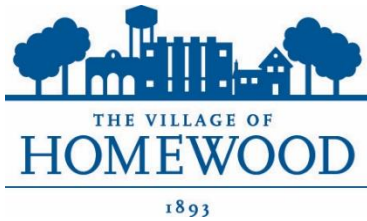


MEETING AGENDA



Appearance Commission

Village of Homewood

August 06, 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 July 16, 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 (continued from July 16)

B. **Public Meeting** for Case 26-50: Comprehensive Sign Plan for 17627-17631 Halsted Street (continued from July 16)

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: July 16, 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 6:03 pm.

ROLL CALL:

Members Banks, Scheffke, Quirke, Gonser, 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 were no members of the public in attendance, there were two members of the public attending virtually.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

Chair Hrymak stated he wanted to congratulate Noah Schumerth for being named the new Director of Economic & Community Development.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked if there were any changes to the meeting minutes from June 4, 2026.

Chair Hrymak asked if the Commission wanted to review or approve the minutes as they had just been received.

Chair Hrymak stated he would like to continue and he is not comfortable voting on it today.

Member Quirke made a motion to continue the meeting minutes to August 6; seconded by Member Banks.

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

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 1 (Member Preston)

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:**CASE 26-49: Appearance Review for Monument Sign at 18646 Dixie Highway:**

Director Schumerth stated that due to the smoke from the wildfires and availability, the applicant will be attending via Zoom.

Chair Hrymak introduced the case. Director Schumerth presented the case and stated the business location requesting a new sign is the former Mission Optical building at 18646 Dixie Highway. The new business requesting a sign will be Healthy Hound, and the applicant is completing a large-scale renovation of the building into a retail business. Schumerth explained that they are moving from Flossmoor and expanding their business. Schumerth explained that there is no monument sign on the site, and the building only has an old wall sign that will be replaced later. Schumerth noted that the proposed sign is relatively small and is slightly under 8-feet tall. Schumerth said that the sign will have a metal structure with a faux stone base and faux wood upper structure. There will be internal LED illumination and have approximately 5-inches or so protruding from the sign. A sign variance is not needed for the location.

Cameron Payette stated they wanted the sign to have a more natural look.

Member Scheffke asked if it is a sign box, if there were 2 faces to the sign, and what is meant by “printed wood pattern”.

- **Mr. Payette stated he isn’t sure. It’s not real wood or stone, so there is no maintenance that needs to be done on it.**

Member Scheffke asked if the wood is painted, if it’s all one piece, or if it’s printed.

- **Director Schumerth stated that the wood is a printed pattern and the cabinet sign is affixed to each sign face.**
- **Mr. Payette stated the faux wood is against the box of the sign and is not part of the illuminated sign.**
- **Director Schumerth stated that the panel with the faux wood is the background from the main cabinet of the sign.**
- **Mr. Payette stated they did not want a metal box feel so they have the painted wood plank pattern instead of plain metal.**

Member Scheffke asked if the printed wood pattern is on both sides.

- **Mr. Payette stated yes.**

Member Kluck asked if the box is made of treated lumber.

- **Mr. Payette stated there is treated lumber on the inside but they wanted the faux wood pattern on the outside.**

Member Banks asked if it’s more like a wood wallpaper and if the brick is similar.

- **Director Schumerth asked the applicant if treated wood is under the metal.**

- **Mr. Payette stated he is unsure exactly what is inside and stated the contractor would have to be asked.**

Member Scheffke stated he would like to see a section view of the sign.

Member Quirke stated the sign is larger than signs at nearby locations and asked if there had been any thought in moving the sign to the north to allow better visibility of both signs.

- **Mrs. Payette stated the building blocks visibility at the driveway and the sign will have limited additional impact. Payette stated that the sign is proposed at that location because it's between the two windows.**

Chair Hrymak asked if Healthy Hounds would be the only occupant of the building.

- **Mr. Payette stated yes, with nutrition sales and grooming services.**

Chair Hrymak asked about the existing wall sign on the building and if the building is vacant.

- **Mr. Payette stated yes; Healthy Hounds' lease in Flossmoor ends on August 31. Payette said that they plan to remove the wall sign when the monument sign is installed.**

Chair Hrymak stated he is a proponent of real brick, which doesn't need a lot of maintenance, and asked why the applicant selected faux brick for the material on the base of the sign.

