

# MEETING AGENDA



## Appearance Commission

Village of Homewood

December 07, 2023

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

*Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to [pzc@homewoodil.gov](mailto:pzc@homewoodil.gov) or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.*

*Please see last page of agenda for virtual meeting information.*

*Commission Meeting will be conducted remotely via Zoom as allowed by Governor Pritzker's Executive Order 2022-07. Members of the public may submit written comments by email to [pzc@homewoodil.gov](mailto:pzc@homewoodil.gov) or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.*

*Please see last page of agenda for virtual meeting information.*

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the November 8, 2023 Appearance Commission meeting.

4. Public Comments

5. Regular Business:

A. Case 23:30: Sign Variance for St. John Neumann Parish Church at 17951 Dixie Highway

B. Case 23-31: Sign Review for All Nations Community Church at 18620 Kedzie Avenue

6. Old Business:

7. New Business:

8. Adjourn

**Everyone entering the Village Hall must wear a face covering.**

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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

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: **November 8, 2023**

### 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 6:01 p.m.

### ROLL CALL:

Members Quirke, Smith, Scheffke, Kluck and Chair Hrymak were present. Members Kidd and Preston were absent. Village President Rich Hofeld was in attendance. In attendance from Village staff was Director of Economic and Community Development Angela Mesaros, and Assistant Director of Economic and Community Development Noah Schumerth. No other members of the public were in the audience, and no members of the public were in attendance on the Zoom virtual meeting.

### APPROVAL OF MEETING MINUTES:

No corrections to the meeting minutes from September 7, 2023, were requested. The meeting minutes were approved.

AYES: 5 (Smith, Scheffke, Quirke, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Preston, Kidd)

### PUBLIC COMMENTS:

None.

### REGULAR BUSINESS:

#### CASE 23-30 – 17951 Dixie Highway - St. John Neumann’s Parish Church – Sign Variance

Chair Hrymak introduced the case. Neither the applicant nor a representative speaking on behalf of the applicant was present. Director Angela Mesaros recommended the continuance of the case to the December 7, 2023 hearing.

A motion was made by Member Quirke to continue the item to the December 7, 2023 meeting. Seconded by Member Scheffke.

AYES: 5 (Members Smith, Scheffke, Quirke, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Preston, Kidd)

### **CASE 23-31 – 18620 Kedzie Avenue - All Nations Community Church – Sign Approval**

Chair Hrymak introduced the case. Neither the applicant nor a representative speaking on behalf of the applicant was present. Director Angela Mesaros recommended the continuance of the case to the December 7, 2023 hearing.

A motion was made by Member Quirke to continue the item to the December 7, 2023 meeting. Seconded by Member Scheffke.

AYES: 5 (Members Smith, Scheffke, Quirke, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Preston, Kidd)

Members expressed concerns about the lack of attendance of the applicants. Assistant Director Schumerth noted that correspondence received from a representative of the signage company on one of the cases, but this representative was not the primary applicant for the case and was not able to attend.

### **OLD BUSINESS:**

#### **CASE 23-07 – Appearance Plan Update Presentation**

Director Angela Mesaros provided introductory information about the Appearance Plan Update and ongoing work by Village staff to complete a revision to the Appearance Plan, last updated by staff in 1998.

Chair Hrymak requested the presentation about the Appearance Plan Update project. Assistant Director Noah Schumerth provided information about the Appearance Plan project, identifying the project as an implementation tool for other plans approved by the Village Board, and Planning and Zoning Commission. Assistant Director Schumerth identified previous goals to the project.

Member Quirke requested information about whether analysis had been completed by staff to show divergence between the Zoning Ordinance and the Appearance Plan. Director Mesaros noted that the Zoning Ordinance was passed in January 2023, and extensive analysis between the Appearance Plan and Zoning Ordinance had not taken place.

Member Quirke requested additional information about how Appearance Plan will align with the newest version of the Village Zoning Ordinance once the Appearance Plan Update is complete. Assistant Director Schumerth stated that more discussion is welcome.

Assistant Director Schumerth identified additional goals staff looks to achieve throughout the timeline of the project.

In discussion of enforcement goals for design in Homewood, Member Quirke asked whether some goals fall within the scope of work already required for other staff members including the Village Arborist.

Assistant Director Schumerth noted that the Appearance Plan will be updated with collaboration from staff members and should serve as a tool to guide enforcement for Village staff.

The presentation was paused due to the entrance of a member of the public. Member of the public joined the audience of the meeting and expressed a wish to speak on a matter of bicycle facilities in Homewood.

Assistant Director Schumerth described reasons for updating the Appearance Plan, citing age of the existing plan, difficulties in plan interpretation, and public demand for greater focus on design review in Homewood. Chair Hrymak expressed the need for historical elements to be included in the plan citing stucco and poor durability of modern building materials as concerns from residents. Assistant Director Schumerth cited how Appearance Plan is to be designed to provide leverage for integrating historic elements into modern structures.

Chair Quirke requested more definition for the term “adaptive reuse.”

Assistant Director Schumerth described the work timeline for the project, including additional engagement opportunities for the public. Member Quirke asked for information about the relationship between the Appearance Plan Update and planned updates to Village ordinances regulating signage. Schumerth indicated that Village sign ordinances are to be updated concurrently with the Appearance Plan Update.

Schumerth identified that a report summarizing public engagement information will be provided for the Appearance Commission at a future meeting.

Member Quirke asked that Village staff participate closely with the process of developing Appearance Plan language.

Member Quirke addressed Village President Rich Hofeld and requested information about the perceived regulatory burden of local ordinances in Homewood. Village President Hofeld noted that Homewood has received few complaints about development procedures, and that development partners are aware of increased standards for design which must be carried into the new Appearance Plan.

Assistant Director Schumerth identified potential solutions for limiting regulatory burden on development partners.

Village President Hofeld identified concerns about LED lighting reducing visual character on convenience stores and similar uses.

Assistant Director Schumerth identified additional concepts which may be employed by staff in writing the new plan document.

Member Scheffke asked about the definition of compatibility with neighboring land uses and the importance of this concept in Appearance Commission decisions. Response and case examples from Homewood were provided by Assistant Director Schumerth.

Assistant Director Schumerth provided a proposed project timeline. Member Quirke expressed that the timeline is aggressive and requested information about whether the timeline was designed to

accommodate a particular project or goal. Assistant Director Schumerth stated no individual projects were influencing the timeline, and existing work on the Plan allows an accelerated timeline.

Assistant Director provided a summary of goals for the Appearance Plan Update.

### **NEW BUSINESS:**

Member Smith identified that the signage and lighting at the gas station at the northeastern corner of 183<sup>rd</sup> and Hardwood is very bright, and asked if such lighting and signage is approved by Village ordinances. Chair Hrymak said such signage should be accounted for in updated signage regulations.

Member Kluck discussed concerns about signage timing on existing electronic signage around the Village and expressed the need to time message duration on existing signage. Director Mesaros concurred with need to identify potential violations in partnership with code enforcement staff. Assistant Director Schumerth identified importance of revisiting signage regulations in Village ordinances to avoid concerns about signage design and electronic message duration in B-1 and B-2 zoning districts.

Member Quirke requested information about whether Wind Creek Casino construction is still in compliance with development agreements approved by the Village of Homewood and intergovernmental agreements completed with the Village of East Hazel Crest. No concerns were identified.

Member Smith provided review of window installation at the Hibbing Building at 18220 Harwood Avenue and identified that the building owner and contractors had built windows with 7 inches of clearance from ground level.

Member Scheffke identified that Village President Rich Hofeld had been the final signatory on the 1998 Appearance Plan and commended the Village President on the length of tenure.

Village President Hofeld identified that greater attention is to be paid to landscaping material health and maintenance by Village staff. Director Mesaros identified that efforts are to be taken by Village staff to ensure landscaping compliance.

### **ADJOURN:**

A motion was made by Member Kluck. Seconded by Member Smith. Chair Hrymak called for a vote of unanimous consent to adjourn the meeting at 6:54 p.m. The motion passed.

AYES: 5 (Members Smith, Scheffke, Quirke, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Preston, Kidd)

Respectfully submitted,

Noah Schumerth  
Assistant Director of Economic and Community Development



**MEMORANDUM**

**DATE OF MEETING:** December 7, 2023

**To:** Members of the Appearance Commission

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

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

**Topic:** Case 23-30, Sign Variance – The Parish of St John Neumann – 17951 Dixie Highway



**DOCUMENTS FOR REVIEW**

Title	Pages	Prepared by	Date
Application	1	Susan Gates	10/26/23
Narrative	1	Susan Gates	10/26/23
Sign Placement Exhibits	2	Susan Gates	10/26/23
Sign Elevations	3	Core Displays	10/20/23
Plat and Survey	3	Susan Gates	10/26/23
Staff Exhibits	2	Asst. Director of Comm./Econ. Dev.	10/27/23

**BACKGROUND**

The applicant, St John Neumann Parish, located at 17951 Dixie Highway, proposes to replace an existing (6' x 10') monument sign with a new sign of similar dimensions along the frontage on Dixie Highway. The proposed sign is an electronic message sign. The property is located within the B-2 Downtown Transition zoning district. Currently, the Village of Homewood Code of Ordinances does not permit electronic message board signs within the B-2 zoning district. The applicant has requested a variance from the Village Code of Ordinances to permit the construction of the sign.

