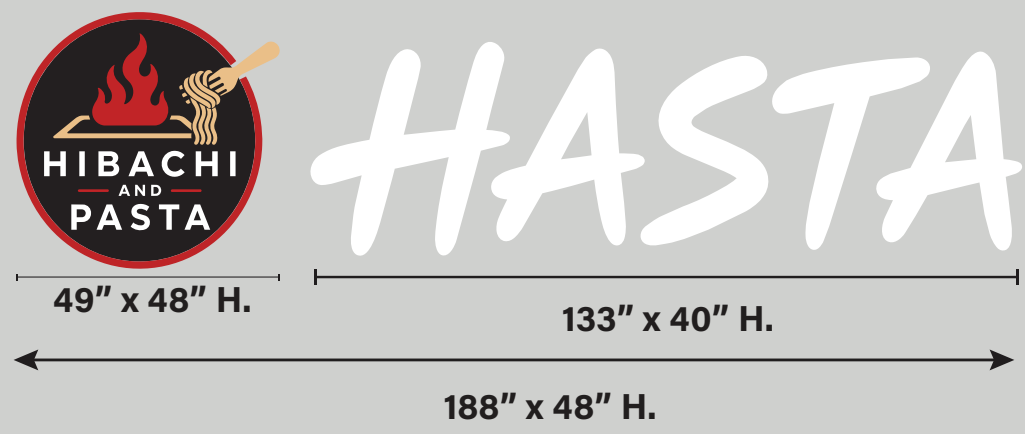
The proposed signage utilizes energy -efficient Led Illumination and adorable low maintenance materials. The additional signs are intended to improve visibility

4. **Historical Preservation.** The modification permits the creation of signage which increases the visibility of historically significant buildings, signs or other structures within the Village, or provides reference to historical structures within the Village, or furthers the stated goals of historical preservation in the Village.

this modification requested is not associated with a historic district is intended to improve business identification

5. **Building Material Quality.** The modification permits the creation of signage which increases the visibility of historically significant buildings, signs or other structures within the Village, or provides reference to historical structures within the Village, or furthers the stated goals of historical preservation in the Village.

the proposed signs will be constructed using high quality, durable materials designed for long term performance and minimal maintenance ,the additional signage will enhance visibility without negatively impacting the aesthetic of the site



Installation

Sign 62.6 SQ. FT

Mocup

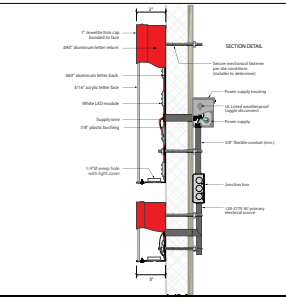
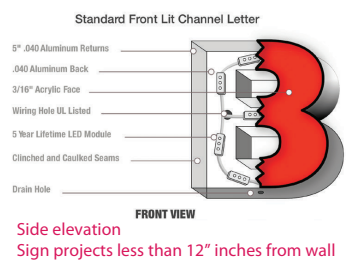
- ☒ Vinyl
 - ☐ White
 - ☒ White Acrylic Face 7328
 - ☒ Return 4.3" Black
 - ☒ Black Trim
 - ☒ LED Light, white color 10K, IP65
- Color description is for reference only.
Samples provided upon request after order placement.

UL LISTED E541804

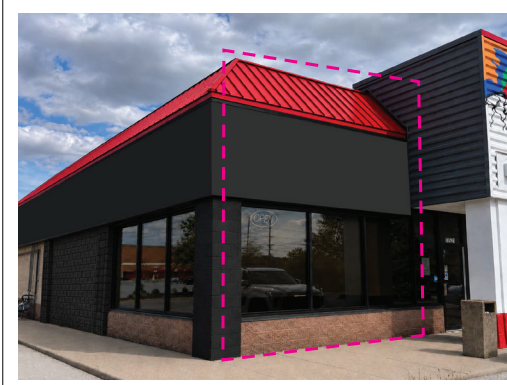
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

Power Supply: Simple LED Power Inc.
AC INPUT: 100-277VAC, 50/60HZ, MAX2.8A
DC OUTPUT: +12V/16.5A/200W

"Channel Letters are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign."



