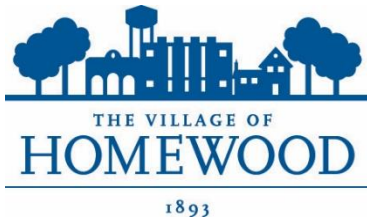


MEETING AGENDA



Appearance Commission

Village of Homewood

June 04, 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 May 7, 2026 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 26-41: Appearance Review for Monument Sign at 18825 Dixie Highway

B. **Public Meeting** for Case 26-42: Sign Variance for Monument Sign at 18825 Dixie Highway

C. **Public Meeting** for Case 26-43: Public Art Installation ("Homewood Wishing Tree") at 18136 Dixie Highway

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/84411188079?pwd=RzFRZzZmeC9RU25CN0ZhYzA0S0V6UT09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 844 1118 8079 Passcode: 170845

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **May 7, 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 6:16 pm.

ROLL CALL:

Members Preston, Scheffke, 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 three members of the public in attendance, there was one member of the public attending virtually.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

APPROVAL OF MEETING MINUTES:

Chair Hrymak stated there was no quorum from the meeting of March 5, 2026 to vote on the meeting minutes and stated they will be continued to the next meeting to be approved.

Chair Hrymak asked if there were any changes to the meeting minutes from April 2, 2026.

Member Kluck stated on page 6 in the last sentence for Case 26-10, they should be changed to the. On page 7, the voting is inaccurate. There should be 2 absent, Members Banks and Gonser. At the bottom of page 7 in Assistant Director Schumerth's comments at the end, chance should be change. On page 9 in Assistant Director Schumerth's presentation it should be is. On page 11, at the top in the last sentence of Member Preston's comments, it should be is. On page 12 in Mr. Matthys' comments het should be they and remove the at the end of the comments. And at the bottom in the conditions, pained should be painted.

Member Preston made a motion to approve the meeting minutes as amended; seconded by Member Kluck.

AYES: 4 (Members Preston, Scheffke, Klick, and Chair Hrymak)

NAYS: 0

ABESTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

Chair Hrymak stated he would like to thank Angela Mesaros, former director of economic and community development, for her contributions to the Village. Hrymak stated that her work with the Commission was spectacular.

Chair Hrymak also stated that he would like to congratulate the Village on winning the Tree City USA Award for another year.

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:

CASE 26-17: Appearance Review for Metra TPSS/Substation Facility, 18277 Park Avenue:

Chair Hrymak introduced the case. Assistant Director Schumerth presented the case and stated that the new substation facility would be located at the corner of Park Avenue & 183rd Street. Hrymak reiterated that the facility will include is a traction substation and power year for Metra and Metra services.

The applicants, Ken Korab and Jin-Wook Lee from GFT, were introduced.

Mr. Korab stated it will be a new building on the west side of the tracks.

Mr. Lee stated they wanted to make the new building low maintenance and also respect the community. Lee stated that they borrowed the design ideas for the facility from the new Metra station in Homewood, and they tried to make the building less industrial looking with patterns on the brick and other architectural details.

Mr. Korab stated that the building will be single story, but because of the equipment size, the building will be 25 feet tall, which will make it look similar to a two-story building. Korab stated that there will be a fenced yard with access on the north side of the building, and it will only be accessed by staff occasionally. A ComEd transformer will also be located on a small utility pad with equipment to the south of the existing CN tower.

Interim Director Schumerth stated on page 40 of the packet has context with the aerial image. It is the large grassy area by Park and 183rd.

Mr. Korab stated there will be small shrubs and trees and a retaining wall and landscaping to screen the facility. Korab noted that some comments were received about the landscaping from Village staff, which will be integrated.

Mr. Lee stated the entrance is on the northside and the colors for the building were pulled from the station on Harwood and the color on the lower part of the building matches the existing CN tower. The color on the upper part uses the darker brick as an accent brick. The cast stone by the northwest corner will match the train station building on Harwood Avenue, as will with the yellow accent.

Mr. Korab stated the lighting on the TPSS facility will be a thin beam of accent lighting along the façade of the building. Korab stated that the lighting is not bright so as to not affect passing train engineers. Korab stated that lighting will also consistent of low-intensity accent lights and an additional light at the doorway and yard for safety. The photometric plan shows the light will not spill outside the property.