- **Mrs. Payette stated the contractor suggested it and that it needs less maintenance than standard brick.**

Chair Hrymak stated he would like to see samples of the materials proposed on the sign.

Director Schumerth asked if he was formally requesting samples of both materials.

- **Chair Hrymak stated yes.**

Member Banks asked if the applicants were a vendor in the farmer's market.

- **Mrs. Payette stated she does soap making.**

Member Banks stated she recognized the last name from her work with the Farmer's Market and would like to abstain to avoid any conflict.

Chair Hrymak asked if it was an issue.

- **Director Schumerth stated not necessarily. The Commission member is not directly benefitting, but she is welcome to abstain if she has concerns about a conflict of interest.**

Chair Hrymak asked for a motion to 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.

A motion to approve was made by Member Gonser; seconded by Member Quirke.

Prior to the vote, Member Quirke stated that there are a couple of issues that are not overly problematic but need to be resolved, and that the case could be continued for further discussion. Quirke asked if it could be continued to another meeting and more discussion.

Chair Hrymak stated that the item can be voted on or moved to the next meeting.

- **Director Schumerth stated it has been done before; conditions can also be given on any approval, including the submission of additional materials.**

Chair Hrymak stated his biggest concern is that the sign base is not real brick.

Member Scheffke stated he wants to see the materials or a cross-section to confirm his position on the sign.

Chair Hrymak asked the timeline.

- **Mr. Payette stated their lease ends on August 31 and they won't get the most time possible to complete the sign before opening.**

Chair Hrymak stated they could move in and put up temporary signage if it's carried over to the next meeting.

- **Director Schumerth stated installation likely can still be done; the next meeting is in 2 weeks and would leave a month before the opening.**
- **Mrs. Payette stated the contractor told them it would take 2 weeks for the permit and 3-4 weeks to fabricate the sign. They are on a tight timeline.**
- **Mr. Payette stated they acquired the building two months ago.**

Mrs. Payette asked what type of temporary signage is allowed.

- **Director Schumerth stated wall signs, free standing signs, pennants, and window signs. Schumerth noted that temporary signs can be much larger. There is usually a two-week limit, but are very flexible when the application is completely correctly.**
- **Building Department Secretary Leonard stated the time frame is two weeks, but they can be approved for longer by the Director of Economic Development.**

A motion to approve as proposed by Member Gonser; seconded by Member Quirke.

AYES: 3 (Members Quirke, Gonser, and Kluck)
NAYES: 2 (Member Scheffke and Chair Hrymak)
ABSTENTIONS: 1 (Member Banks)
ABSENT: 1 (Member Preston)

Chair Hrymak stated it was approved.

- **Director Schumerth stated that it would need additional discussion to continue or approve it with conditions as only three ayes were provided.**

Member Quirke stated that whomever voted no would have to make the new motion and stated he thought it a quorum was a majority present.

- **Director Schumerth stated it has been 4 votes as long as he has been at the Village.**
- **Building Department Secretary Leonard read from Robert's Rules for voting which stated that a majority vote is more than half of the votes cast or two-thirds of the votes cast.**

Chair Hrymak stated that based off Robert's Rules, it passed.

- **Director Schumerth stated that it is not how voting has been handled by Village commissions and board previously.**

Chair Hrymak stated to check with the Village Attorney.

- **Director Schumerth asked for a brief recess to check with the Village Manager and Attorney.**

Chair Hrymak called for a recess.

Chair Hrymak called the meeting back to order at 6:30 pm.

- **Director Schumerth apologized for the delay and stated he is waiting for the Village Attorney to get back to him regarding the best course of action.**
- **Building Department Secretary Leonard shared the Homewood Municipal Code which requires 4 votes for approval. A motion is needed for alternative action.**

Chair Hrymak made a motion to continue to discuss case 26-49; seconded by Member Scheffke.

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

NAYS: 0 (None)

ABSTENTIONS: 1 (Member Banks)

ABSENT: 1 (Member Preston)

Member Scheffke stated there is insufficient information provided tonight to feel comfortable to vote.

Member Gonser asked if there has been a violation of policy which and prevents the use of the sign, or if the choice to continue is based on preference.

Member Scheffke stated that more information is needed for a decision.

Member Gonser asked if the information provided in the application meets code policy.

