

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 5, 2026

To: Appearance Commission

From: Danielle Stewart, Assistant Director of Economic and Community Development

Topic: Case 26-74: Appearance Review for Pylon Sign, 3325 183rd Street



Figure 1: Image of the subject property at 3325 W 183rd Street

APPLICATION INFORMATION

APPLICANT	Tam Nguyen Property Owner 3325 W 183 rd Street Homewood, IL 60430
ACTION REQUESTED	Request for Appearance Review approval for a new pylon sign at 3325 183rd Street
ADDRESS	3325 183rd Street, Homewood, IL 60430
PIN	31-02-201-022-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Sign Plan	5	Monsibic Signs & Graphics	06/12/2026

BACKGROUND

Tam Nguyen (“Applicant”) is requesting an Appearance Review for a pylon sign at 3325 183rd Street. All new pylon signs proposed on property within the Village of Homewood require Appearance Review approval by the Appearance Commission. Review and approval shall be completed in compliance with the Village Appearance Plan and Appearance Review requirements set forth in Section 44-07-15 of the Village Zoning Ordinance.

HISTORY

The property was originally developed as a Kinney Shoe Store in 1975. In 1987, the building was remodeled for use as a Blockbuster Video store. Since that time, the property has been occupied by numerous commercial uses and has frequently been vacant.

Mr. Nguyen purchased the property in 2025. Building permit and business licensure applications for a proposed restaurant (ThiThi's Restaurant) and wellness center (Thien Era) are currently under review by Village staff.

DISCUSSION

The Applicant has requested approval for a single pylon sign on the property. The pylon sign will include sign copy to serve both proposed businesses.

Pursuant to Section 44-10-06 of the Village Zoning Ordinance, one pylon sign is permitted per lot. The maximum allowable sign area for pylon signs in the B-3 General Business zoning district is one square foot of sign area for every 2.5 linear feet of lot frontage. With approximately 130 feet of frontage along 183rd Street, the property is eligible for a maximum sign area of 52 square feet. The applicant's plans do not verify the square footage of the sign.

Additionally, pylon signs in the B-3 General Business are subject to a maximum height of 20 feet and a minimum front yard setback of 10 feet. The proposed pylon sign complies with both of these requirements.

The proposed pylon sign shall comply with all applicable requirements for pylon signs outlined in Section 44-10-06 of the Village Zoning Ordinance. The Applicant has also submitted plans for additional wall signs. Wall signs do not require Appearance Review; however, all signage on a single site should be designed to be compatible in color, style and form in alignment with the Village Appearance Plan.

Appearance Plan

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

F. Signs

1. *Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*
2. *Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*
3. *Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*
4. *Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*
5. *The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this sub-section.*

J. Factors in Evaluation

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

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

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-74, Appearance Review for a Pylon Sign at 3325 183rd Street, as proposed on the drawings submitted by Monsibic Signs & Graphics dated June 12, 2026, subject to the following conditions:

1. The Applicant shall verify the square footage of the sign copy of the proposed pylon sign, including sign area for each tenant sign copy area to be included on the sign. The Applicant shall provide a revised sign drawing showing all required dimensions prior to issuance of any building permit for the pylon sign.