- **Interim Director Schumerth stated the Planning and Zoning Commission approved plans for the facility a couple weeks prior, including plans for the site plan review and rezoning applications. The Planning and Zoning Commission conditions from those reviews are in the packet for review by the Appearance Commission, and there is one more submittal required beyond these review for the lot line change which will be reviewed by the Planning and Zoning Commission at a later date.**

Chair Hrymak asked if the Police Department is okay with the photometric plans as submitted.

- **Interim Director Schumerth stated that is one of the concerns, and that they will need to submit a full photometric plan at a later date. Schumerth stated that if there is anything else to add to the plan, it is lighting on the southern yard to meet security requirements.**

Member Scheffke asked the height of the light band on the west elevation, and if there would be a separation between the building materials and the sidewalk grade because of salt in the winter.

- **Mr. Korab stated there would be a 14-16" concrete base around the building. There may be some exposed foundation on the TPSS building and it would be treated to prevent any salt attack on the building material.**

Member Preston asked how long the construction would last and it's impact on the neighbors.

- **Mr. Korab stated the construction project would spill into mid to late 2028. Korab reiterated that it won't be the construction, but the procurement of components of the project that will take the longest. Korab said that construction would probably be within calendar year 2027, with the start of construction happening in August/September 2026 if all approvals fall into place.**

Member Preston asked the impact to the parking spaces.

- **Mr. Korab stated 5 spaces would be taken away. Interim Director Schumerth stated 5 or 6 spaces would be eliminated depending on the final plan. Schumerth stated that Metra is purchasing a small portion of the commuter lot approximately 67 feet long for facility use. Schumerth said that there will be some minor impact on the lot, and the Village will restripe accordingly.**

Member Preston asked about security or safety lights at night.

- **Mr. Korab stated there is a ComEd pole that will be relocated and other utility work in the lot. It would be an opportune time to integrate lighting onto the pole.**

Member Preston asked about the possibility of the CN tower being used.

- **Mr. Korab stated it wasn't part of the project. Interim Director Schumerth stated the building can be addressed with code enforcement and is unaware of any plans for the building. Mr. Korab stated Metra has been in touch with a historic preservation group and the project will not impact it negatively.**

Member Kluck stated it looks great and likes that it's tied in with the CN tower and how attention isn't being drawn to the building's height.

Chair Hrymak stated he likes that it matches the tower and that it's tied in with elements of the Metra station. Hrymak added that the loss of 6 parking spaces isn't a lot and the lot is rarely full all the way to

that end. Chair Hrymak asked about the landscaping on page 17 and whether a revised landscape plan was received with input from the Village Arborist.

- **Interim Director Schumerth stated one condition is the replacement of the juniper bushes and the final landscaping will be revisited by staff prior to approval of permits.**

Chair Hrymak asked for a motion to approve Case 26-17 Appearance Reice for Metra TPSS/Substation Facility, 18277 Park Avenue, as proposed on the drawings submitted by Phanindra Pippala of Hatch Consultants Ltd. and GFT Inc., subject to the following conditions: 1. Submit a revised landscape plan with building permit submittals providing and alternative groundcover species selection for the proposed juniper bushes located in the southern portion of the property; 2. Submit a photometric plan with building permit submittals demonstrating the location and lighting impact of security lighting fixtures installed and the transformer yard on the southern half of the property; 3. Director of Economic and Community Development shall provide a waiver of the transparency requirement for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance; and 4. To approve an alternative to the skip laurel for the landscape screening.

A motion to approve was made by Member Scheffke, seconded by Member Kluck.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

Case 26-34: Appearance Review for 7Brew Drive-Thru Coffee, 17855 Halsted Street:

Chair Hrymak introduced the case and Interim Director Schumerth introduced the presentation for a drive-through coffee shop at the former Boston Market location. The current building is proposed to be demolished and a new building is proposed to be constructed on the subject site.

Chair Hrymak stated there are a lot of conditions that haven't been met yet, and asked if they can be discussed.