The applicant proposes a 40 sq. ft. double-sided sign measuring 4 feet by 10 feet. Each face of the sign will be divided into two sections: (1) a 16 square foot lighted sign measuring 4 feet by 4 feet with a static image of the parish's logo and name, and (2) a 24 square foot electronic message board sign with a changeable copy measuring 4 feet by 6 feet. The sign will be placed on a base measuring 2 feet by 8 feet. According to the applicant, the sign would improve the visibility of the church to passers-by on Dixie Highway.

**DISCUSSION**

The proposed sign is currently not allowed per standards found in Section 30-4 of the Village Code of Ordinances:

*“Changeable copy/reader board signs in the B-1 downtown core zoning district and B-2 downtown transition zoning district...”*

According to St. John Neumann, the proposed sign would provide the parish with an opportunity to present its messages to passing motorists and pedestrians. The applicant has requested a variance for constructing the new sign to replace the existing monument sign on the site.

The existing monument sign measures 6 feet in height by 10 feet in length. The sign was constructed as an identification sign for the previous congregation (St. Joseph Parish). The church recently consolidated with other area congregations into a single building at 17951 Dixie Highway. The new parish proposes to update the existing monument sign with its new name and logo. (See Figure B.)

The new sign will be placed approximately 100’ to the south of the location of the existing sign, equidistant to the front property line along Dixie Highway. The new sign will maintain the dimensions of the existing sign. The staff has confirmed that there will be no utility conflicts caused by the movement of the sign by review of the revised utility plan to support the new placement of the sign (including easement encroachments or other issues affecting services outside of the subject site).

The new sign will have the following properties (see attachment “Proposed Sign Elevations”):

Sign Property	Description
Dimensions	10’ (L) x 22” (W) 6’ (H)
Type	Dual (digital bulletin board, double-sided cabinet identification sign)
Materials	Single cabinet (painted black), pan-formed panels (painted black or tan)
Other Properties	Powered from the primary structure, dual 120V 20W conduits

Village ordinances are laws, not suggestions, and should not be considered negotiable outside of the circumstances noted below. A variance should only be approved in situations where significant “hardship” or “practical difficulty” exists, or a specific regulation places an undue or unjust burden on a particular property owner. Variances must be based on objective rationale, and in proper responses from the applicant in response to the Standards for Variance.

Village staff has reviewed the application with the following findings related to the variance request:

- The proposed electronic message board sign would replace an existing sign that is outdated. While the sign location is being altered, the dimensions of the sign and its relationship with the public right-of-way are not being changed. Minor changes to the signage materials are proposed in response to adjustments to the type of sign being proposed. The new sign is a modernization of existing signage that is in line with proposals from other churches in Homewood, such as Faith Lutheran Church, 18645 Dixie Highway.
- Section 30-7 of the Village Code of Ordinances allows civic institutions and charitable organizations to install two types of signage: (1) identification signs; and (2) bulletin board signs that describe events or other information directly related to the use of the site. These regulations apply to places of worship.
- St. John Neumann is located within a commercial district. Churches and civic institutions are typically located within residential districts. The restriction on electronic signs within the B-1 and B-2 zoning districts is established to manage the impacts of commercial electronic signage and the general visual quality within the Village's central business district.
- The technology has evolved dramatically since the adoption of the Village's Sign Code; digital sign board technology allows for greater control of brightness, image quality, and other properties of the sign. Staff is in the process of a review and update of the Sign Code and will recommend changes in May 2024. Electronic message signs will be reviewed and discussed during this process.
- St. John Neumann is adjacent to multiple other civic uses along Dixie Highway, including the Village Hall. This building has an electronic display monument sign that is larger than the proposed sign at St John Neumann. Public buildings such as Village Hall are exempted from signage regulations.

### **RECOMMENDED APPEARANCE COMMISSION ACTION**

The staff has reviewed the proposed sign, and the Staff recommends limitations on size, brightness, duration of message display, message transition, and movement to reduce distractions. The signage is consistent with the standards required for past electronic message signs.

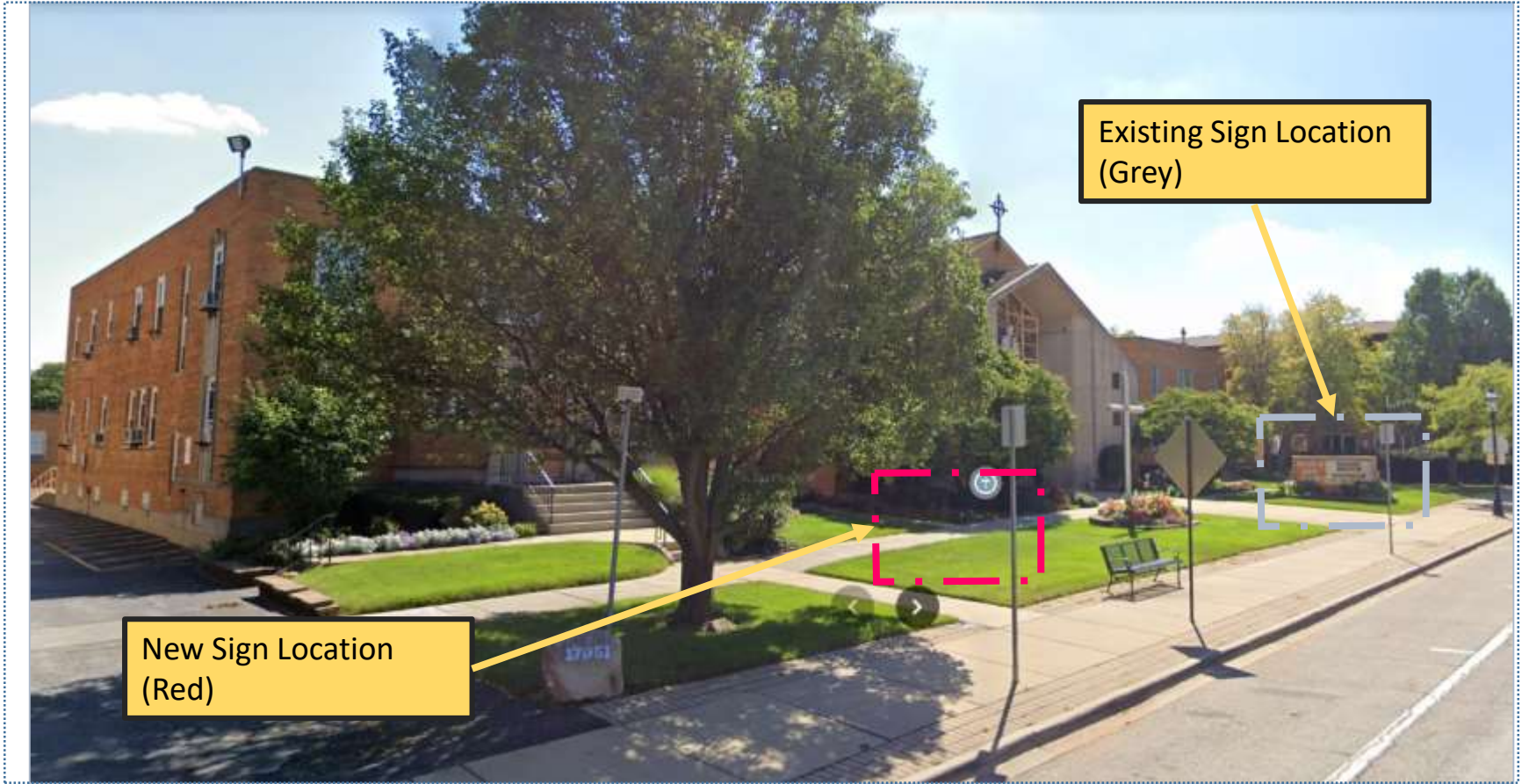


The Appearance Committee may wish to consider the following motion:

**Recommend approval of the proposed signage variance and electronic message board signage as proposed by Saint John Paul Neumann Parish Church on the property at 17951 Dixie Highway, The Parish of St John Neumann, subject to the following conditions:**

1. Images must remain static;
2. Message display duration – minimum 12 seconds;
3. Transition between messages must be instantaneous;
4. No change in intensity, or brightness, no video displays, single messages not divided between two screens, no flashing or blinking;
5. Exterior signs shall be illuminated only during business hours or between the hours of 6:00 am and 11:00 pm, whichever is later;
6. No off-premise commercial advertising permitted;
7. Brightness limited to 0.00-foot candles at the residential lot lines;
8. In the event of a malfunction, the electronic variable message sign would be turned to a dark screen until corrected; and
9. Compliance with standards set forth by the Illinois Department of Transportation.







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

PROPERTY INFORMATION

Street Address: 17951 Dixie Hwy Homewood, IL 60430  
Property Index Number(s): 29-31-400-012

**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 Rev. EDMOND ARISTIL  
 Company ST JOHN NEUMANN Parish  
 Address 17951 Dixie Hwy  
Homewood, IL 60430  
 Phone [Redacted]  
 Email [Redacted]  
 Role [Redacted]

PROPERTY OWNER

Name The Catholic Bishop of Chicago  
 Company ST JOHN NEUMANN Parish  
 Address 17951 Dixie Hwy  
Homewood, IL 60430  
 Phone [Redacted]  
 Email [Redacted]  
 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.