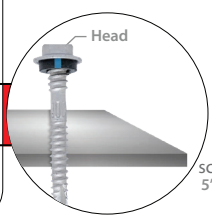
Removal of any existing sign on site will incur a fee of \$550



Before



After



Wall Dimensions: 18.5' x 16' H.
Rendering is an Approximate Visual Aid ONLY
(Actual Results May Vary)

screw diameter 3/8"
5" self drill screw

(All sign illumination will be designed and shielded to prevent glare or light spillage.
Illumination will not exceed 1 foot-candle at the sign face and will be turned off when the business is closed.)

Note: The scope of electrical work is limited solely to connecting the sign wiring to existing electrical circuits.
No new circuits or additional electrical modifications are included.
All electrical connections will be performed by a licensed electrician in accordance with local codes and regulations.

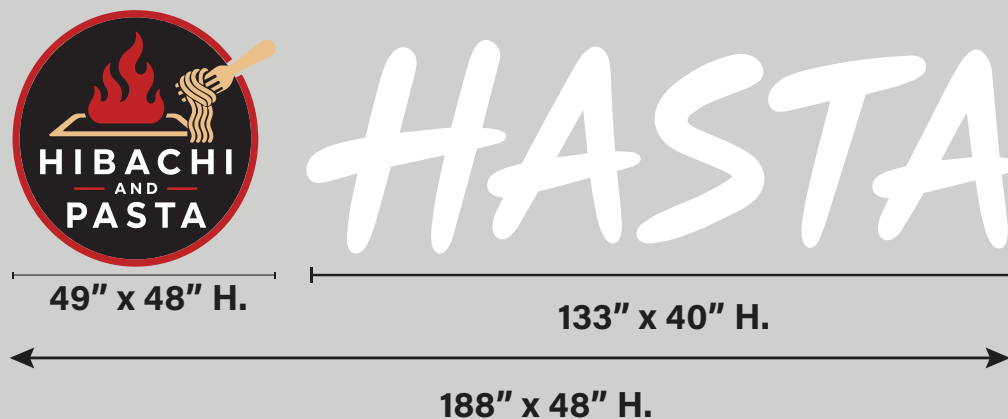
Note : All drawing in this form is the property of Creative LED Sign Inc. it is not to be reproduced, copied, or exhibited in any fashion without written consent from Creative LED Signs & Printing Inc. charges of up to \$2000.00 will be assessed for any mis-use of these drawings.

17627 S Halsted St, Homewood, IL 60430

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering show is for concept only.
Actual scale and placement show are approximate.

SIGN APPROVAL

Client _____ Landlord _____
Date _____ Date _____



Installation

Sign 62.6 SQ. FT

Mocup

- ☒ Vinyl
- ☐ White
- ☒ White Acrylic Face 7328
- ☒ Return 4.3" Black
- ☒ Black Trim
- ☒ LED Light, white color 10K, IP65

Color description is for reference only.
Samples provided upon request after order placement.

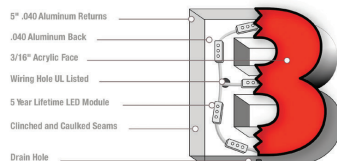


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

Power Supply: Simple LED Power Inc.
AC INPUT: 100-277VAC, 50/60HZ, MAX2.8A
DC OUTPUT: +12V/16.5A/200W

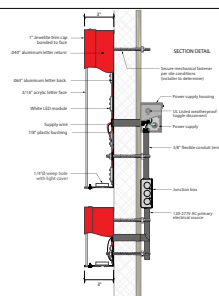
"Channel Letters are intended to be
installed in accordance with the requirements
of Article 600 of the National Electrical Code
and/or other applicable local codes, including
proper grounding and bonding of the entire sign."