- **Interim Director Schumerth stated the applicant can speak first and then discuss it.**

The applicant, Laura Pacino, stated she is the entitlement coordinator for the franchise for 7Brew. The building would have a double drive-through concept, no indoor or outdoor seating but they have been working with Noah to put a table outside. They don't use apps or Doordash. They have 7 base coffees and all drinks are customized. The core demographic is 15-25 year olds. There are no menu boards. The hours of operation are Sunday-Thursday 5:30am-10pm and Friday-Saturday 5:30am-11pm. The building would be 1,031 square feet with 2 bathrooms and a cooler attached in the rear. The parapet on top would be angled to cover. There is no alcohol and sell drinks and the muffin top. The screen is not a menu board, it shows promos, etc. There are 2 sliding glass doors where employees bring the order out to the customer. There would be warming huts and heated vests for the employees. For the trash enclosure, they tried to mirror the enclosure that was done by Krispy Kreme. It's straight so the trash truck can back down and out. The architect missed it, but they will build with full brick, not the panels.

Chair Hrymak asked if the transparency waiver was still needed and if any lighting will be constructed on the site.

- **Interim Director Schumerth stated the waiver can be discussed by the Commission. Ms. Pacino stated all the poles will be left in place and they will not need to add or remove any. Interim Director Schumerth stated one pole may be added with the layout change on the lot.**

Member Preston stated the concept is genius and has a lower overhead cost to start. Member Preston stated she likes the design look and appreciates the brick.

- **Ms. Pacino stated it is the #1 fastest QR brand in the US right now. There are just under 700 locations now. Pacino said that the Chicago market really took to the brand concept and the brand has grown significantly. Pacino stated that the top performing location in 2024 was in Naperville.**

Member Kluck asked if the color scheme will be the same with the brick.

- **Ms. Pacino stated it will look the same, just with modified material usage.**

Member Kluck stated the panels look good, but is unsure how they will hold up to weather.

- **Ms. Pacino stated they prefer to not use thin brick. The preference is for full depth brick used on the building. Pacino noted that there are a lot of windows on the building even with its small size.**

Chair Hrymak stated that he is glad the building will be all brick and asked about the landscaping.

- **Interim Director Schumerth stated that there are two sets of standards. They meet the minimum standards for the area. The location is part of the Halsted Corridor Landscape Plan which has more design standards. All of the revisions are to match the plan. They have worked with Public Works and the arborist and have recommendations that changed be made before the submittal for permits. It can be brought back if it is wished, otherwise it can be staff approval.**

Chair Hrymak stated maybe some planters can be added in front of the building, and asked about condition 3 in the findings of fact and if it can be modified to have the case returned to the Commission for final approval.

- **Interim Director Schumerth stated that the condition can be struck, and that the Commission can indicate if they want to see the project again before final approval.**

Ms. Pacino stated that she can get hard samples in and elevations before the Planning and Zoning Commission meeting coming up for the meeting.

- **Interim Director Schumerth stated they would be made aware of the result of the upcoming Planning and Zoning Commission meeting.**

Member Scheffke asked about the windows and the waiving of the transparency requirement.

- **Interim Director Schumerth stated in this case there is no public access to the interior and they are providing opaque faux windows instead.**

Member Scheffke asked about the police department's requirement to see inside.

- **Interim Director Schumerth stated the requirement is for public safety and the police department didn't bring up any concerns.**

Member Preston asked if it was brought to their attention.

- **Interim Director Schumerth stated they have seen the same plans at the site plan review and had no concerns.**

Member Kluck asked if the glass on the sliding glass doors was transparent.

- **Ms. Pacino said yes.**

Chair Hrymak asked for a motion to approve Case 26-34, Appearance Review for 7Brew Drive-Thru Coffee at 17855 Halsted Street, as proposed on the drawings submitted by Veritas Architecture + Design and DVG Team Inc., subject to the following conditions: 1. Submit a revised landscape plan to provide shrubs/grasses and understory/evergreen trees as required by the Village Zoning Ordinance and the Halsted Street Corridor Landscape Plan, subject to review by Village Planning staff and the Village Arborist; 2. The Director of Economic and Community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance; and 3. Submit revised elevations and material boards to replace fiber cement paneling with full depth brick masonry.

A motion to approve was made by Member Scheffke; seconded by Member Preston.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

Chair Hrymak asked why the transparency was waived.