EDMOND ARISTIL  
Applicant Name

[Signature]  
Applicant Signature

10-25-23  
Date

**Staff Notes**

Do not write below this line.

CASE NO: _____	Fee: _____ <input type="checkbox"/> 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: _____

**ST. JOHN NEUMANN APPEARANCE REVIEW – NOVEMBER 2, 2023****NARRATIVE**

**WHAT:** St. John Neumann Church in Homewood, Illinois, is requesting a sign variance and new construction review for a digital bulletin board sign that we are proposing for placement in the B-2 zoning district.

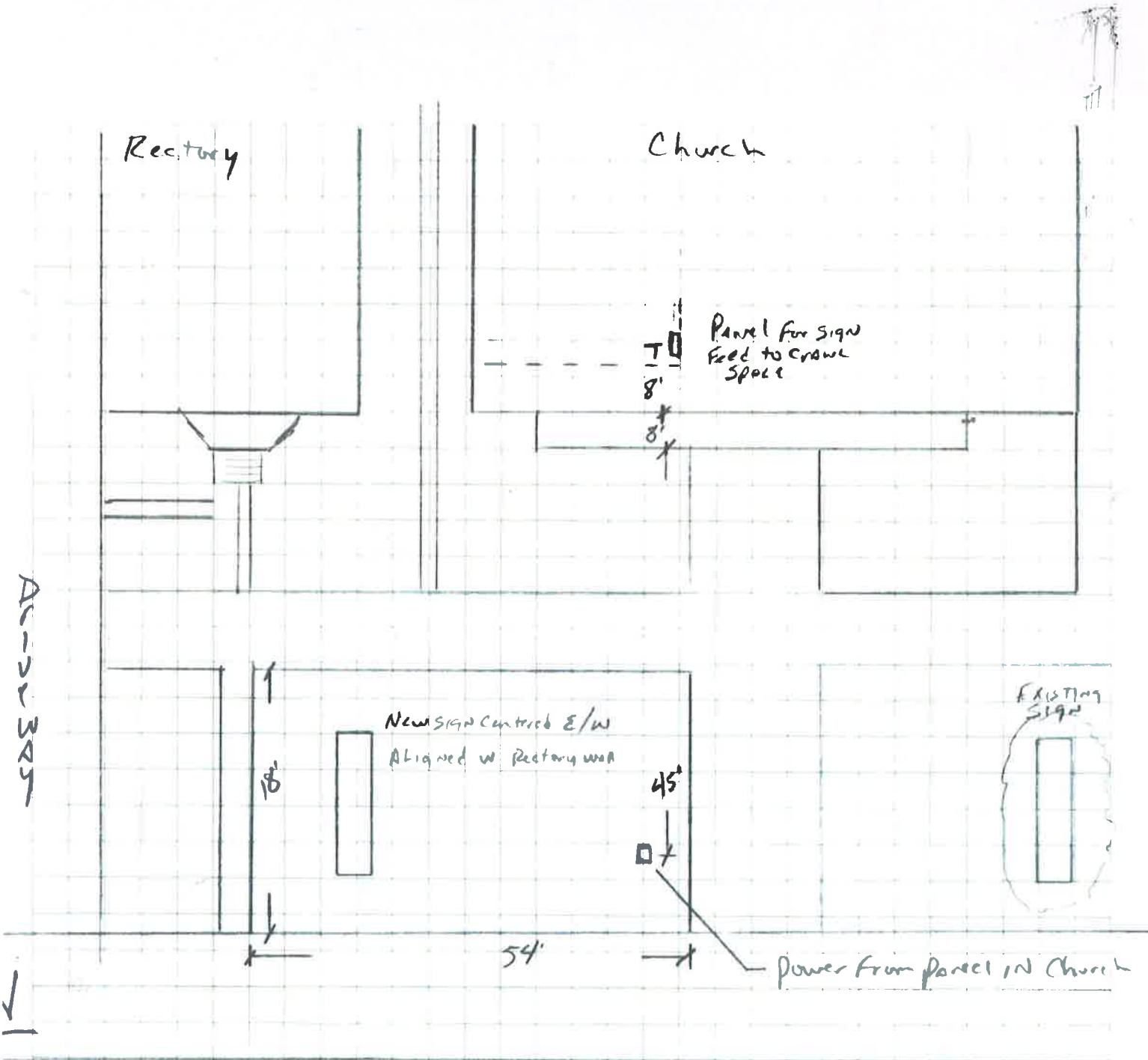
**WHY:** As a newly combined parish of three different south suburban communities St. John Neumann (SJN) wants a sign that reflects who we are as a new parish and one that announces our church's presence to the larger community.

**HOW:** Our process consisted of researching sign companies, obtaining bids, scheduling demos, reviewing proposals, determining sign size, design, and placement, as well as identifying electrical needs. We received four proposals which were narrowed down to the top two, one from Roeda Construction and one from CORE designs. Based on design, size, responsiveness and attention to detail, the recommendation was to have CORE designs be SJN's sign provider.

**BUSINESS CASE:**

At the Appearance Commission review, SJN will present design documents, elevation details, proposed utility changes, and supporting documentation which will demonstrate that SJN's request for a sign variance meets the sign code requirements as outlined in Section 30 of the Village of Homewood Zoning Ordinance and that SJN'S request for a variance meets the sign code standards, and conditions for approval of signs which are outside of generally permitted areas.