- **Director Schumerth stated it follows the codes and standards, and that decisions should conform to the Appearance Plan Standards.**

Member Scheffke stated there is not enough information about the construction of the sign to make a decision.

Member Quirke recommended to Staff to work with the contractor and applicant to address the concerns and questions about the sign so staff can be confident in the applicant and the approval can be done in two weeks and get the permit out as quickly as possible.

- **Director Schumerth stated the permit can be put together for quick approval after the Appearance Commission approves it, and quickly approve any temporary sign permits requested.**

Chair Hrymak asked for a motion to continue Case 26-49 to August 4 meeting.

A motion to continue was made by Member Scheffke, seconded by Member Quirke.

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

NAYS: 0

ABSTENTIONS: 1 (Member banks)

ABSENT: 1 (Member Preston)

Chair Hrymak stated the sign materials should be presented at the next meeting.

Director Schumerth stated he will reach out directly to the contractor and thanked the applicants, Cameron and Mona Payette for attending and for their patience.

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

Director Schumerth stated the applicant was unable to attend and requested the case be continued to the next meeting.

Member Quirke stated he must have missed it and asked if there had been a formal decision to identify the amount of sign space for each building and added there seems to be a precedent to use more than one side of the building to calculate allowable sign area.

Director Schumerth stated to keep the meeting moving along, specific code questions not directly related to a current decision can be asked after the meeting has concluded.

Chair Hrymak asked for a motion to continue Case 26-50, Comprehensive Sign Plan for 17627-17631 Halsted Street to the August 6 meeting.

A motion to continue was made by Member Gonser; seconded by Member Kluck.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

OLD BUSINESS:

Chair Hrymak stated he had heard a rumor that 7Brew had backed out and asked if it was correct.

- **Director Schumerth stated no.**
- **Building Department Secretary Leonard stated the plan revisions had just come in.**

Member Quirk asked if there was anything new for the restaurant on Dixie Highway.

- **Director Schumerth stated the amended RDA requires them to provide proof of financing by the end of July.**

Member Quirke asked about the gas station renovation into a restaurant on 183rd Street.

- **Director Schumerth stated they are in the final stages of planning. They are moving the old entry and there are discussions about responsibility, and we are waiting on the Thorn Creek permit.**

Member Scheffke asked about the property on 175th Street for Apparel Redefined.

- **Director Schumerth stated they are still working on financing but they will have to go back to the Planning and Zoning Commission as that has expired. Permitting should begin in the next few months.**

Member Gonser asked how the construction would affect the public art installation.

- **Director Schumerth stated the approved plan for the restaurant includes removing the structure. The restaurant still needs permits and that will take longer than the duration of the art installation.**

NEW BUSINESS

Director Schumerth stated **the RDA for Holladay** for the Chestnut parking lot is planned to be on the agenda for July 28.

Member Scheffke stated the work at the plaza on the south side of 183rd is being done well.

- **Director Schumerth stated they are in the second stage of the work now as they build architectural details and finish exterior work.**

Member Scheffke stated the Ford dealership looks good too, and asked where a proposed car wash is going to go.

- **Director Schumerth stated there is discussion of having it down by Ollie's but there is no formal application for the car wash at this time.**

ADJOURN:

A motion was made to adjourn the meeting by Member Scheffke; seconded by Member Gonser.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1 (Member Preston)

The meeting adjourned at 7:11 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 6, 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
Sign Plans	5	Signarama of Lansing	07/22/2026

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 site currently does not have a monument sign installed.

The proposed monument sign will have two sign faces (one on each side of the sign perpendicular to). Each sign face will have two components:

- **Aluminum backing:** The aluminum sign structure will be clad in a UV-resistant laminate material with a wood print design.
- **Aluminum sign cabinet:** An additional aluminum sign cabinet will be affixed to each side of the sign. The aluminum cabinet will have an acrylic sign face with the business' logo printed on the front of the sign. Each cabinet will be approximately 12 s.f. in area and 5" in depth. Internal LED illumination will be installed in this cabinet.

The sign will be affixed to a monument sign base. The base will be constructed with aluminum panels around the aluminum support structure of the sign. The aluminum panels are proposed to be clad in a "Texture Plus" faux stone "brick skirt" offered by Signarama. This faux stone material is made of shaped polymer urethane, a hard foam material. The foam is commonly used in a variety of construction applications, including insulation, surface finishes, and acoustics. The material is often selected for sign bases because the material bonds well to aluminum. The applicant has requested to use this material because of its cost and ability to be colored and textured to match the existing brick on the main building on the site (Figure 1). **Staff has recommended review of the faux stone cladding material due to concerns regarding durability of the material.**

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

This case was continued by the Appearance Commission on July 16. The Commission requested additional materials, including sign section views and color and material boards, prior to approval of the proposed sign. These materials were provided by the applicant on July 22. The color and material board has been provided as physical samples for review by the Commission.

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

The Village approved a Façade and Property Improvement Program incentive of up to \$25,000 on July 14, 2026. The proposed sign in this application is eligible to be reimbursed for up to 50% of costs of 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, subject to the following conditions:

1. Replace proposed Texture Plus faux stone cladding on the sign with masonry cladding or another approved alternative recommended by the Appearance Commission.

sign

60"

24"

sign

60"



Printed Wood Pattern

52" BY 32" Illuminated Logo
5" Returns

Non Lit Dimmensional Letters

4"

Skirt with Texture Plus
FAUX TRI-STATE BRICK

Item 5. A.