- **Interim Director Schumerth stated Halsted requires 40% transparency as measured four feet from the ground. Schumerth noted that there are no customer areas inside and most of the floor area behind the building frontage is used for kitchen areas.**

OLD BUSINESS:

Chair Hrymak asked about the business on 175th Street and if they will still be constructing the second building.

- **Interim Director Schumerth stated they have renewed the RDA and they are working on financing now. The second building would be built if the plan goes forward as discussed.**

Member Kluck asked if a car wash would be going up on 183rd Street.

- **Interim Director Schumerth stated discussions are in the preliminary stage for a different site on 183rd.**

Member Scheffke asked the location.

- **Interim Director Schumerth stated nothing has been formally submitted yet.**

Member Preston asked about the medical business at 183rd & Dixie.

- **Interim Director Schumerth stated they have installed temporary signs.**

Member Scheffke asked about signage at Berkot's and if the semi-truck with the sign on it is allowed.

- **Interim Director Schumerth stated the signage on the semi is not allowed, as it is advertising on a vehicle which is expressly prohibited in the Village's zoning code.**

Member Scheffke stated it's good to see the work being done at the plaza with the former Pearson's Bakery.

NEW BUSINESS

Interim Director Schumerth stated Holladay Properties would be presenting the building for the Ridge Road site at the Planning & Zoning Commission meeting on May 28, and invited members of the Commission to attend.

ADJOURN:

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

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 3 (Members Banks, Quirke, and Gonser)

The meeting adjourned at 7:31 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard
Administrative Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 4, 2026

To: Appearance Commission

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

Topic: Cases 26-41 and 26-42: Appearance Review and Sign Variance for Monument Sign at 18825 Dixie Highway

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Maureen Walsh, Image360 Mokena	05/14/2026
Sign Plans	1	Image360 Mokena	05/14/2026
Staff Exhibits	2	Noah Schumerth, Interim Dir. ECD	05/29/2026

BACKGROUND

The applicant, Image360 Mokena on behalf of Lehman CPA Services, is proposing the installation of a new monument sign at 18825 Dixie Highway. The monument sign will replace an existing monument sign on the property. The property is located within the B-3 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 zoning district require Appearance Review approval under the current sign code, adopted in 2025.

The applicant has requested a sign variance to reduce the required setback of the monument sign from 10 feet to 3 feet. The sign will be located in the same location as the existing monument sign.

DISCUSSION

Appearance Review

The applicant has proposed a new monument sign to support a business locating in the existing office building at 18825 Dixie Highway. The current monument sign is a wooden sign with a flexible outer wrap around the sign structure. The new sign would be designed as a metal post and panel sign constructed with aluminum posts and acrylic panels.

The new sign will be 6' 6" in height. The maximum sign height in the B-3 zoning district is 8' (or 10' if area above 8' is comprised of architectural materials only).



Figure 1: Existing monument sign at 18825 Dixie Highway



Figure 2: Proposed monument sign at 18825 Dixie Highway

The sign copy will have an area of 30 square feet. The maximum sign area for a monument sign in the B-3 zoning district is 40 square feet.

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

Sign Variance

The applicant has proposed to locate the sign in the same location as the existing monument sign, which is located approximately 3 feet from the front property line in a landscaping area. The current sign code of the Village requires the placement of monument signs at least 3 feet from any property line, including the front property line. Only monument signs in the B-1 and B-2 zoning districts may be located 3' from the property line.

Any sign variance application must meet the variance standards found in Section 44-07-14.(c) of the Village Zoning Ordinance. Staff has provided relevant information to each standard below:

a. Can the property in question yield a reasonable return if permitted only under the signage regulations governing the district within which the property is located? The existing building on the property is set back 30' from the property line, limiting sign placement opportunities given that monument signs are required to maintain a minimum separation from any building or structure of 10'. A large tree on the property is located 10' from the property line near the sign which may obscure visibility of a sign placed in a location adhering to all Village sign code requirements.