St. John Neumann Parish  
11/02/2023





Face in Road to show 1 space

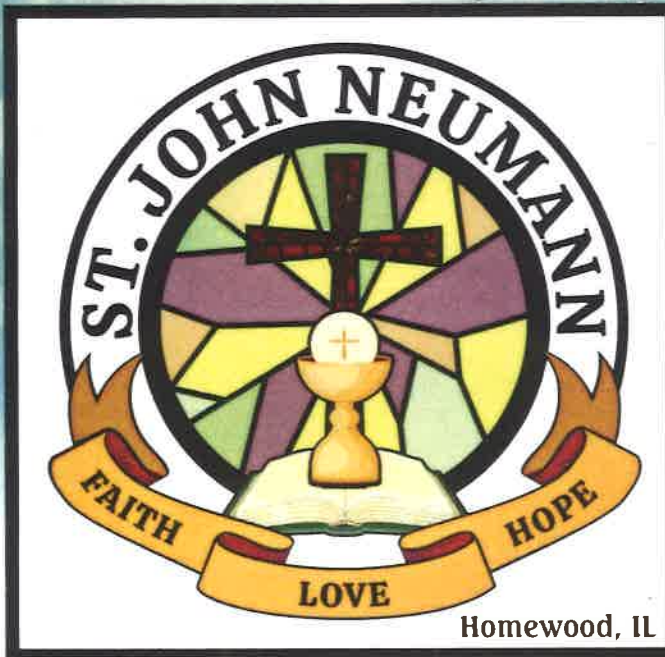
St John Neumann  
Catholic Church

New Sign to show  
with Rostery wall  
Centered in Cross  
Area

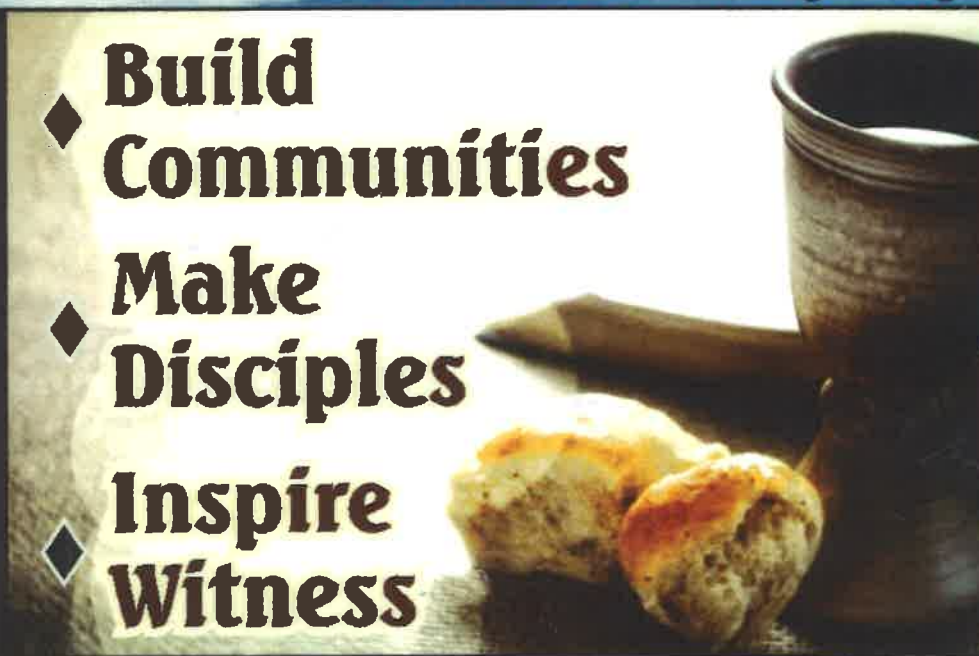
Sign

Sign

4' x 4' double-faced lighted sign



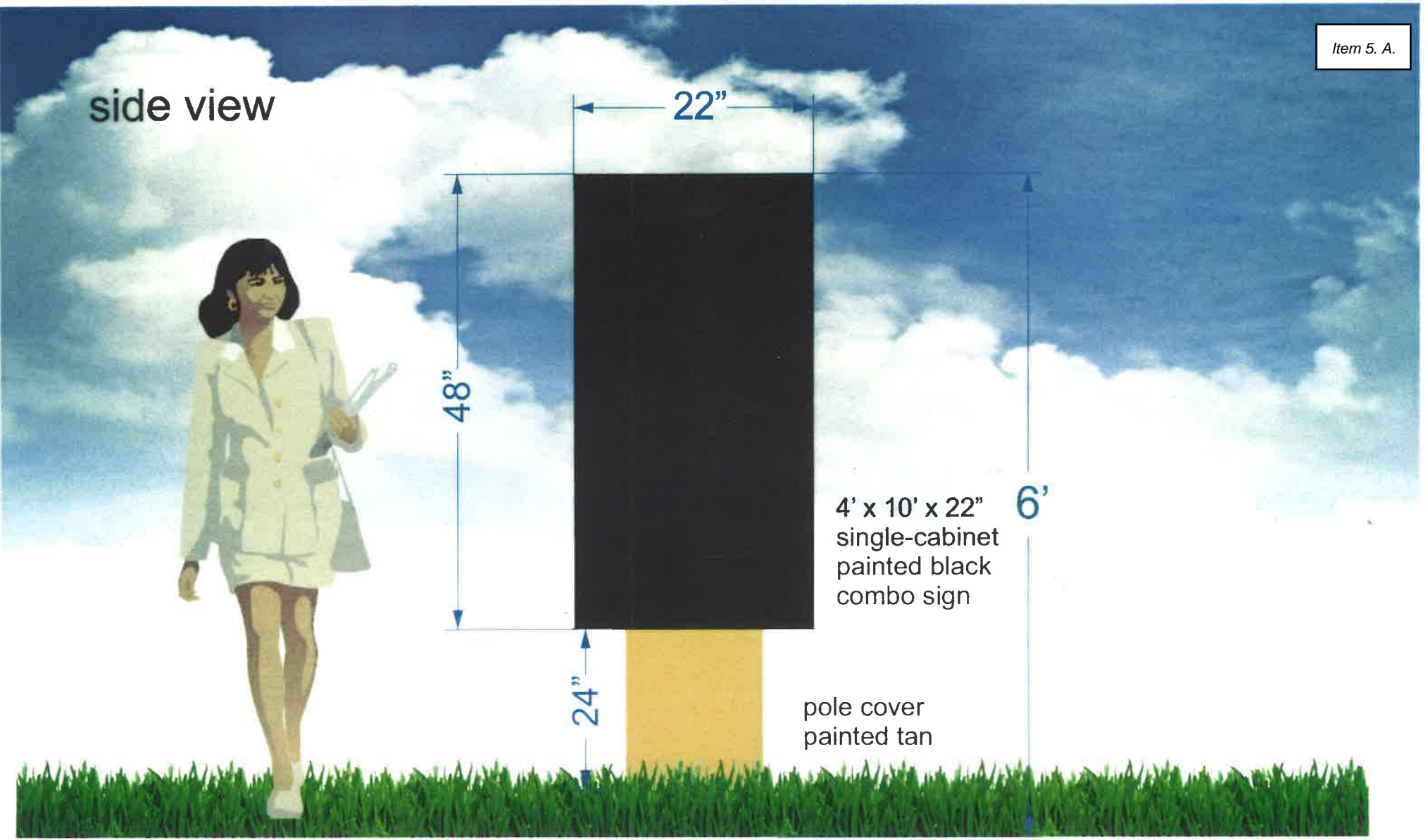
4' x 6' double-sided digital sign



2' x 8' x 12" pole cover - painted tan



side view



4' x 10' x 22"  
single-cabinet  
painted black  
combo sign

6'

pole cover  
painted tan

24"

48"

22"

APPROVED BY: \_\_\_\_\_

NOTE: Layout at discretion of Art Department.

No; Please Do not alter layout.



Unauthorized use, reproduction, or display shall  
render infringer liable for up to \$100,000  
in statutory damages per infringement,  
plus attorneys fees under the U.S. Copyright Act, 17 U.S.C. 412