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

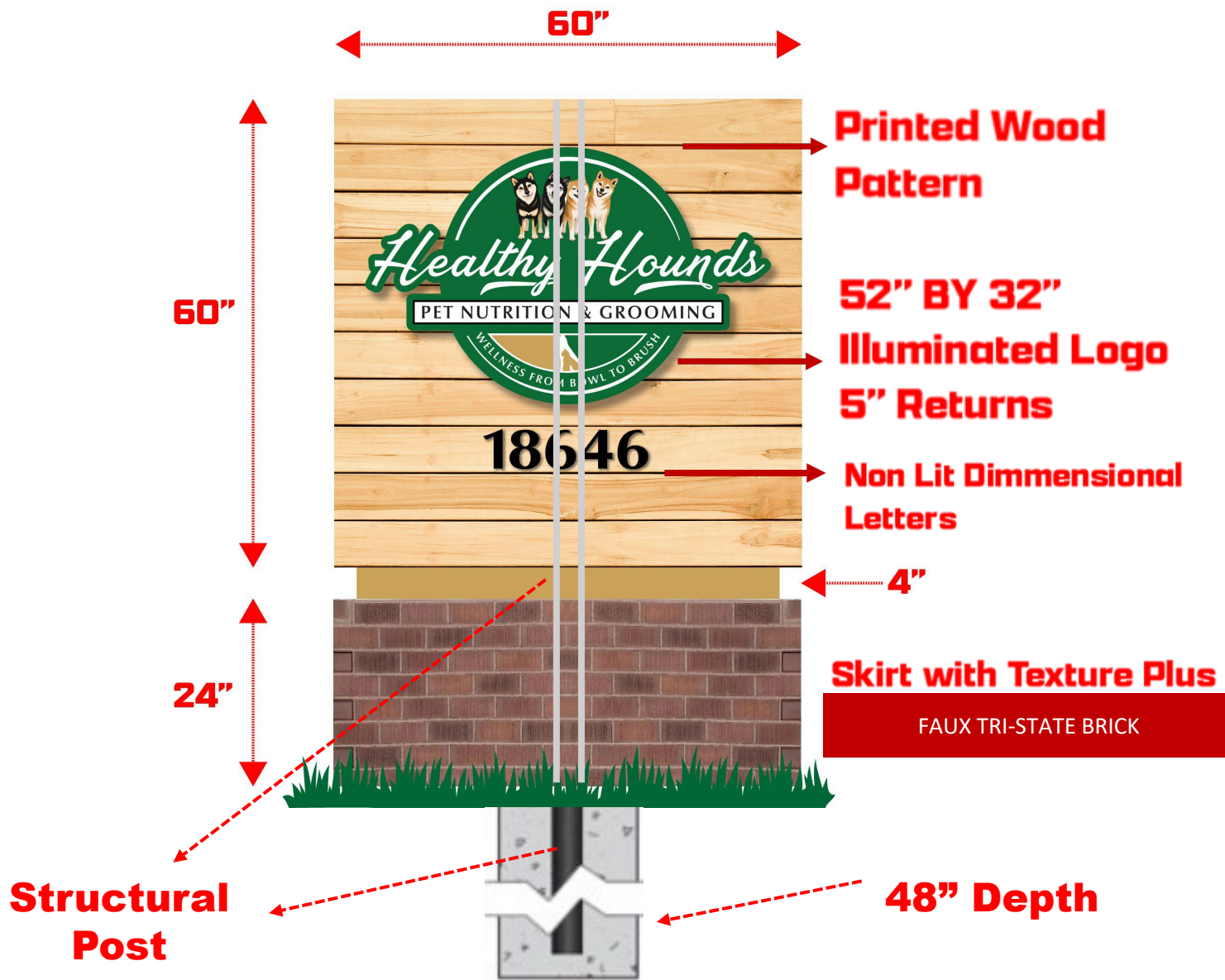
708-895-5885

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

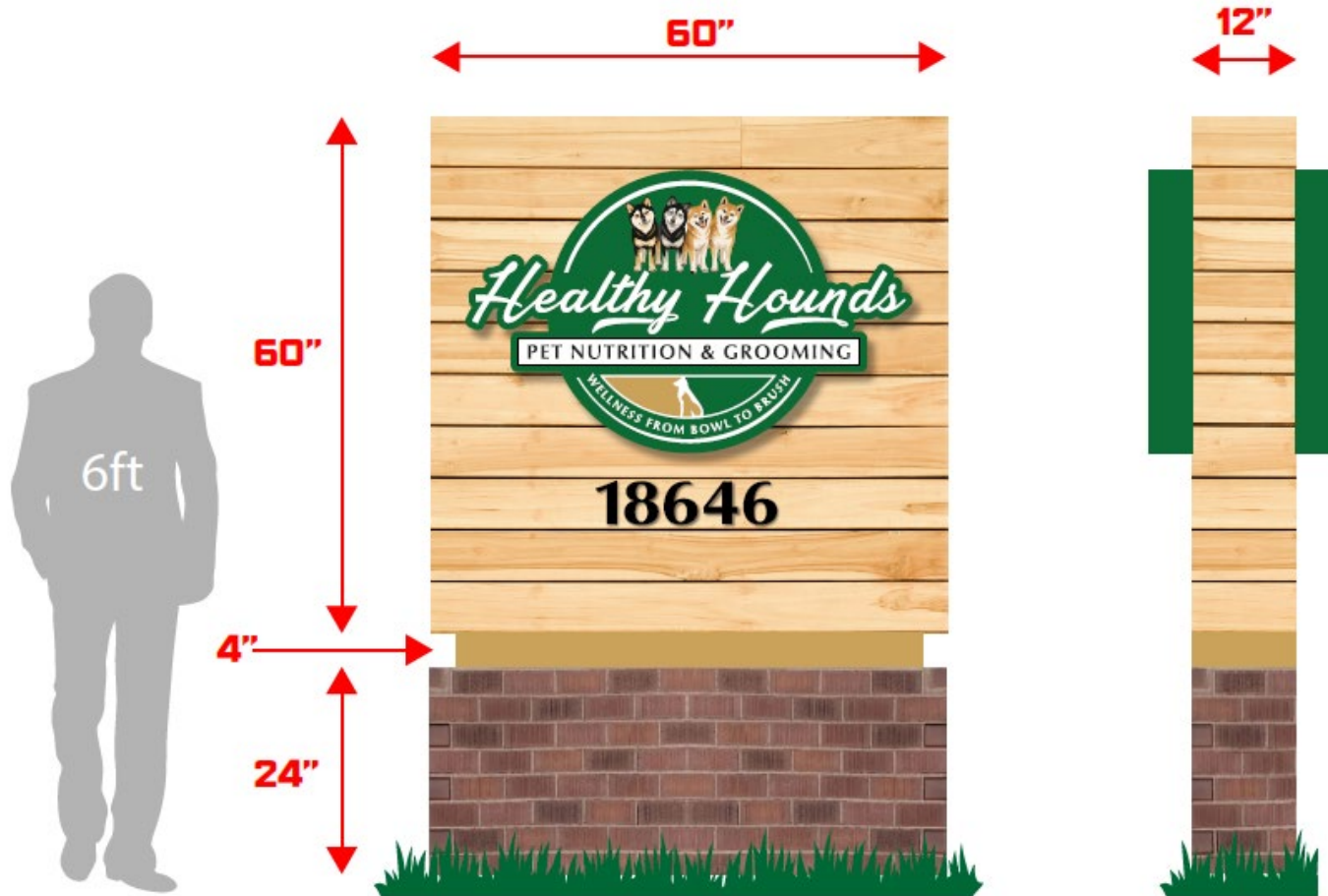
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Signarama Lansing

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2760 Bernice Ave. Lansing,
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Customer:	Healthy Hounds Pet Nutrition
Job Description	Monument Sign

Sign Installation and Specs Detailed

Item 5. A.

The monument sign will be installed using a **reinforced concrete footing, steel structural posts**, and a **panel-mount system** that supports the printed wood face, faux brick skirt, illuminated logo cabinet, and dimensional address numbers. The process includes site prep, excavation, footing construction, vertical post installation, sign body mounting, and final inspection.

Installation steps:

Panel mounting — Attach the wood face panel to the steel frame using stainless steel screws or rivets.

Brick skirt installation — Mount the faux brick skirt to the lower frame, ensuring the seam between skirt and wood face is level and sealed.

Return depth — The 5" returns create a box-style structure; ensure all edges are sealed to prevent moisture intrusion



Signarama Lansing

708-895-5885

2760 Bernice Ave. Lansing,

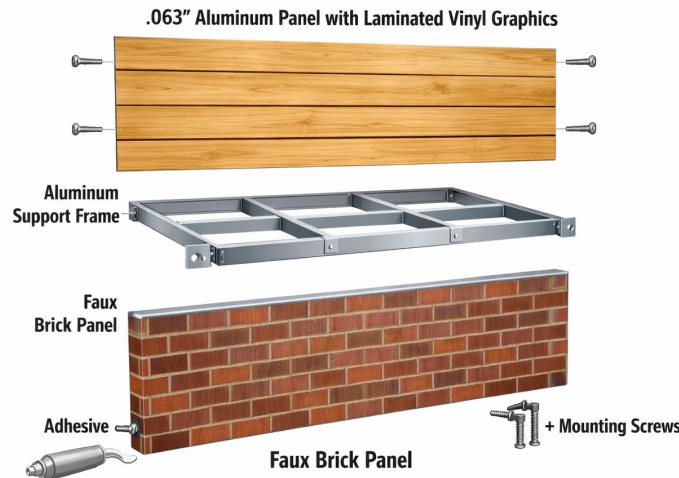
Our Services Include:

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

Customer:	Healthy Hounds Pet Nutrition
Job Description	Monument Sign

Faux Brick Skirt and Wood Print

Item 5. A.



Texture Plus Faux Products (the “Products”) are manufactured in accordance with high standards and quality controls. Texture Plus Products will not rust or corrode because the panels are made of high-density polymer polyurethane. Texture Plus Products are made from high-quality materials and our panels are known for their quality, reliability, and ease of installation.

We stand behind our products with a 25-Year Limited Warranty. Texture Plus hereby warrants its products and parts to be free of manufacturer defects.



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

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 6, 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 identifies locations 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 proposed sign plan has identified standards for the construction of wall signs. The signs are to meet standards for cabinet letter signs. These standards would apply to future tenant signage at this location.

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.

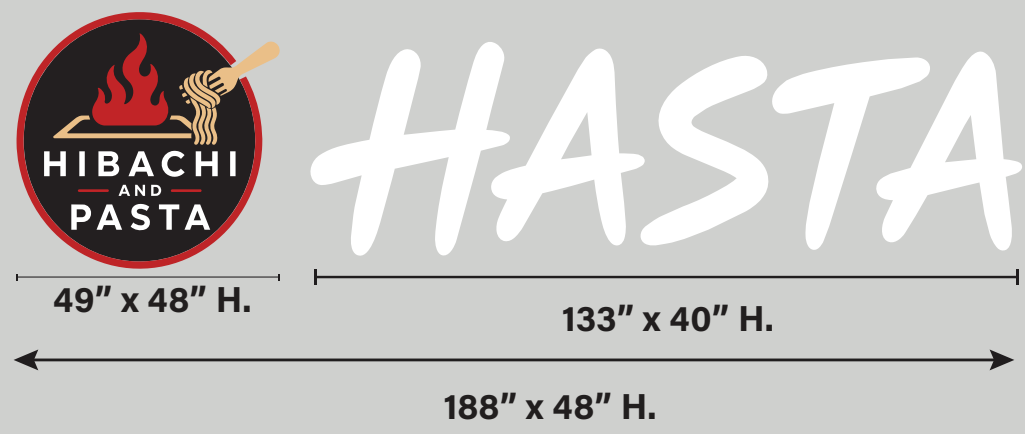
The proposed signage utilizes energy -efficient Led Illumination and adorable low maintenance materials. The additional signs are intended to improve visibility

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

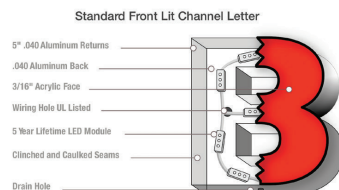
Color description is for reference only.
Samples provided upon request after order placement.



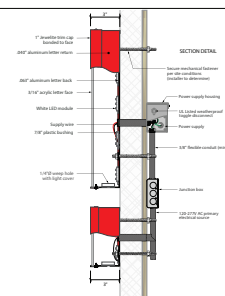
ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

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."



Side elevation
Sign projects less than 12" inches from wall



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

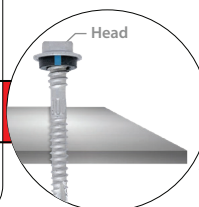


Before



After

Wall Dimensions: 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.

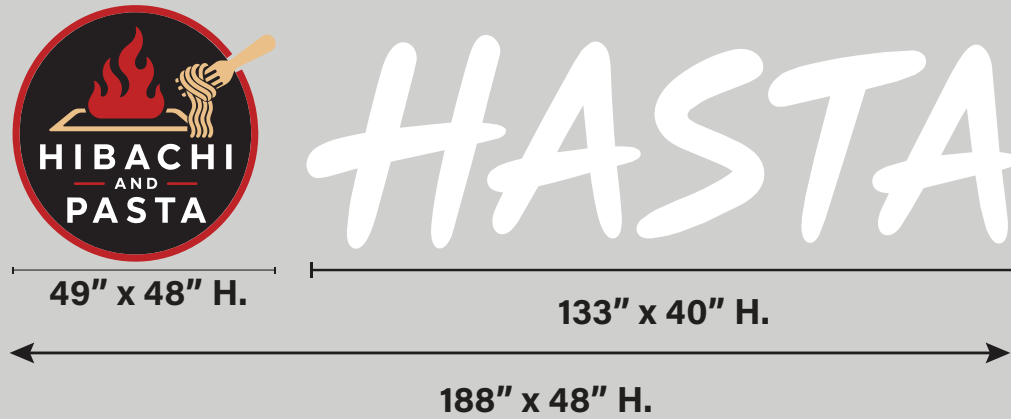
SIGN APPROVAL

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.

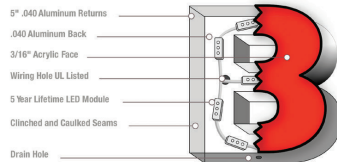


ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

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

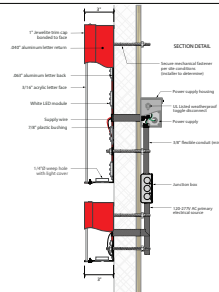
" Channel Letters are intended to be
installed in accordance with the requirements
of Article 600 of the National Electrical Code
and/or other applicable local codes, including
proper grounding and bonding of the entire sign."

Standard Front Lit Channel Letter

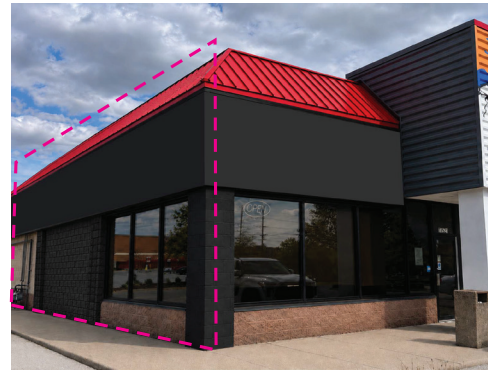


FRONT VIEW

Side elevation
Sign projects less than 12" inches from wall



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

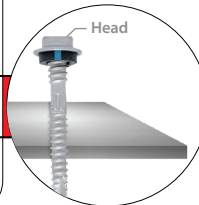


Before



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.
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Actual scale and placement show are approximate.

SIGN APPROVAL

Client _____

Landlord _____

Date _____

Date _____



Mocup

26