

# 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'.