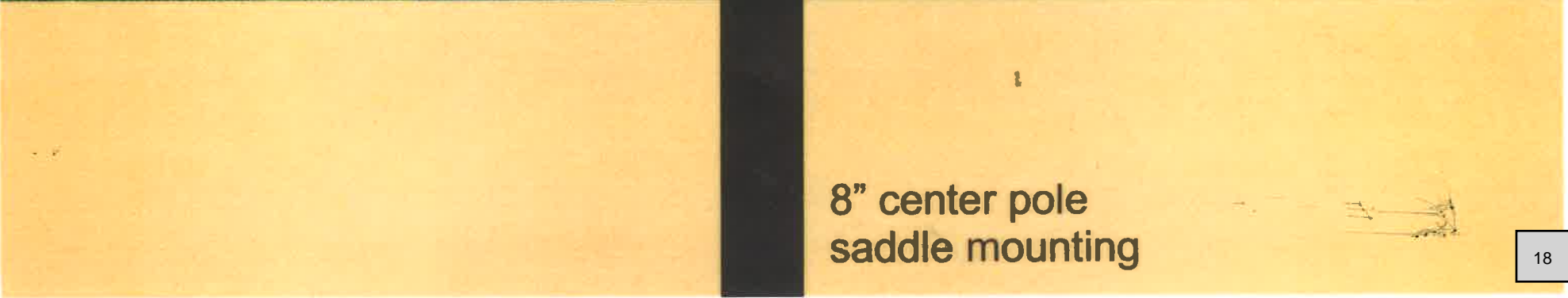
side view



4' x 10' x 22"  
single-cabinet  
painted black  
combo sign  
pan-formed panels



2' x 8' x 12" pole cover - painted tan

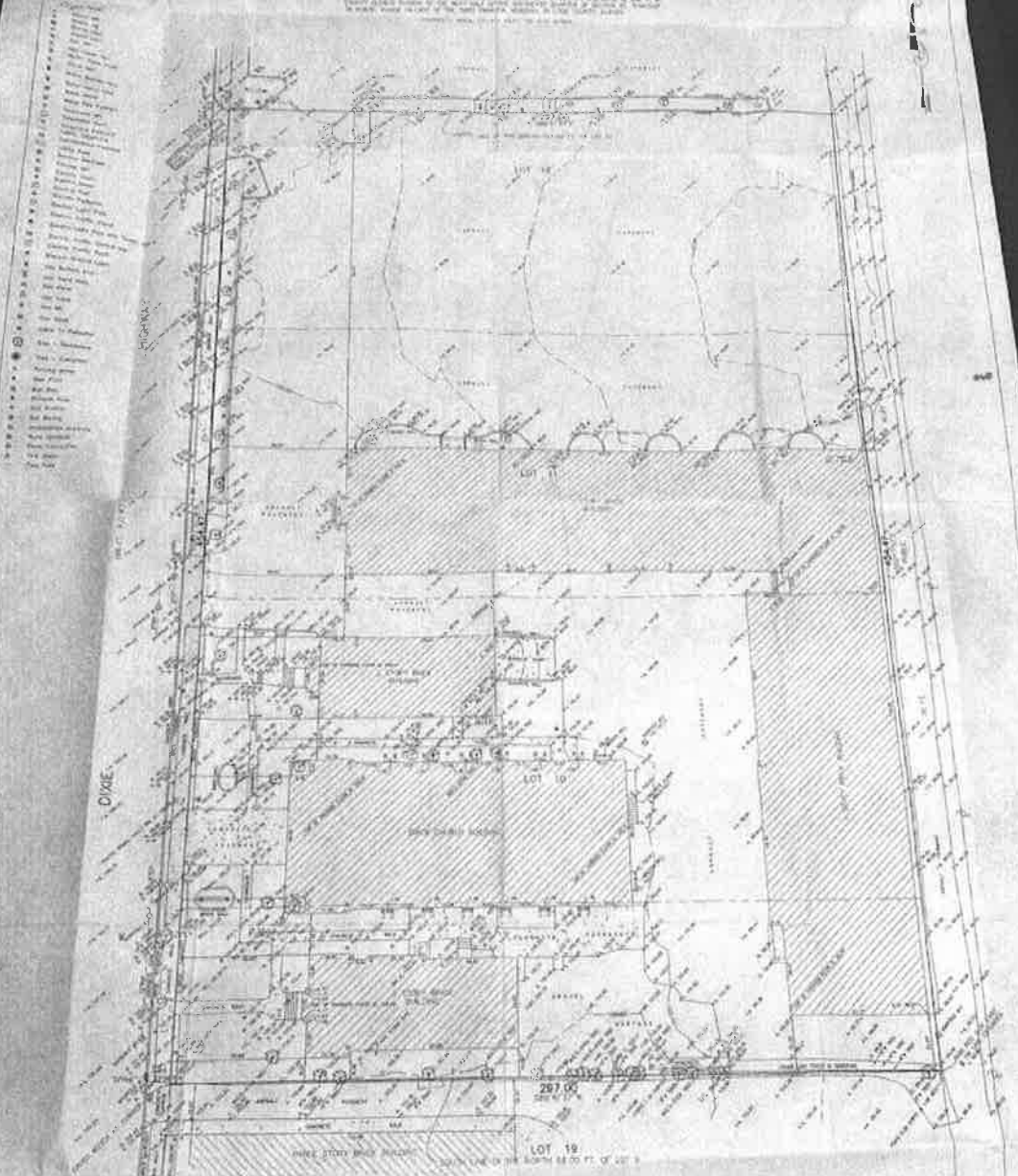


8" center pole  
saddle mounting

ω

# GREMLEY & BIEDERMANN

## Plat of Survey



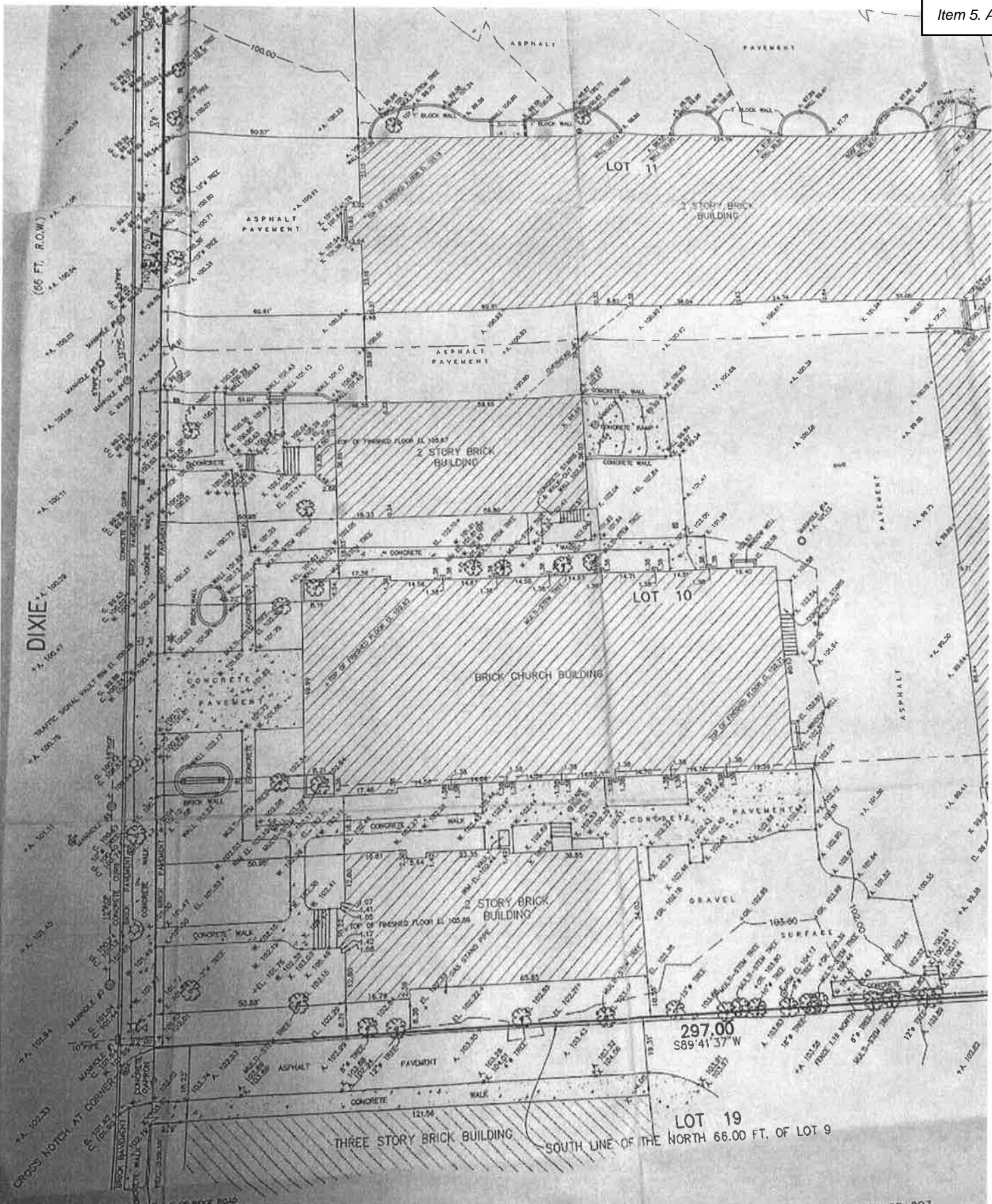
GREMLEY & BIEDERMANN  
 1000 N. W. 27th St.  
 Fort Lauderdale, Fla. 33304  
 Telephone: 335-8652 Fax: 335-8654  
 2005-03516-001

THE BENCHMARKS, CROSS SECTION AT NORTHWEST CORNER OF SURVEY  
 PLANNED ELEVATION 104.00  
 BENCHMARKS SUPPLIED BY THE VILLAGE OF HOMEROOD HAVE BEEN DESTROYED  
 CONSIDER FOR MARKET & NOT BEING PIVOT POINTS. COURSE OF PIVOT  
 POINT BUILDING BY CURVE AND BEING REPORT ANY DIFFERENCE BEFORE  
 BEING A CURVE  
 ALL NECESSARY BUILDING ZONES AND OTHER RESTRICTIONS FOR ZONING OF SURVEY  
 AS TO BE IN YOUR CONTRACT. AND, NEAREST, THE POLICE AND SOON BEHOLD  
 IN TRANSPORT.  
 ALL DIMENSIONS SHALL BE OBTAINED BY SIGHT MEASUREMENT AFTER THIS DATE.  
 THESE DIMENSIONS NOTED TOWARD THE STAIRWAY BLOCK, DECKOUT COLONNAD AND  
 THE ARCHIVE COLONNAD AS NOTED IN 42334213.  
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2005. "All Rights Reserved"

SUBJECT TO RECORD NO. 000 NO. 22-963-003  
 UTILITY WARNING  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM 2005 SURVEY  
 INFORMATION AND FIELD'S DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE  
 THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE IN EACH OTHER IN THE  
 FIELD. OTHER UTILITY LOCATIONS OR DEPTHS. THE SURVEYOR FURTHER DOES NOT  
 WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION  
 INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED IN RELATIONSHIP  
 TO PREVIOUS SURVEY INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PREVIOUSLY  
 LOCATED THE UNDERGROUND UTILITIES.  
 THE CALLER - (312) 744-1000 WITH THE CITY OF CHICAGO  
 OFFICE OF THE CITY OF CHICAGO JOB NUMBER (300) 830-8121 PRIOR TO  
 INVESTIGATION OF PROBLEMS.

State of Illinois  
 County of Cook  
 We, GREMLEY & BIEDERMANN, do hereby certify that we have  
 surveyed the above described property and find the same to be  
 shown in a correct representation of said survey conducted in a  
 territory of 87° 45' 00".  
 The measurements completed on June 22, 2005.  
 Signed: *[Signature]*  
 Professional Surveyor License No. 22922  
 My License Expires November 30, 2006  
 My professional service conforms to the current Surveying and  
 Mapping Act, a boundary survey.





NOTE:  
 BENCHMARK: CROSS NOTCH AT NORTHWEST CORNER OF SURVEY  
 ASSUMED ELEVATION = 100.00  
 BENCHMARKS SUPPLIED BY THE VILLAGE OF HOMEWOOD HAVE BEEN DESTROYED  
 Distances are marked in feet and decimal parts thereof. Compare all points  
 BEFORE building by same and at once report any differences BEFORE  
 any work is done.

SUBJECT TO RIGHTS PER DOC. NO. 22-963-093  
 UTILITY WARNING

The underground utilities shown have been located from field information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further warrants that the underground utilities shown are in fact located as shown.

CHECKED: DRAWN

STATE OF ILLINOIS  
Office of the Secretary of State  
I hereby certify that this is a true and  
correct copy, consisting of *one*  
pages, as taken from the original on file in  
this office.



*George H. Ryan*

George H. Ryan  
Secretary of State

DATED September 25, 1975

BY *Robert J. Hall*

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: December 7, 2023

**To:** Appearance Commission

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

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

**Topic:** Case 23-31: All Nations Community Church Monument Signage, 18620 Kedzie Avenue



## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Ken Richmond	10/26/23
Narrative	1	Signs Plus	10/26/23
Sample Elevations	1	Signs Plus	8/8/23
Engineering Drawings/Sections	3	Signs Plus	8/8/23
Staff Exhibits	2	Asst. Dir. Comm./Econ. Development	10/27/23

## BACKGROUND

The applicant has proposed an electronic bulletin board sign in the front of All Nations Community Church, located at 18620 Kedzie Avenue. The sign will replace existing monument signage serving as an identification sign and located in front of the church building. The sign will be located within the R-1 Single-Family Residential zoning district, within which the church site is currently located. The Village Code of Ordinances does not restrict the placement of electronic bulletin board signs or other electronic displays in this district if such signage meets Village standards and receives approval from the Appearance Commission.