Standard Front Lit Channel Letter



FRONT VIEW

Side elevation
Sign projects less than 12" inches from wall



Removal of any existing sign on site will incur a fee of \$550

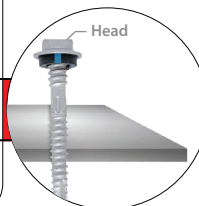


Before



After

Wall Dimensions: 33' x 16' H.
Rendering is an Approximate Visual Aid ONLY
(Actual Results May Vary)



screw diameter 3/8"
5" self drill screw

(All sign illumination will be designed and shielded to prevent glare or light spillage.

Illumination will not exceed 1 foot-candle at the sign face and will be turned off when the business is closed.)

Note: The scope of electrical work is limited solely to connecting the sign wiring to existing electrical circuits.

No new circuits or additional electrical modifications are included.

All electrical connections will be performed by a licensed electrician in accordance with local codes and regulations.

Note: All drawing in this form is the property of Creative LED Sign Inc. it is not to be reproduced, copied, or exhibited in any fashion without written consent from Creative LED Signs & Printing Inc. charges of up to \$2000.00 will be assessed for any mis-use of these drawings.

17627 S Halsted St, Homewood, IL 60430

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SIGN APPROVAL

Client _____

Landlord _____

Date _____

Date _____



49" x 48" H.

Installation

Sign 16.3 SQ. FT

Mocup

- ☒ Vinyl
- ☐ White
- ☒ White Acrylic Face 7328
- ☒ Return 4.3" Black
- ☒ Black Trim
- ☒ LED Light, white color 10K, IP65

Color description is for reference only.
Samples provided upon request after order placement.

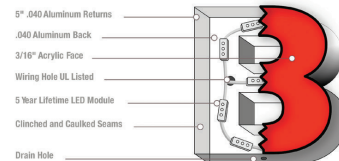


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

Power Supply: Simple LED Power Inc.
AC INPUT: 100-277VAC, 50/60HZ, MAX2.8A
DC OUTPUT: +12V/16.5A/200W

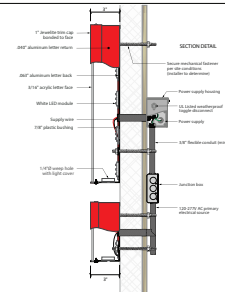
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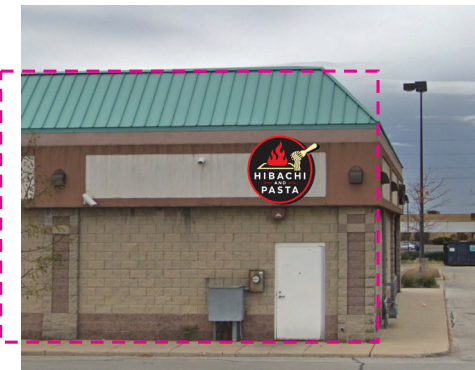


FRONT VIEW

Side elevation
Sign projects less than 12" inches from wall



Removal of any existing sign on site will incur a fee of \$550

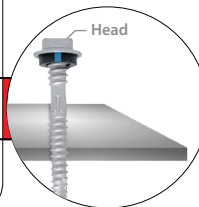


Before



After

Wall Dimensions: 59' x 16' H.
Rendering is an Approximate Visual Aid ONLY
(Actual Results May Vary)



screw diameter 3/8"
5" self drill screw

(All sign illumination will be designed and shielded to prevent glare or light spillage.
Illumination will not exceed 1 foot-candle at the sign face and will be turned off when the business is closed.)

Note: The scope of electrical work is limited solely to connecting the sign wiring to existing electrical circuits.
No new circuits or additional electrical modifications are included.
All electrical connections will be performed by a licensed electrician in accordance with local codes and regulations.

Note: All drawing in this form is the property of Creative LED Sign Inc. it is not to be reproduced, copied, or exhibited in any fashion without written consent from Creative LED Signs & Printing Inc. charges of up to \$2000.00 will be assessed for any mis-use of these drawings.

17627 S Halsted St, Homewood, IL 60430

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering show is for concept only.
Actual scale and placement show are approximate.

SIGN APPROVAL

Client _____

Landlord _____

Date _____

Date _____