Figure 3: Existing property at 18825 Dixie Highway, including a large tree on the property.

b. Is the plight of the owner due to unique circumstances that are not self-imposed, including property location, orientation, frontage placement, or demonstrable feature of the property, which is communicated by the applicant? The proposed sign is located in the same location as an existing monument sign at 18825 Dixie. The applicant has not made any physical changes to the property which impact the regulation of signage on the property.

c. If granted, will the sign variance adversely affect the health, safety, or public welfare near the sign? The sign is not located within any required "clear sight triangles" or other visibility areas. The sign placement is not anticipated to impact visibility for pedestrians or motorists on Dixie Highway or entering/exiting the property.

d. If granted, will the sign variance negatively affect or harm the architectural character of the area in which the sign is proposed? Two adjacent properties (Pro Solutions at 18831 Dixie Highway; Maple Tree Inn at 18849 Dixie Highway) also have similarly sized monument signs which are within the required 10' setback. The current setback requirement was implemented with the Village's updated sign code in 2025. All properties on the east side of Dixie Highway in this neighborhood have larger setbacks from the street because of a Village-owned parkway which is significantly wider than the Village standard.

e. Is the sign variance in alignment with the comprehensive plan, appearance plan, and other adopted plans of the village? The sign is not anticipated to impact any policies or plans of the Village. The Appearance Commission shall evaluate conformance with the Appearance Plan through the Appearance Review case heard with the sign variance (26-41).

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 and Sign Variance applications.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-41, Appearance Review for proposed monument sign at 18825 Dixie Highway, located in the B-3 zoning district and as proposed on drawings submitted by Image360 Mokena;

AND

Approve Case 26-42, Sign Variance for proposed monument sign at 18825 Dixie Highway, allowing the reduction of monument sign setback requirements from 10' to 3'.



Item 5. A.

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

PROPERTY INFORMATION

Street Address: 18825 Dixie Hwy Homewood, IL 60430

Property Index Number(s): 32 06 402 063

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.

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

Proposed Development or Alterations:

APPLICANT

Name Maureen Walsh
 Company Revolution Branding Inc (DBA Image360-Moken
 Address 9960 W 191st Street, Suite E
Mokena, IL 60448
 Phone 708-478-5751
 Email info@image360mokena.com
 Role Inside Sales

PROPERTY OWNER

Name William Lau
 Company _____
 Address 18825 Dixie Hwy
Homewood, IL 60430
 Phone 708-214-5522
 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.

Maureen Walsh
 Applicant Name

Maureen Walsh Digitally signed by Maureen Walsh
Date: 2026.05.14 08:53:10 -05'00'
 Applicant Signature

05/14/2026
 Date

Staff Notes

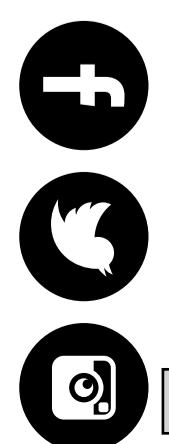
Do not write below this line.

CASE NO: _____	Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
Request: _____	Action: _____	Comments/Conditions: _____
_____	_____	Date: _____
<p>This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.</p>		
Name: _____	Signature: _____	Date: _____



image360mokena.com

t. 708.478.5751 f. 708.478.5752 - 9960 W. 191st Street - Suite E · Mokena, IL 60448



Qty 1 - Double-Sided 90" w x 48" h
Black Aluminum Post n Panel Frame w/ 7ft Posts
Panels - IJ35 w/ 8508 Gloss Laminate on 6mm ACM
Installed with 2 Treated Wood Posts & Concrete



All artwork is property of Image360 Mokena, (Revolution Branding Inc). Any unauthorized use will be subject to the law accordingly.

- i have reviewed the layout of all artwork elements (logos, fonts, etc.), copy, spelling and punctuation
- graphics shown are for approximate color and positioning only
- if a specific color match is required, the appropriate pantone color code must be used
- changes during production and/or final application may occur
- **by signing below, i approve this artwork to be produced and take full responsibility for any errors**

Pertaining only to vehicle graphic orders that require installation:
 Your vehicle must be cleaned prior to dropping off for installation.
 If your vehicle has not been cleaned, a \$30 fee will be added to your invoice.
By signing below, I acknowledge that my vehicle will be clean at the time of drop off, or will pay the additional fee.

approval		date	
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VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: June 4, 2026

To: Appearance Commission

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

Topic: Case 26-43: Public Art Installation Review for “Homewood Wishing Tree” at 18136 Dixie Highway