**DISCUSSION**

The signage proposed by the applicant will replace existing monument signage located in the front yard setback of the church building. The sign consists of two monument signs angled approximately 60 degrees from the public right-of-way and placed in a V-pattern facing toward from the church (see Figure A). Each existing sign is a bulletin board sign with changeable letters and a backlit sign portion with sign copy identifying the name of the church. Recent photographs submitted by the applicant note that the sign is currently utilizing outdated technology and is currently below general standards of maintenance. The applicant has proposed to replace the monument signs with electronic bulletin board signs providing identification of the church and information about the church.



Figure A: Existing signage at All Nations Community Church. Note V-shaped monument sign and changeable letter signage.

All Nations Community Church is classified as a civic or charitable institution in the Village Code of Ordinances, and is permitted to provide signage with significant restrictions per Section 30-7 of the Village Code of Ordinances:

*“ No sign shall be displayed on the building or premises ...except for identification signs, identifying the name or nature of the institution or organization and bulletin board signs, being structures of a permanent nature but having changeable words or figures.” (Section 30-7, Code of Ordinances)*

These types of signage are permitted within the R-1 Single-Family Residential zoning district where this structure is located, provided that signage design meets specific restrictions in Village ordinances. Changeable copy/reader boards may also be used as bulletin board signs within the R-1 zoning district, so long as form standards are met pursuant Sections 30-4 and 30-5 of the Village Code of Ordinances and the purpose of the sign is to identify the church or display announcements/public service messages.

The new sign will have the following properties (see attachment “Proposed Sign Elevations”):

Sign Property	Description
Sign Dimensions (x2)	10’ (L) x 8” (W) x 5’ 6” (H)
Base Dimensions (x2)	11.5’ (L), 9” (W), 1’ 6” (H)
Sign Type (x2)	Dual (LED backlit cabinet, digital bulletin board with LED changeable copy)
Materials	Single cabinet (painted black), brick base
Other Properties	Powered from primary structure, dual 120V 20W conduits



Figure B: Inset of design of proposed signage. Signage to be repeated twice to create V-pattern with monument signs at 60 degree angle.

Each of the two proposed monument signs includes an LED backlit cabinet sign measuring 12 inches by 10 feet across the top of the sign serving as an identification sign for the church. The remainder of the sign area on each sign (36.5 inches by 10 feet) is an electronic bulletin board with changeable copy and LED display. The sign will be attached to an existing 1' 6" brick sign base with steel base plates with metal panels. The existing brick monument sign base is approximately 18 inches longer than the new sign, measuring 11 feet and 5 inches in length. The dimensions of all signage proposed meets the form standards found in the Village Code of Ordinances. No details on landscaping are currently provided by the applicant, and staff has provided recommendations for the provision of landscape plans which show details about any proposed landscaping to accompany the sign proposal and ensure a suitable transition between the ground and the proposed signage.

On-site analysis reveals that the signs are visible from multiple residential properties nearby, including two homes at 3200-3208 186<sup>th</sup> Street, two homes along Kedzie Avenue (18559 and 18655 Kedzie), and two homes along Mallard Drive (3201-3205 Mallard Drive). Electronic bulletin board signage may have impacts on these properties, where the signage is visible from the front of the residential structures where screening is not present. Staff recommends that restrictions be placed on brightness, the rate of change for messaging on the sign, and the ability to disable the sign when damage or signage errors are present.



Figure C: View from Kedzie Avenue (looking south) demonstrating visibility of signage from neighboring residential properties on 186th Street.





Figure D: View from Kedzie Avenue (looking north) demonstrating visibility of signage from neighboring residential properties on Mallard Drive.

Staff recommends numerous conditions which have been placed on other electronic bulletin board signs at civic and charitable institutions throughout the Village. These conditions are currently being recommended for inclusion as standardized form requirements for all electronic signs in most zoning districts. These conditions include:

- 1) All images displayed on signs shall remain static;
- 2) All messages on signs must have a minimum duration of 12 seconds without flashing, blinking, or movement;
- 3) Transitions between messages on the signs must be instantaneous;
- 4) No change in intensity or brightness, nor video displays of any type, shall be used to display any message
- 5) Single messages shall not be divided between two screens,
- 6) No flashing or blinking shall be used for any message;
- 7) Exterior signs shall be illuminated only during business hours or between the hours of 6:00am to 11:00pm, whichever is later;
- 8) No off-premise commercial advertising shall be permitted at any time;
- 9) Brightness shall be limited to 0.00 foot candles at the residential lot lines;
- 10) In event of malfunction, the electronic bulletin board sign will be turned to dark screen until corrected; and
- 11) Compliance with standards set forth by the Illinois Department of Transportation,

In addition, staff recommends an additional condition for consideration by the Appearance Commission to protect nearby residential properties:

- 12) Brightness output for all displays, when used, shall be limited to 0.3 footcandles above ambient lighting conditions for all signage.

## STAFF COMMENTS

- 1) The proposed type of signage is allowable under requirements within the R-1 Single-Family Residential zoning district.
- 2) The proposed signage meets all requirements for signage form set forth in the Village Code of Ordinances.
- 3) The proposed signage is recommended to be subject to a set of conditions which are commonly recommended for the type of signage and use of the signage proposed by the applicant.
- 4) Staff will be recommending changes to the Sign Code in May 2024 which addresses common zoning conflicts for civic and charitable institutions placing signage in commercial zones, allowing for extremely limited placements of electronic signage and other types of modern signage barred by present signage regulations.

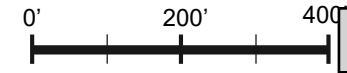
## RECOMMENDED APPEARANCE COMMISSION ACTION

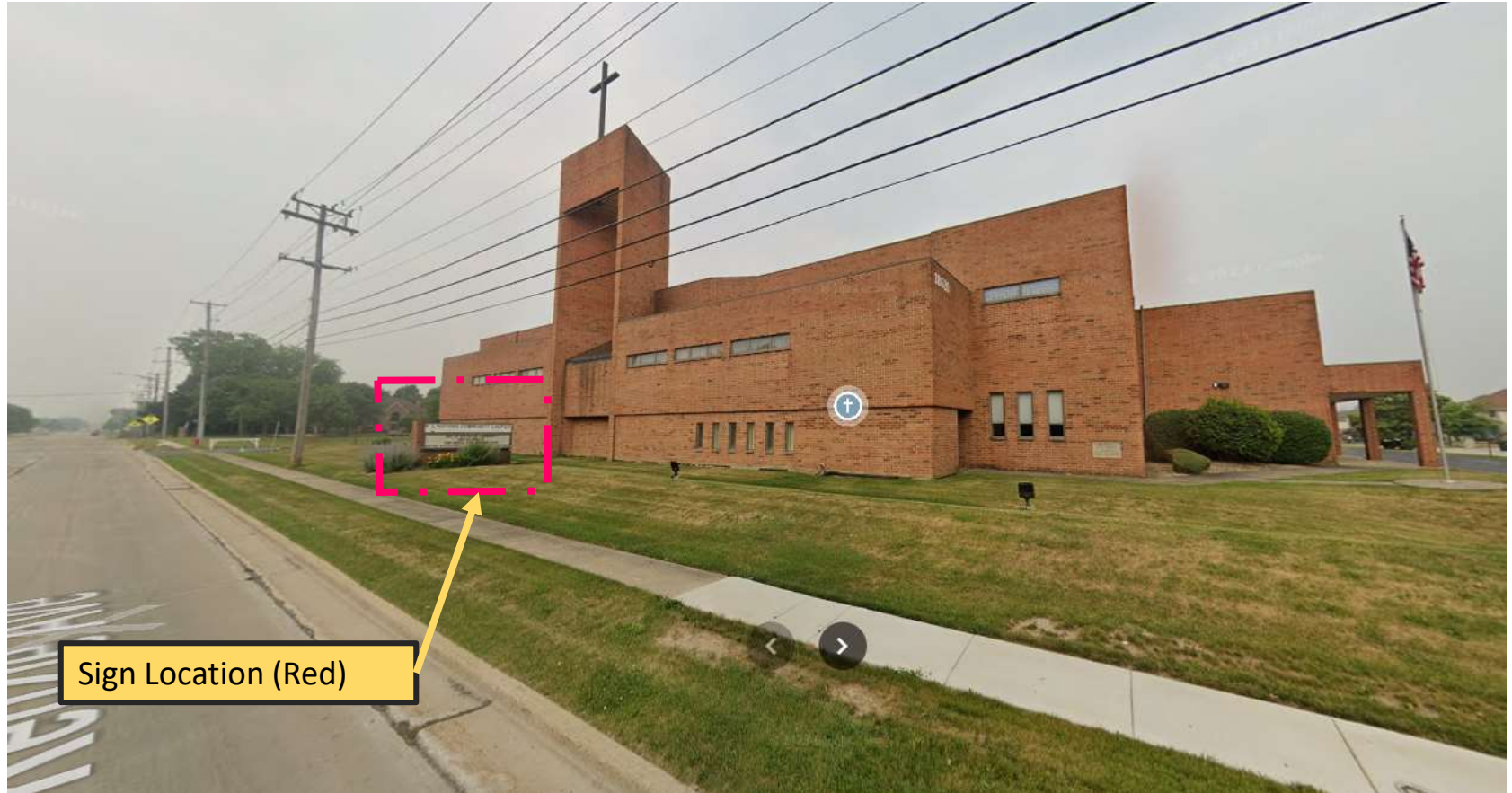
Staff has reviewed the proposed signage, and recommends limitations on the size, brightness, duration of message display, message transition, and movement to reduce distractions while remaining in line with best practices for signage adjacent to residential property. The signage meets requirements for signage form and placement set forth in the Village Code of Ordinances.

The Appearance Commission may wish to make the following recommendation:

**Approve electronic message board signage as proposed by All Nations Community Church on the property at 18620 Kedzie Avenue, subject to the following conditions:**

- 1) All signage constructed shall meet the following form requirements:
  - a. All images displayed on signs shall remain static;
  - b. All messages on signs must have a minimum duration of 12 seconds without flashing, blinking, or movement;
  - c. Transitions between messages on the signs must be instantaneous;
  - d. No change in intensity or brightness, nor video displays of any type, shall be used to display any message
  - e. Single messages shall not be divided between two screens,
  - f. No flashing or blinking shall be used for any message;
  - g. Exterior signs shall be illuminated only during business hours or between the hours of 6:00am to 11:00pm, whichever is later;
  - h. No off-premise commercial advertising shall be permitted at any time;
  - i. Brightness shall be limited to 0.00 foot candles at the residential lot lines;
  - j. In event of malfunction, the electronic bulletin board sign will be turned to dark screen until corrected; and
  - k. Compliance with standards set forth by the Illinois Department of Transportation
  - l. Brightness output for all displays, when used, shall be limited to 0.3 footcandles above ambient lighting conditions for all signage.
- 2) Applicant shall provide staff with details regarding landscaping accompanying signage proposed in this application, including a landscape plan, narrative detailing landscaping improvements, and other documents as requested in partnership with Village staff.





Sign Location (Red)





Item 5. B.

# APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

### PROPERTY INFORMATION

Street Address: 18620 Kedzie Ave 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

<p><b>Application Request</b> Select all applicable boxes for Appearance Commission requests below.</p> <p><input type="checkbox"/> New Construction, including:</p> <ul style="list-style-type: none"> <li>» Building Elevations</li> <li>» Landscape Plan</li> <li>» Lighting, Photometric Plan</li> <li>» Signage</li> </ul> <p><input type="checkbox"/> Existing Development</p> <ul style="list-style-type: none"> <li>» Exterior Alterations</li> <li>» Landscape Plan</li> <li>» Lighting, Photometric Plan</li> <li>» Signage</li> </ul> <p><input type="checkbox"/> Sign Variance</p>	<p><b>Proposed Development or Alterations:</b></p> <p>_____</p>
--	---

### APPLICANT

Name Ken Richmond

Company Attractive Sign & Lighting

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Role \_\_\_\_\_

### PROPERTY OWNER

Name Pastor Steven Bell

Company All Nations Community Church

Address 18620 Kedzie Ave  
Homewood, IL 60430

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.

<u>Ken Richmond</u>	<u>Kenneth Richmond</u>	<u>10/26/23</u>
Applicant Name	Applicant Signature	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: \_\_\_\_\_

Village of Homewood / Noah Schumerth

All Nations Community Church / Sign Project

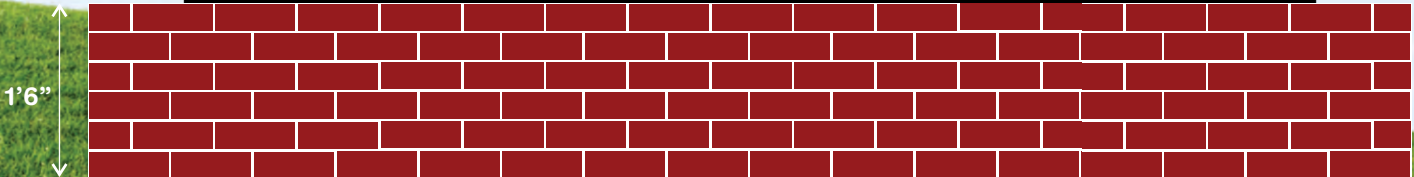
New Sign Standards & Requirements for the Electronic Changeable Messages. Our Ascend product will meet the Village of Homewood requirements in full.

- Church will communicate messaging for church information / events only
- Images / messages will remain static for 12 seconds & change with No motion or Blinking
- Church will not display video or scrolling message
- Brightness will be measured at 0.00 foot candles regarding the residential properties
- Should the sign malfunction it can be immediately shut down through the software
- DOT requirements for the sign will be in compliance
- The Church will adhere to the times the Village of Homewood sets for sign illumination.
- Sign will be under the 8' height requirement

Thank you for your consideration.

Signs Plus

10'0"



11'5"

Existing red brick base.

Reference #: **sk-135629-3b**  
Product Manager: **Rob P**  
Date: **August 8, 2023**

ID Face Vinyl: *Digital Print*  
ID Cabinet: *Black*  
LED Display: *Full Color*



**SIGNS PLUS**  
NEW IDEAS-NEW TECHNOLOGY, INC.  
**800-848-4262**  
info@SignsPlusSigns.com  
www.SignsPlusSigns.com



**APPROVAL**

DATE

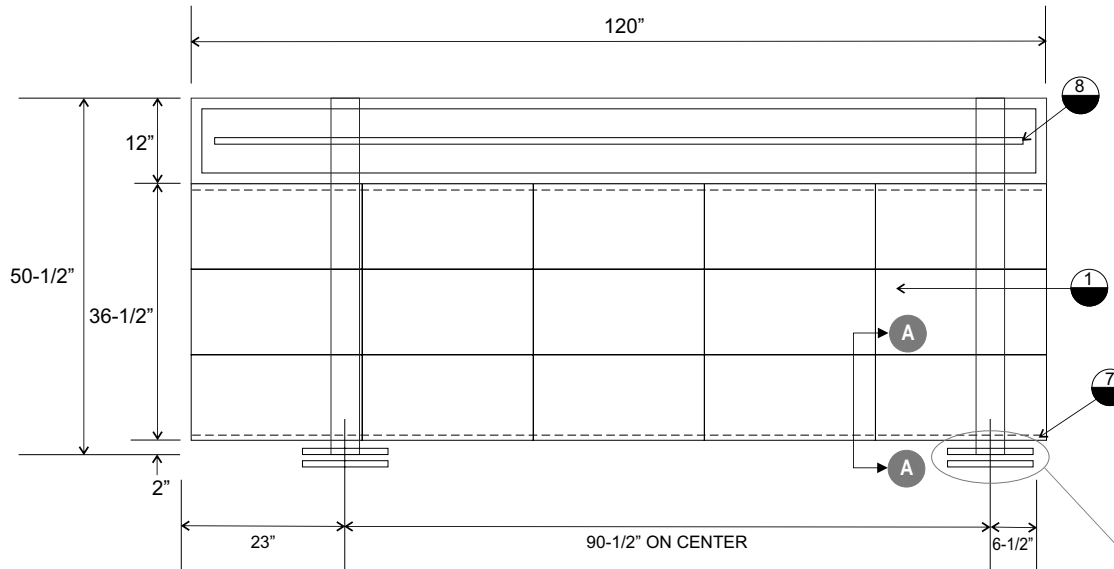
PRINT NAME

SIGNATURE

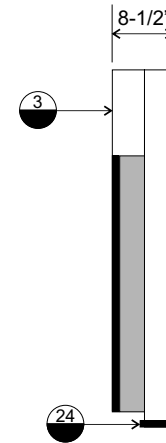
A FAX SIGNATURE IS BINDING UPON BOTH

TWO OF TWO (2) SIGNS

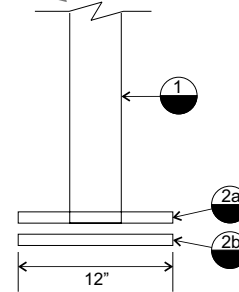
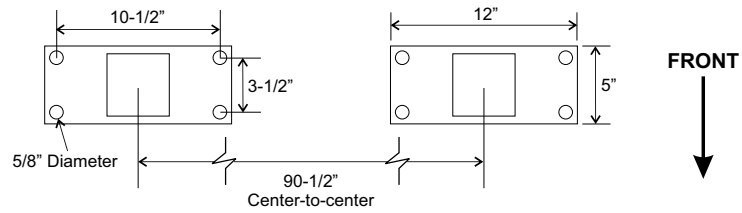
FRONT VIEW