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Jessica Matushek, Applicant	04/15/2026
Homewood Creative Alliance Info Sheet	1	Homewood Creative Alliance	Undated
Art Installation Narrative and Drawings	1	Homewood Creative Alliance	Undated
Art Installation Examples	1	Homewood Creative Alliance	Undated
Staff Exhibits	1	Noah Schumerth, Interim Dir. ECD	05/29/2026

BACKGROUND

The applicant, Jessica Matushek of the Homewood Creative Alliance, has proposed a public art installation at 18136 Dixie Highway. The installation, called “Homewood Wishing Tree,” is proposed as a “pop-up” art installation to transform an existing structure on the property into a “wishing tree” installation. This type of installation would be temporary and would reflect examples of such installations from other communities. The installation would be paired with a public gathering to allow a broad group of community members to participate in the creation of the installation.

ABOUT THE ARTIST/APPLICANT

The Homewood Creative Alliance is a local non-profit organization designed to promote art installations and opportunities to engage with art around the Homewood-Flossmoor area. The organization was recently established in late 2025. The group has previously created or supported other creative installations throughout the community, including:

- A community weaving installation at Homewood Public Library
- A set of pop-up installations during the 2025 Witches’ Night Out
- A community art swap
- Pop-up family portraits station at the 2025 Holiday Lights festival
- Art auction in partnership with the Spotlight Performance Academy



ART INSTALLATION REVIEW

The Appearance Commission shall review proposals for public art installations to ensure their conformance with approved standards for such installations. Such standards are designed to ensure suitable location, placement and design of proposed public art installations – *in protection of First Amendment rights, no review may specifically regulate the content, messaging, or intent of a public artwork.*

No single standard is considered to be binding. Not all standards will be relevant to every application. The Appearance Commission shall reference these standards in the final recommendation to the Village Board.

(1) Will the proposed artwork cause injury or harm to specific individuals, groups of individuals, or organizations within the village that may threaten public peace or well-being?

(2) Is the location and design of the proposed artwork in alignment with the comprehensive plan and other adopted plans of the village?

(3) Is the proposed artwork located and designed in alignment with the design guidelines of the village appearance plan?

(4) Is the proposed artwork so designed and located to protect public health, safety, and welfare?

(5) Is the mural or art installation located in a manner architecturally appropriate for the size, scale, and orientation of the proposed artwork?

(6) Will the proposed artwork be publicly visible and accessible in a manner that does not impede the safety, health, or welfare of the viewer?

(7) Does the proposed artwork provide positive cultural contributions to the community, including highlighting historical, archeological, cultural, natural, or scenic resources located within the village?

(8) Is the artwork proposed in such a manner that the building on which the mural or artwork is affixed will not be damaged or suffer long-term deterioration due to the placement of the mural?

(9) Are the materials proposed for use in the artwork appropriate for the location of the artwork, including the material of the facade on which the artwork is to be affixed?

STAFF COMMENTS

This application is the Village’s first application processed through the public art installation review procedure set forth in Section 44-07-16 of the Village Zoning Ordinance.

Upon completion of this review, the Appearance Commission shall recommend approval, approval with conditions, or denial of the permit for installation to the Village Board. The Appearance Commission, along with any members of the public present for the public meeting, may provide feedback to the artist as a form of public engagement for the project.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Recommend approval for Case 26-43, Public Art Installation for the Homewood Wishing Tree, an art installation proposed to be installed on property located at 18136 Dixie Highway.



APPLICATION:
PUBLIC ART INSTALLATION

PROPERTY INFORMATION

Street Address: Hickory & Dixie Homewood, IL 60430

Property Index Number(s): 18134

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

I am (check one): Applying to install a piece of artwork
Fill out Section A of this form.

A property owner interested in hosting artwork on my property
Fill out Section B of this form.

SECTION A: PROPOSAL FOR ART INSTALLATION

Name/Title for Installation: Homewood Wishing Tree

Identify the type of art that is being applied for:

- Mural Sculpture/Freestanding Art Temporary Installation (Duration: 5/23 - TBD) Other

Description of Proposed Location: The concrete structure on Hickory Rd, right off of Dixie Hwy. Please see attached photo.

Description of Installation: Wire or string will be secured to the structure. Then ribbons or tags will be provided for people to write down their hopes and wishes. It will serve as an interactive installation that will function as both art and communal

Include the following attachments with this application form: expressions of hope. Please see attached for examples.