SIDE VIEW



BASE PLATE DETAIL



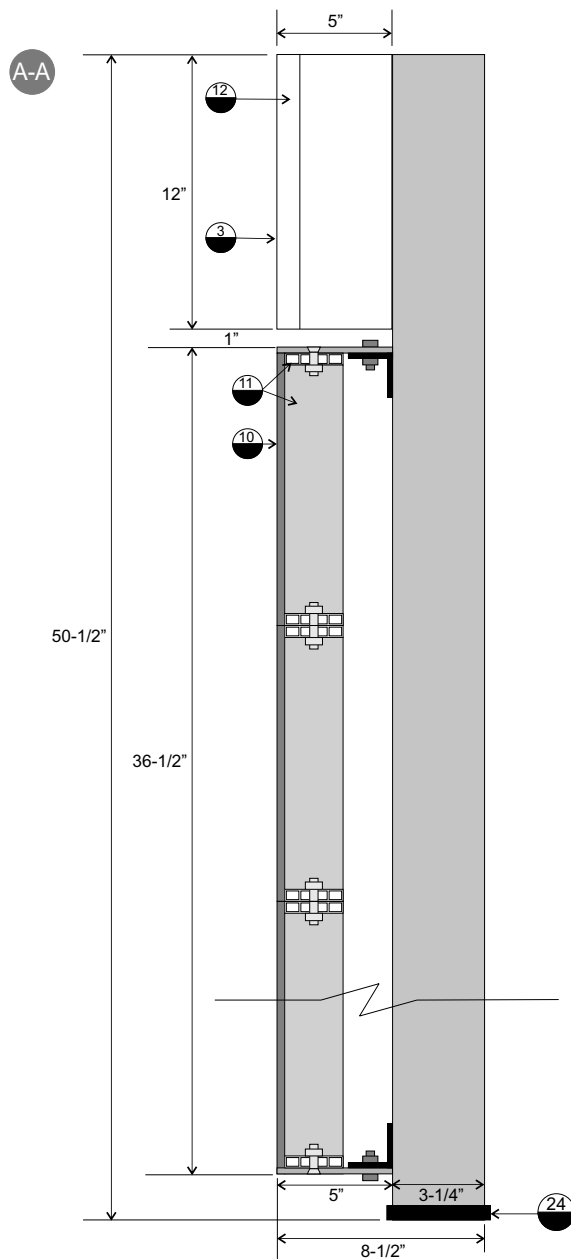
Model: Ascend 8mm 120x400


 NEW IDEAS-NEW TECHNOLOGY, INC. 4242 McIntosh Lane Sarasota, FL 34232 800-848-4262	Drawn by: LE Date: 8-16-2023	DRWG.#: <b>A410 ID1L3 1090</b> SK# 135629-3b ALL NATIONS COMMUNITY CHURCH 18620 KEDZIE AVE., HOMEWOOD, IL 60430
	J:\LED Ascend\Engineer Drawing - All Nations Church #135629-3b - Sign 2 Rev. 8-16-2023	



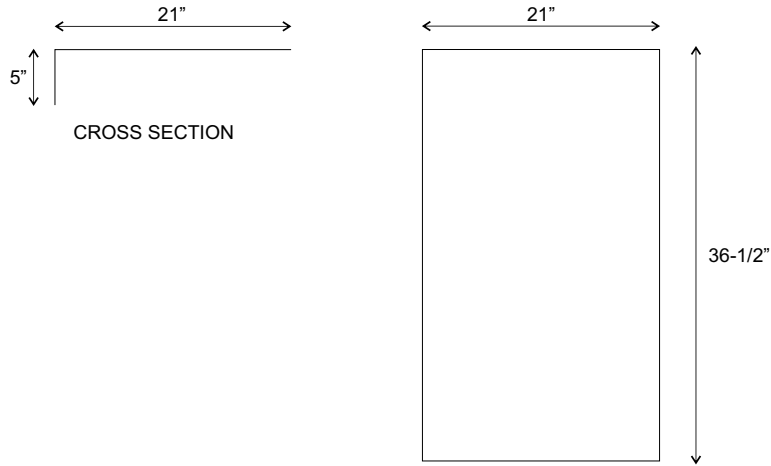
- 1 4" x 4" x 1/8" STRUCTURAL STEEL TUBE
- 2a 5" x 12" x 3/16" PLATE STEEL  
WELDED TO 4" x 4" STEEL TUBES, QTY: 2 PER SIGN
- 2b 5" x 12" x 3/16" PLATE STEEL  
LOOSE MATCH PLATES, SHIPPED WITH SIGNS, QTY: 2 PER SIGN
- 3 1' x 10' x 5" DEEP EXTRUDED ALUMINUM ID CABINET,  
SINGLE SIDED
- 4 LED DISPLAY: 8mm - 120 x 400 MATRIX
- 7 1/8" x 2" x 2" x 71" STEEL ANGLE, QTY 2
- 8 INTERNAL WHITE LED ILLUMINATION
- 10 1' x 2' LED PANEL
- 11 LED MODULE CNC MACHINED ALUMINUM FRAME
- 12 FACE RETAINER
- 13 CENTER, PERFORATED ALUMINUM BACK
- 18 A2-70 STAINLESS SOCKET HEAD MACHINE SCREWS  
WITH CAPTIVE WASHERS; M8-1.25 x 20
- 24 A2-70 STAINLESS SOCKET HEAD MACHINE SCREWS  
WITH CAPTIVE WASHERS; M8-1.25 x 20, QTY 8 PER SIDE

**NOTES:**  
ELECTRICAL REQUIREMENTS:  
120-VOLT, MAX DRAW: 6.4 AMPS

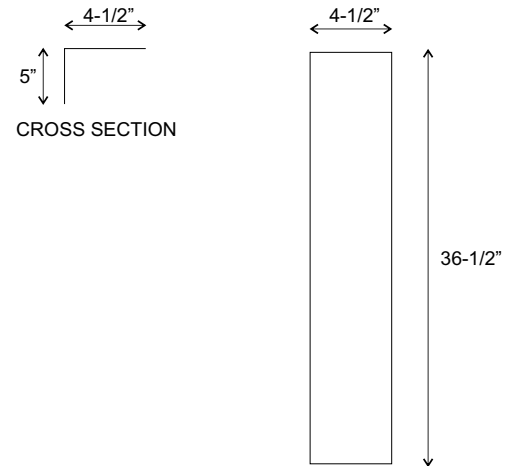


<b>Model: Ascend 8mm 120x400</b>		
 <small>NEW IDEAS-NEW TECHNOLOGY, INC.</small>	Drawn by: LE	DRWG.#:
	Date: 8-16-2023	<b>A410 ID1L3 1090</b>
4242 McIntosh Lane Sarasota, FL 34232 800-848-4262	SK# 135629-3b ALL NATIONS COMMUNITY CHURCH 18620 KEDZIE AVE., HOMEWOOD, IL 60430	
<small>J:\LED Ascend\Engineer Drawing - All Nations Church #135629-3b - Sign 2 Rev. 8-16-2023</small>		

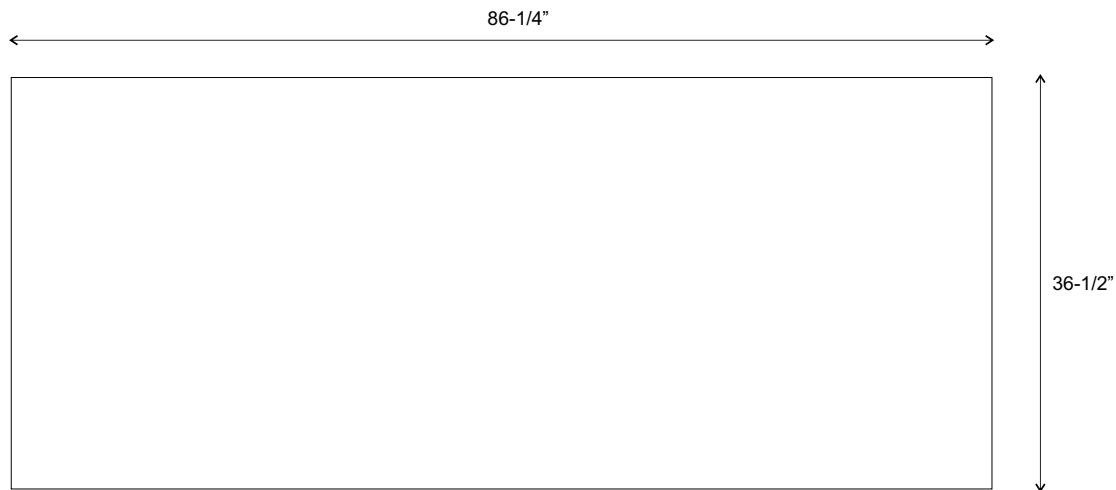
**RIGHT BACK/ENDS (QTY: 1)**




**LEFT BACK/END PERFORATED ALUMINUM (QTY: 1)**



**CENTER BACK - FLAT PERFORATED ALUMINUM (QTY: 1)**



<b>Model: Ascend 8mm 120x400</b>		
 <small>NEW IDEAS-NEW TECHNOLOGY, INC.</small>	Drawn by: LE Date: 8-16-2023	DRWG.#: <b>A410 ID1L3 1090</b>
4242 McIntosh Lane Sarasota, FL 34232 800-848-4262	SK# 135629-3b ALL NATIONS COMMUNITY CHURCH 18620 KEDZIE AVE., HOMEWOOD, IL 60430	

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