- » Plat of survey, site plan or elevation(s) showing the location of the artwork/installation (including overall dimensions)
- » Narrative including a) overall description of the proposed artwork/installation, b) description of community benefit or positive impact(s) on Homewood community, and c) project budget and funding source.
- » Information about artist(s) including a) artist bio, b) past examples of work, and c) sources of inspiration, vision or design ideas for the project
- » Any information about grants or other programs supporting the project

SECTION B: PROPERTY OWNER INTEREST FORM

Property owners within Village limits may state their interest to the Village in hosting a future public art installation on their property through the Village's Public Art Program. Owners may indicate the type of artwork/installation they wish to host and locations upon which they wish to host future artwork/installations. The Village's Economic and Community Development staff may periodically contact the property owner if artists approach the Village or local arts groups seeking locations to complete new artwork in the Village. **Expressing interest in hosting future artwork with this form is non-binding and does not require any installation at any time. Any artwork to be hosted by interested private property owners is subject to review by the property owner prior to approval. The Village is not deemed to be liable for any costs associated with an art project on private property unless otherwise indicated.**

Identify the type(s) of art that you wish to consider hosting on your property:

- Mural Sculpture/Freestanding Art Temporary Installation Other

Description of Desired Installation (if applicable): _____

Include the following attachments:

- » Plat of survey, map showing locations where artwork is desired
- » Description of area where artwork is desired and/or type of artwork desired
- » Any other information about the desired type of artwork



VILLAGE OF HOMEWOOD

APPLICANT INFORMATION

Name Jessica Matushek
Company Homewood Creative Alliance
Address 18453 Martin Ave
Homewood, IL 60430
Phone (773)343-9466
Email jessica@homewoodcreativealliance.org

Check box if the applicant is the property owner

ARTIST INFORMATION

(If different from the applicant)

Name _____
Company _____
Address _____

Phone _____
Email _____

PROPERTY OWNER INFORMATION

Name _____
Company _____
Address _____

Phone _____
Email _____

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;
- » All work completed shall be pursuant to any applicable Village codes and ordinances.

Jessica Matushek
Applicant Name

Jessica Matushek
Applicant Signature

April 15th, 2026
Date

Owner Name

Owner Signature

Date



The Homewood Creative Alliance is a non profit organization that designs immersive art experiences that strengthen community and highlight local artists.

We collaborate closely with residents to ensure our projects reflect what the community wants and values.

By making art interactive, inclusive, and visible in public spaces, we foster connection and a sense of belonging.

While we are a new organization, we have already accomplished a few successful events including a community weaving project that is now on display in the Homewood Public Library, a small pop up market during Witches Night Out, a community art swap, pop up family portraits at Homewood Holiday Lights, and an art auction where we partnered with Spotlight Performance Academy's benefit concert.





Public Art Proposal

The Homewood Creative Alliance would like to propose a pop up art installation using an existing structure on Hickory St, right off of Dixie Hwy. Wishing trees are public, interactive installations where people tie notes, fabric, or tokens to branches to share hopes, peace, or personal desires. Popularized globally by artist Yoko Ono since 1996, these trees are often found in parks, gardens, and community spaces. They function as both art and communal expressions of hope. We believe this will be a cathartic experience in trying times, and a visual reminder to the community of each other's humanity, and that we are alike in more ways that we are different. An interactive project that is simple in nature, but makes a strong visual impact. People will have pride that they had a part in making it, and it will strengthen our sense of community.

Instead of a tree, we would like to use the structure on Hickory and Dixie as the site for the “wishing tree.”

We will hang wire/rope/string to secure ribbon and/or tags. We were informed that this will be coming down when construction begins on the new restaurant. If needed we would like permission to drill hooks into it to secure the wire or string to help prevent it from falling down.

If possible, we would also like to connect to a nearby power source to light the installation at night with white lights on a timer.

In preparation we ask that the structure be power washed.

Date TBD, sometime in late May. Ideally we would like to have a day where we encourage people to come out and get it started, then it will be there during the Art & Garden Fair where many people can participate.

Proposed site:

Structure is 10ft tall, with the inner diameter 5ft.
Area covered by roof is 19ft wide



Planning sketch:



Examples of Wishing Trees in other cities:



