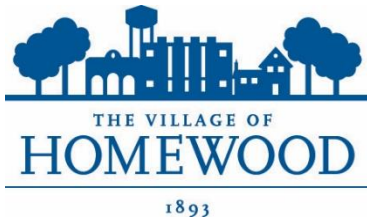


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

August 27, 2026

Meeting Start Time: 6:30 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:
4. Public Comments
5. Regular Business:
 - A. **Public Hearing** for Case 26-47: Zoning Text Amendment to consider the addition of commercial uses as permitted accessory uses within non-commercial places of assembly in Village zoning districts
 - B. **Public Hearing** for Case 26-56: Variance from Section 44-04-04 Place of Assembly Use Standards to allow the operation of an indoor commercial place of assembly on a local street in the B-2 Downtown Transition zoning district.
 - C. **Public Hearing** for Case 26-56: Planned Development approval to allow the development of a 45,110 square-foot light manufacturing facility at 1313-1351 175th Street with approved modifications in the M-1 Limited Manufacturing zoning district.
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/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 27, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-47: Text Amendment for Accessory Uses for Non-Commercial Places of Assembly

APPLICATION INFORMATION

APPLICANT	Village of Homewood 2020 Chestnut Road Homewood, IL 60430
ACTION REQUESTED	Text amendment to consider addition of some commercial uses as permitted accessory uses for non-commercial places of assembly in Village zoning districts
ADDRESS	N/A
PIN	N/A

LEGAL NOTICE Legal notice was published in *Daily Southtown* on July 16, 2026. No mailed notice was required for this text amendment.

The Village will continue to conduct voluntary outreach with operators or owners of impacted non-commercial places of assembly.

ACTION REQUESTED

The Village of Homewood is preparing a proposed text amendment to consider some existing commercial uses as permitted accessory uses for non-commercial places of assembly.

BACKGROUND

The Village has seen an influx of requests in the past 12-24 months to use space previously approved for a non-commercial place of assembly (i.e. places of worship, community centers, etc.). Many non-commercial places of assembly have seen declining demands for space to operate in, or increases in vacancies. These institutions have brought forward requests or applications for the operation of various commercial uses, such as professional offices or personal service uses.

Due to the influx of applications, the Village is currently researching potential text amendments to allow accessory uses in under-utilized spaces (such as closed community centers or places of worship with large unused spaces).

CONTINUATION

The Village continues to research options for moving forward with the proposed text amendments. Village staff continue to conduct various forms of research, including:

- Case studies/best practices from other communities
- Legal guidance from various sources, including the Illinois Municipal League and the American Planning Association
- Feedback from other institutions in the Village (such as places of worship and community centers)

Village staff will continue to present research and feedback to the Planning and Zoning Commission. The Village requests a continuation of this case to provide additional time for research and writing draft language in partnership with other Village departments and the Village Attorney. A first presentation of research will be provided at the August 27 meeting of the Planning and Zoning Commission.

This case was noticed on July 16 for the July 30 meeting of the Planning and Zoning Commission. The July 30 meeting was rescheduled to August 13 due to public severe weather emergency. The August 13 meeting was rescheduled to August 20 due to public severe weather emergency. The Planning and Zoning Commission voted to continue review of this case to August 27 at the August 20 meeting.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Continue Case 26-47: Text Amendment for Accessory Uses for Non-Commercial Places of Assembly until September 8, 2026, to allow additional time to complete research and write draft language for the proposed text amendment.

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 27, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-53: Variance to Place of Assembly Use Standards at 18148 Martin Avenue



Figure 1: The subject property in 2024

APPLICATION INFORMATION

APPLICANT	Florence Hardy (The Nap Lounge Illinois Inc.) 18148 Martin Avenue Homewood, IL 60430
ACTION REQUESTED	Non-residential variance approval to allow the operation of a members-only wellness retreat center (classified as an <i>indoor commercial place of assembly</i>) on a local street the B-2 Downtown Transition zoning district at 18148 Martin Avenue.
ADDRESS	18148 Martin Avenue Homewood, IL 60430
PIN	29-31-313-018-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (formerly retreat center)
SURROUNDING	N: B-2 Downtown Transition	Townhomes
	E: B-2 Downtown Transition	Multi-family residential (Martin Place)
	S: B-2 Downtown Transition	Professional office/multi-family residential
	W: B-2 Downtown Transition	Restaurant (Grady's)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 12, 2026; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Florence Hardy, Applicant	8/7/2026
Floor Plan	1	Florence Hardy, Applicant	7/1/2026
Special Use Permit Staff Memo	6	Noah Schumerth, Director ECD	8/11/2026

ACTION REQUESTED

Florence Hardy (“Applicant”) is requesting a variance to allow the operation of an indoor commercial place of assembly on a local classification street. According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street.

HISTORY

The building on-site was originally constructed in 1908 as a single-family residence. The building was converted into a business (an antique store) in 1977. The building was converted into a duplex in 1997, a conversion which was approved by the Board of Trustees by zoning variance. The business was converted into a surveyor’s office in 2005. The building was used as a small retreat center called The Eos House for several years.

BACKGROUND

Summary: Florence Hardy (“Applicant”) previously requested approval of a special use permit to allow the operation of a members-only wellness retreat center (classified as an *indoor commercial place of assembly*) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue. The special use permit was recommended for approval by the Planning and Zoning Commission on August 20, 2026, with the condition that a variance application is recommended for approval by the Commission at a future hearing date. A copy of the original staff memo for this special use permit application is attached to this memo.

According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street. A variance is required to operate an indoor commercial place of assembly on a local street. Martin Avenue between Hickory Road and Olive Road is classified as a local street.

Martin Avenue is a local street with less than 500 vehicles per day. Per the Village’s 2019 Parking and Traffic Study performed by KLOA Inc., traffic volume is less than comparable through streets in the vicinity (Ridge Road, Harwood Avenue, etc.).

DISCUSSION AND VARIANCE STANDARDS

The applicant is seeking a variance to operate an indoor commercial place of assembly on a local street in the B-2 Downtown Transition zoning district.

All variance applications are reviewed against the two sets of Variance Standards found in Section 44-07-12 of the Village Zoning Ordinance – one set of required minimum standards for a variance, and an additional set of standards evaluating the degree of hardship and impacts on neighboring property.

Village staff have reviewed the proposed variance with these standards and provided staff findings below.

- (1) The Planning and Zoning Commission shall use the following standards when considering this variance request, as set forth in Section 44-07-12 of the Village Zoning Ordinance. No variance shall be granted unless findings of fact for each specific application demonstrate a suitable degree**

of hardship outside of the control of the property owner, and the minimal deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:

- a) Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

The proposed use is similar in function to previous uses approved at the property (including the most recent use of the property). The building has previously been utilized for other uses, including both residential and non-residential uses. The owner purchased the subject property in order to operate the proposed use, and the property is currently designed to support uses similar to the proposed use.

- b) Is the plight of the owner due to unique circumstances?

The property was previously utilized for a similar use to the proposed use. The requirements for place of assembly uses (such as the proposed wellness retreat) changed with the adoption of a revised zoning ordinance in 2023, which included additional restrictions on the location of indoor commercial places of assembly. The use is unique; while there are other indoor commercial places of assembly located in the B-2 Downtown Transition zoning district, there are no known instances of the specific type of use proposed by the applicant (members-only wellness retreat designed to host small limited events).

The proposed use is anticipated to have a significantly lower traffic impact than uses in the same use category, which can include high-traffic uses such as event centers and large gyms. The proposed use is anticipated to have a maximum of 20-25 visitors at any given time, with visitor counts much lower than that number at most times. The use is not anticipated to produce "concentrated traffic flows" where congestion could occur, as can be common with high-traffic uses in the same use category which may produce concentrated traffic at start/end times of large events. According to the applicant's testimony in a special use permit application case on August 20, the use is also anticipated to partially rely on pedestrian traffic, including public and member traffic walking from nearby areas in the Downtown or from the Village's nearby transit hub.

Additionally, many collector and arterial streets in the vicinity (such as Harwood Avenue, 183rd Street, etc.) lack on-street parking, which may be necessary to support this infill development. The property was developed as a single-family house in 1908 and was not designed for additional vehicle parking. On-street parking spaces in the immediate vicinity are capable of supporting additional parking traffic spurred by the proposed use. On-street parking on the adjacent local street may further support the use in a manner which would not be appropriate for other commercial place of assembly uses in the same use category.

- c) If granted, will the variance alter the essential character of the locality?

The proposed variance is unlikely to alter the essential character of the locality. The property was previously operated as a similar use with no known citations or negative impacts on neighboring property. The use is deemed to be in alignment with the purpose and intent of the B-2 Downtown Transition zoning district, which is "to support the adaptive reuse of existing buildings for a mix of residential and nonresidential uses as well as contextually sensitive infill development in a pedestrian-oriented environment that supports the vibrancy of the downtown core."

(2) Supplemental to the above standards, the decision-making authority shall also consider findings on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's response to each of the following standards. Not one of the standards is controlling.

d. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

There are no known physical conditions which place a particular hardship on the owner. Martin Avenue has been classified as a local street since the Village's street classification map was established in the 1940s.

e. Would the conditions upon which the petition for variance is based be generally applicable to other properties within the same zoning classification?

There are no known instances of similar uses to the proposed use in the B-2 Downtown Transition zoning district. Some other uses approved in the same zoning district are larger event centers and fitness uses which do not share the same characteristics of use or anticipated traffic counts as the proposed use. The restriction on indoor commercial places of assembly on local streets were designed to avoid negative impacts from traffic congestion or parking demands on local street from larger uses within the use category, such as event centers and large fitness uses.

f. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

The owner has not created the conditions which constitute a hardship. Martin Avenue has been classified as a local street since the Village's street classification map was established in the 1940s. The zoning requirements which restrict indoor commercial places of assembly from being accessed by local streets was established with the adoption of the 2023 Village Zoning Ordinance, after this building was first utilized for a use similar to the one proposed with this application.

g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?

The variance is unlikely to be detrimental to the public welfare or injurious to neighboring property.

h. If granted, will the variance: impair an adequate supply of light and air to adjacent property; or substantially increase the danger of fire or otherwise endanger the public safety; or substantially diminish or impair values of neighboring property?

The variance is unlikely to impair the adequate supply of light and air to adjacent property, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair the value of neighboring property. All improvements proposed meet local zoning and building requirements, as reviewed by staff from the Building Department and Economic and Community Development.

STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for variance applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application.

A special use permit for the proposed use (required in the B-2 Downtown Transition zoning district) was conditionally recommended for approval by the Planning and Zoning Commission on August 20, 2026. This special use permit must be approved or denied by the Village Board of Trustees. This special use permit will be heard concurrently with the variance recommendation from the Planning and Zoning Commission.

If the special use and variance applications are both approved (by ordinance by the Village Board), the business will require approval of a business operation certificate. The applicant has applied for this certificate. This approval requires inspections for code compliance prior to opening.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is currently owned by Florence Hardy of Homewood, Illinois;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in Table 44-03-04 of the Village Zoning Ordinance;
4. The subject site meets the use-specific standards for places of assembly in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11;
7. The proposed variance is consistent with the applicable standards for variance approval as set forth in Section 44-07-12.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Recommend Village Board approval of Case 26-53: Variance for Place of Assembly Use Standards (Section 44-04-04) at 18148 Martin Avenue, to allow the operation of an indoor commercial place of assembly on a local classification street;

AND

Incorporate the Findings of Fact into the record.

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



Item 5. B.

2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For all applications, provide the following:

- | | | |
|--|---|---|
| ☐ Completed application form | ☐ Proof of ownership, or
Letter of authorization by the owner | ☐ Materials, as listed below |
| ☐ Plat of survey with legal description | | ☐ Payment of fee |

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- ☐ Site plan
- ☐ Conceptual floor plan
- ☐ Completed worksheet responding to applicable standards or review criteria
- ☐ Narrative describing the proposed use, including:
 - ☐ services provided
 - ☐ hours of operations
 - ☐ anticipated average and peak capacity

Variance

- ☐ Site plan
- ☐ Conceptual floor plan
- ☐ Completed worksheet responding to standards
- ☐ Letters of support from neighbors, optional

Site Plan Review

- ☐ Site plan or survey of existing conditions
- ☐ Site plan of proposed development
- ☐ Conceptual floor plan(s)
- ☐ Landscape plan, existing and proposed, if impacted by changes

Text or Map Amendment

- ☐ Site plan
- ☐ Conceptual floor plan
- ☐ Narrative describing the proposed land use requiring the amendment to the zoning text or map
- ☐ Completed worksheet responding to applicable standards

Planned Development

- ☐ Proposed plat of record for lot consolidation or subdivision
- ☐ Directory of all development team members/consultants with contact information
- ☐ Site plan or survey of existing conditions
- ☐ Site plan of proposed development
- ☐ Conceptual floor plan(s)
- ☐ Transportation Impact Study
- ☐ Village Impact Study
- ☐ Studies or reports by outside agencies

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- | | |
|--|--|
| ☐ Completed Appearance Commission application form | ☐ Material palette board (digital), showing, as applicable: |
| ☐ Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage | ☐ building materials |
| ☐ Elevation and/or plan drawings showing the existing and proposed conditions | ☐ plants and landscape materials |
| ☐ Photometric plan for new or changes to exterior lighting | ☐ cut sheets for lighting fixture |
| | ☐ cut sheets for site furnishings |

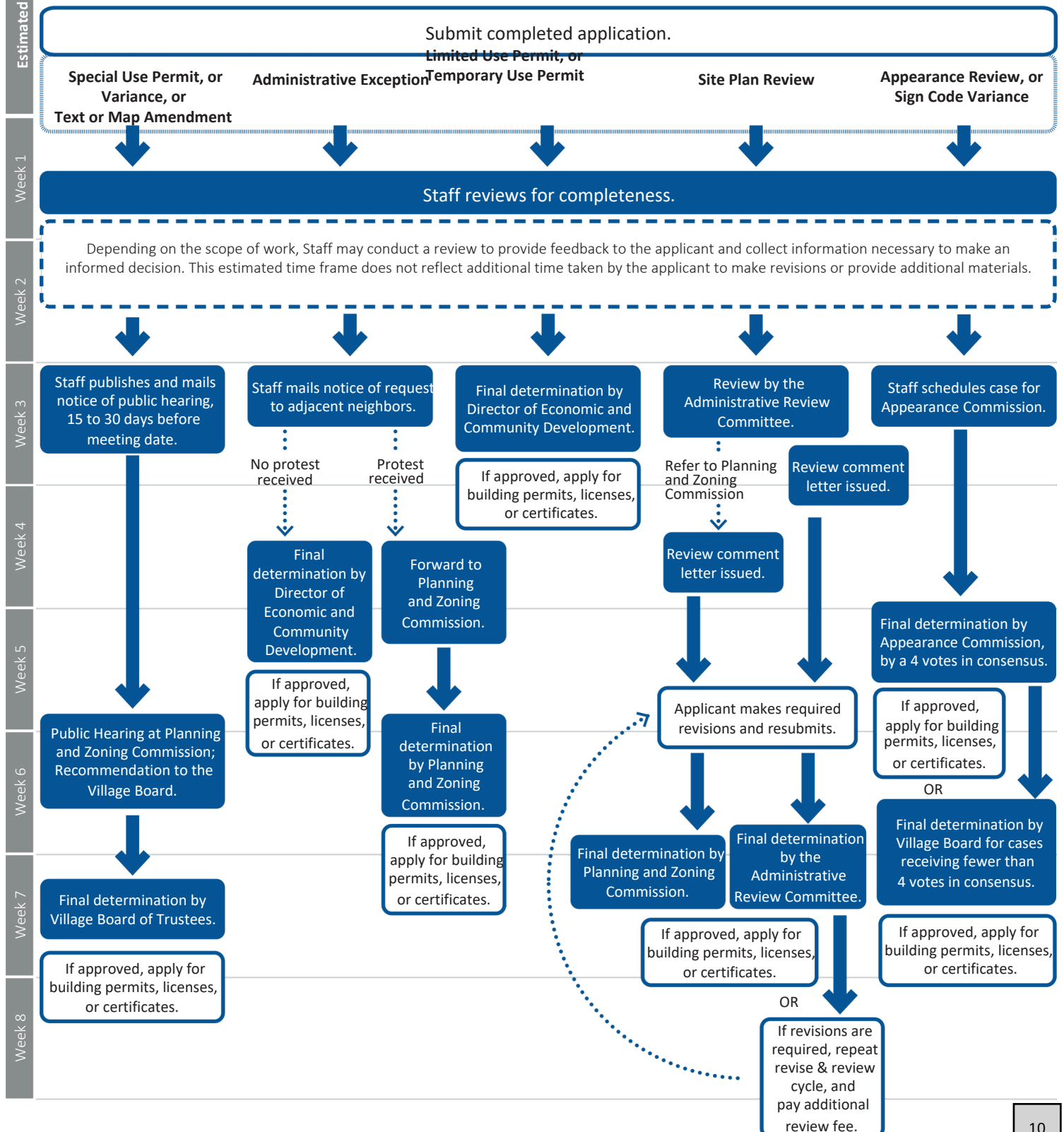
PROCESS

Legend:

Action by applicant

Action by Village

This graphic is provided solely as a general overview of the entitlements processes. This is in no way binding. Each case is reviewed according to its own criteria and conditions. Any Commission may move to continue a case pending the provision of further information, and the Board may refer the case back to the Planning and Zoning Commission. The overall timeframe is dependent of the applicant's thoroughness of information, adherence to Village regulations and policies, and timeliness in preparing or revising the materials as required.



PROCESS - PLANNED DEVELOPMENT

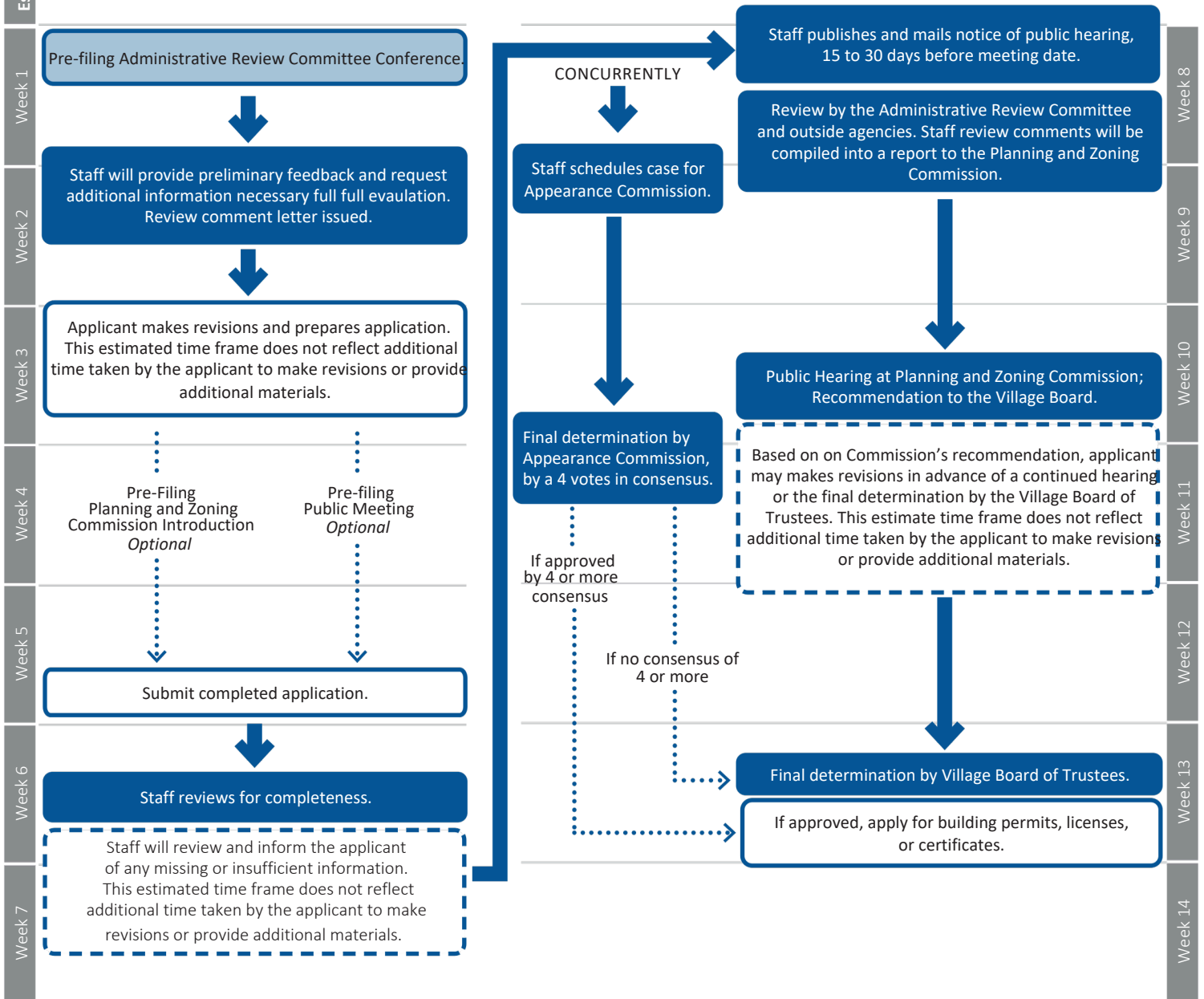
Legend:

Action by applicant

Joint action

Action by Village

This graphic is provided solely as a general overview of the Planned Development entitlement process. This is in no way binding. Each case is reviewed and judged according to its own merits. Any Commission may move to continue a case pending the provision of further information, and the Board may refer the case back to the Planning and Zoning Commission. The overall timeframe is dependent of the applicant's thoroughness of information, adherence to Village regulations and policies, and timeliness in preparing or revising the materials as required.





VILLAGE OF HOMEWOOD

PROPERTY INFORMATION

Street Address: 18148 Martin Avenue Homewood, IL 60430
~~Museum and Office Space~~

Property Index Number(s): 18148 Martin Avenue

Lot Size: 7850 sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

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

APPL Item 5. B.

NON-RESIDENTIAL

ZONING REVIEW

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

☐ yes ☐ no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Museum and Office Space

Gross Floor Area: 2400 sq. ft. Parking Provided: Yes
Existing Use: Office

The requested use is:

- ☐ Permitted
☐ Limited
☐ Special
☐ Other:

SITE OR BUILDING CHANGES

Existing Development: Office Building

Proposed Development Check all that apply. Provide a description and metrics below.

☐ New Construction ☐ Addition ☐ Site Alterations ☐ Exterior Building Alterations

No changes being made

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	<u>2400</u>	<u>2400</u>
Parking Spaces	<u>7</u>	<u>7</u>
Lot Coverage		
Impervious Area (sq. ft.)		
Impervious Coverage (%)	<u>0.0%</u>	<u>0.0%</u>

New construction?

☐ yes ☐ no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

☐ yes ☐ no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

☐ yes ☐ no

Is site circulation or parking impacted?

☐ yes ☐ no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

☐ yes ☐ no

→ If yes, requires Site Plan Review

Exterior building alterations?

☐ yes ☐ no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment Describe any requested zoning relief or changes below.

The applicant requests:

- ☐ Variance
☐ Administrative Exception
☐ Zoning Text Amendment
☐ Zoning Map Amendment

APPLICANTName Florence Hardy

Company _____

Address _____

Phone _____

Email _____

Role _____

PROPERTY OWNER

Name _____

Company _____

Address _____

Phone _____

Email _____

☒ Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Florence Hardy8/7/2026

Applicant Name

Applicant Signature

Date

Staff Notes*Do not write below this line.*Fee: _____ ☐ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:☐ Approved☐ Approved with Conditions☐ Denied

Date: _____

CASE NO: _____ REQUEST: _____

Comments/
Conditions:☐ Approved☐ Approved with Conditions☐ Denied

Date: _____

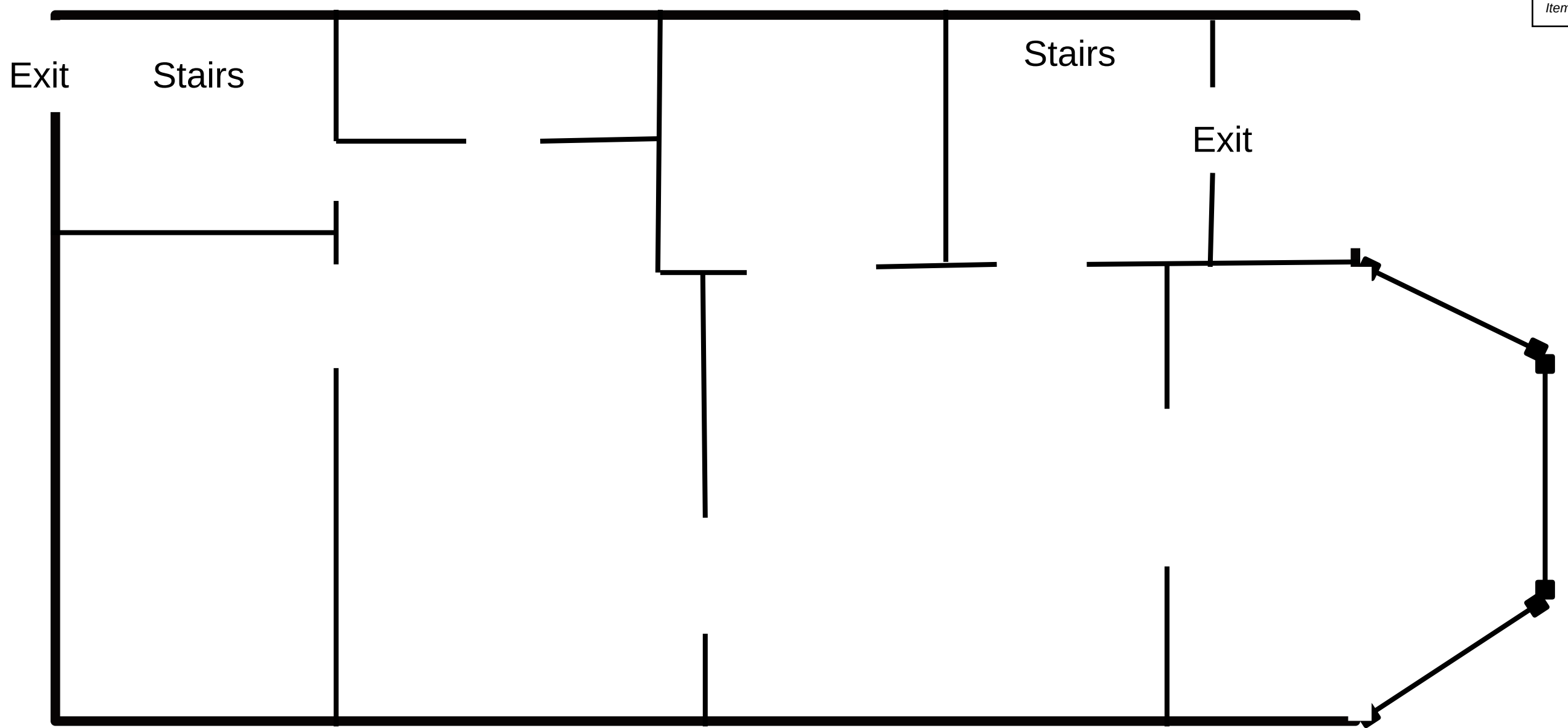
CASE NO: _____ REQUEST: _____

Comments/
Conditions:☐ Approved☐ Approved with Conditions☐ Denied

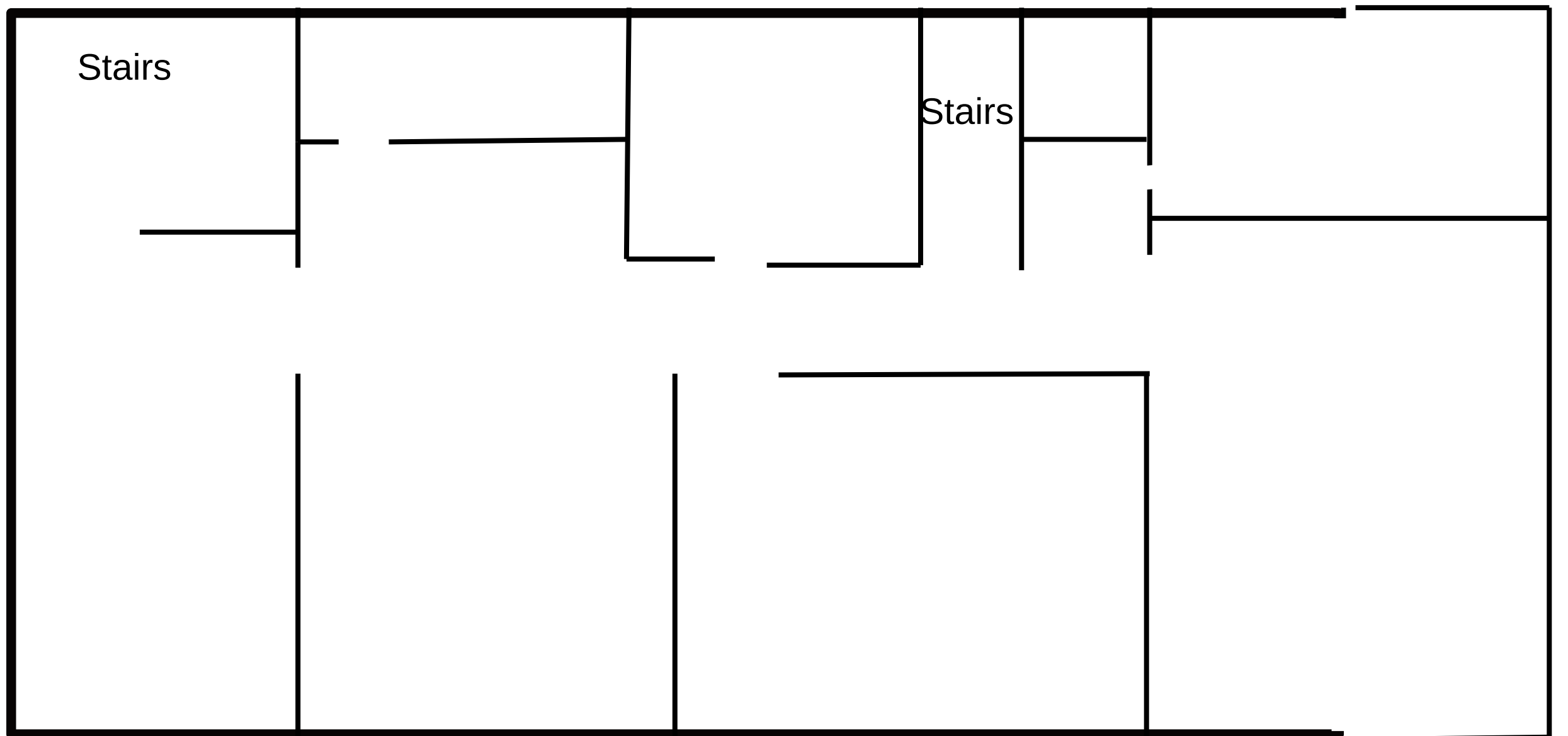
Date: _____

This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____



1st Floor



2nd Floor

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 20, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-51: Special Use Permit, Indoor Commercial Place of Assembly at 18148 Martin Avenue



Figure 1: The subject property in 2024

APPLICATION INFORMATION

APPLICANT	Florence Hardy (The Nap Lounge Illinois Inc.) 18148 Martin Avenue Homewood, IL 60430
ACTION REQUESTED	Special use permit approval to allow the operation of a members-only wellness retreat center (classified as an <i>indoor commercial place of assembly</i>) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue.
ADDRESS	18148 Martin Avenue Homewood, IL 60430
PIN	29-31-313-018-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (formerly retreat center)
SURROUNDING N:	B-2 Downtown Transition	Townhomes
E:	B-2 Downtown Transition	Multi-family residential (Martin Place)
S:	B-2 Downtown Transition	Professional office/multi-family residential
W:	B-2 Downtown Transition	Restaurant (Grady's)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 16, 2026; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	2	Florence Hardy, Applicant	8/7/2026
Special Use Standards	2	Florence Hardy, Applicant	8/7/2026
Floor Plan	1	Florence Hardy, Applicant	7/1/2026
Staff Exhibits	2	Village Staff	8/11/2026

ACTION REQUESTED

Florence Hardy (“Applicant”) is requesting a special use permit to allow the operation of a members-only wellness retreat center (classified as an *indoor commercial place of assembly*) in the B-2 Downtown Transition zoning district at 18148 Martin Avenue. The applicant is the owner of the building and purchased the building with the intention of running the proposed business. The property was previously used for the same type of business.

The applicant also requires approval of a variance to allow the operation of an indoor commercial place of assembly on a local street. According to the Village Zoning Ordinance, indoor commercial places of assembly are required to be located on a collector or arterial street. The applicant will request a variance to allow the proposed business to operate at this location which will be heard by the Commission on August 27.

HISTORY

The building on-site was originally constructed in 1908 as a single-family residence. The building was converted into a business (an antique store) in 1977. The building was converted into a duplex in 1997, a conversion which was approved by the Board of Trustees by zoning variance. The business was converted into a surveyor’s office in 2005. The building was used as a small retreat center called The Eos House for several years.

BACKGROUND

Summary: The applicant plans to create a co-working and exhibition space called The Nap Lounge at 18148 Martin Avenue. The applicant describes the business as offering a members-only space for “co-working and exhibition space.” Members may join the business to operate self-care related businesses or events (including podcasts, meditation retreats, artwork, etc.). The previous use of the building was the similar type of business.

Operating Details: Unlike a “co-working space” as defined by the Zoning Ordinance, the proposed business is designed for members to both work in and reserve for small wellness events and retreats. This requires the space to be classified as an “indoor commercial place of assembly.” The applicant expects members of the business to host a range of small-scale events such as meditation retreats, podcasts, small yoga courses, or similar events. The largest events would be seated classes on meditation or other topics related to self-care, which would seat a maximum of 25 guests. Larger events such as yoga classes could support up to 15 attendees. Most events will be no larger than 4-8 attendees. Guests to any event would primarily be members of the business. Members will be able to reserve space in the business between 10am and 6pm on Wednesday through Sunday.

Membership Details: Membership is proposed to be \$99/month for any individual. Member grants access to the business space and the opportunity to reserve the space for small events. The applicant plans to cap membership at 75 members who could have access to the business. The applicant has stated that the business currently operates from a far smaller space at 18300 Dixie Highway and has 12 members. The business will generally restrict access to the building except during reserved times during the business’ operating hours (10a – 6p, Wednesday through Sunday).

Public Access: The applicant has requested that the space be made accessible for the general public when a member wishes to reserve the space for an art exhibition or another exhibit about self-care topics. These exhibitions are proposed to be offered as part of larger tours incorporating visits to other nearby businesses which emphasize similar “self-care” principles, such as bookstores and yoga studios. These exhibitions would not be offered at the same time as other events or reservations by members.

Business Location/Physical Details: The total floor area of the business will be approximately 1,200 square feet, plus additional space for storage, stairwells, and other utility areas. The building is divided into many smaller rooms (six on each floor) which could be used for different types of individual or small group meditation or wellness activities. The applicant has stated that there will not be any situation where the entire building would be used at a single time.

The building has two bathrooms (one on the upper floor, one on the lower floor). The bathrooms are not required to be upgraded to current code standards because the business is not changing use from the previously permitted use (event center, The Eos House).

Employees: The applicant does not plan to have employees on-site at all times. However, the business will have a “house manager” who serves as a full-time manager, and is available to offer tours, clean and prepare spaces for events or exhibitions, and provide responses to concerns from members.

Parking: The business currently has seven dedicated parking spaces in the rear of the building. There are no parking requirements currently applied to property in the B-2 Downtown Transition zoning district. The business is not required to add additional parking spaces. However, the Planning and Zoning Commission may weigh the adequacy of parking and access through the special use permit review.

Use-Specific Requirements: The Village Zoning Ordinance outlines use-specific standards which apply to some types of uses in the Village. Section 44-04-04 of the Village Zoning Ordinance requires that places of assembly (as the proposed use is designated as) are located on arterial or collector streets only. Martin Avenue is designated as a local street per the Village’s functional classification (federal Class 7). The applicant would require approval of a variance from this requirement to allow the operation of the business at this location. Staff has recommended the application for a variance.

Staff has provided a review of the special use permit application below. The applicant’s variance application requires legal notice and will be brought forward at a future meeting date.

DISCUSSION AND SPECIAL USE STANDARDS

The applicant is seeking to receive a special use permit to operate an indoor commercial place of assembly in the B-2 Downtown Transition.

All special use permit applications are reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance. The full responses to the Special Use Standards, completed by the applicant, are attached with this application. Village staff have reviewed the proposed variance with these standards and provided staff findings below. No one condition is binding.

- 1) Is the special use deemed necessary for the public convenience at that location? The location will improve accessibility and convenience for the existing business.

- 2) Will the special use be detrimental to the economic welfare of the community? The use is unlikely to negatively impact the economic welfare of the surrounding area or community as a whole. The small events hosted by members may provide opportunities to improve traffic at nearby businesses through partnerships with events or providing additional customers visiting the Downtown area more frequently. The applicant has also described the business as encouraging entrepreneurship by allowing very small self-care businesses to begin operating and building a presence in the business community.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The area is designed for commercial use through the 1999 Comprehensive Plan.

The business is proposed in the B-2 Downtown Transition zoning district, which is designed to “support the adaptive reuse of existing building for residential or non-residential uses” and “provide contextually sensitive infill development in a pedestrian-oriented environment that supports the downtown core.” The proposed business is likely to support this policy for land uses in the B-2 Downtown Transition zoning district.

- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? No negative impacts to public health, safety or general welfare are anticipated by the new business.

The previous business operating at the location, The Eos House, operated with a similar business function with no known complaints or citations regarding the protection of public health, safety, and welfare.

- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The proposed business is similar to the previous business operating in the building, which operated successfully for several years. The use has private parking to support most functions of the business, and additional street parking in the vicinity on Martin Avenue south of Hickory Road which may support larger events without impacting parking availability for the surrounding area. The business may support business development and traffic in support of the nearby “downtown core” area.

The property is currently vacant. The building is unlikely to be substantially diminished in value if the special use is not approved, as the building has been converted into numerous different residential and non-residential uses.

- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? The proposed business is unlikely to cause injury to surrounding properties. The proposed scale of events is very small and unlikely to cause impacts on surrounding property. The seven on-site parking spaces will likely handle parking for most member events, and additional on-street parking is available nearby on Martin Avenue south of Hickory Road.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use is commercially-focused for small operators of self-care businesses and similar enterprises. The use encourages additional event activity in a manner which may support other local businesses in the “downtown core” area. The proposed use is

unlikely to impact the character of the neighborhood. The previous tenant at the subject property operated a similar business.

- 8) Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The proposed business is unlikely to injure the use or enjoyment of surrounding property. No environmental impacts such as noise or light are anticipated to impact the full use and enjoyment of surrounding residential properties. The proposed hours of the business are not anticipated to harm any surrounding properties. The proposed scale of events is very small and unlikely to cause impacts on surrounding property.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The proposed business is unlikely to impede the development of any surrounding property for uses permitted in the zoning district.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The use has vehicle and pedestrian access from both Martin Avenue and a public alley in the rear of the building. The traffic generated from the proposed business is unlikely to be substantial so as to cause congestion in the vicinity of the business. The parking on-site is likely to handle the vast majority of member traffic, with larger events having access to on-street parking in the immediate vicinity of the proposed business.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The proposed business has sufficient utilities, drainage, access, safety infrastructure and other facilities to operate as proposed. The building previously operated with a similar use without any concerns regarding public safety, utilities, access, or other building functions. The building is in good condition. Some upgrades (such as resurfacing of the driveway) may be required to the property, which will be addressed through the inspections process during business operation certificate review.
- 12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impacts on historical, archeological, cultural, natural or scenic resources are anticipated.

STAFF COMMENTS

The Planning and Zoning Commission is a recommending body for special use applications. The Planning and Zoning Commission is responsible for making a recommendation to the Village Board of Trustees for approval or denial of this application.

A variance is required to allow the applicant to operate the proposed business on a local street as proposed (instead of a collector or arterial street as required by the Zoning Ordinance). This case will be brought forward at a future meeting date.

If the special use and forthcoming variance applications are approved (by ordinance by the Village Board), the business will require approval of a business operation certificate. The applicant has applied

for this certificate. This approval requires inspections for code compliance and review of business details prior to issuance.

FINDINGS OF FACT

Staff has prepared the draft findings of fact following the standards outlined in Section 44-07-11 of the Village Zoning Ordinance for special use permit applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is currently owned by Florence Hardy of Homewood, Illinois;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in Table 44-03-04 of the Village Zoning Ordinance;
4. The subject site meets the use-specific standards for places of assembly in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
6. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11;

These are recommended Findings of Fact which may be used once a review is completed for a required variance application for operating the business at this location (local street vs. collector or arterial street)

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Continue Case 26-52: Special Use Permit for an indoor commercial place of assembly (Nap Lounge Illinois LLC) at 18148 Martin Avenue until August 27, 2026, to allow the applicant to complete a variance application and review for the operation of the proposed business on a local street.

VILLAGE OF HOMEWOOD



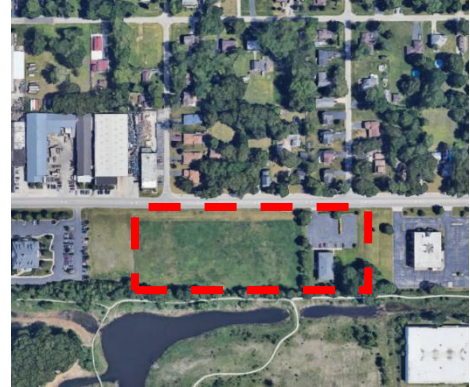
MEMORANDUM

DATE OF MEETING: August 27, 2026

To: Planning and Zoning Commission

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

Topic: Case 26-56: Planned Development (Renewal), Apparel Redefined, 1313-1351 W 175th Street



APPLICATION INFORMATION

APPLICANT	John LaRoy Apparel Redefined/LaRoy Co. 4611 136 th Street Crestwood, IL 60418
ACTION REQUESTED	Planned Development (PD) approval under the provisions of Section 44-06 of the Village Zoning Ordinance, to allow the construction of a square-foot manufacturing facility.
ADDRESS	1313-1351 W 175 th Street
PIN	29-32-101-068-0000, 29-32-101-067-0000, 29-32-101-066-0000, 29-32-101-076-0000, 29-32-191-047-0000, 29-32-101-048-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	M-1 Limited Manufacturing	Vacant
PROPOSED	M-1 Limited Manufacturing (Planned Development)	Office/Light Manufacturing
SURROUNDING	N: R-1 Single-Family Residential (East Hazel Crest)	Single-Family Residential
	E: M-1 Limited Manufacturing	Vacant (previously Office)
	S: PL-1 Natural Area Preserve	Nature Preserve
	W: M-1 Limited Manufacturing	Office (Homewood Disposal)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 12, 2026; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Annotated Site Plan/Plat Drawing	1	DesignTek Engineering, Inc.	08/06/2026
Site Plans	4	Bruce F. Roth, Architect	07/30/2026
Floor Plans	2	Bruce F. Roth, Architect	07/30/2026
Elevations	1	Bruce F. Roth, Architect	07/30/2026
Landscape Plans	3	Metz and Company Landscape Arch.	10/18/2023
Preliminary Engineering Plan	1	DesignTek Engineering, Inc.	08/07/2026
Photometric Plan	1	Southside Electrical Inc.	08/07/2026

ACTION REQUESTED

John LaRoy of Apparel Redefined ("Applicant") is requesting approval of a Planned Development (PD) application to allow the construction of a 45,110 square-foot manufacturing facility.

HISTORY

The subject property was originally acquired by the Village of Homewood in 1989, after previously being a part of the Washington Park Racetrack property. This property was part of a far larger acquisition of property (178 acres) to create the Prairie Lakes Business Park.

The easternmost portion of the property was sold by the Village in 1990 for the construction of an office building. The Village purchased this office building back from the developer in 2023. The Village has retained ownership of the other parcels of the subject property since their initial acquisition in 1989. The vacant parcels of the subject property are the only remaining vacant parcels within the Prairie Lakes Business Park.

The Village has been soliciting the property for redevelopment for several years. Apparel Redefined contacted the Village to consider redevelopment of the property in 2022, and initially applied to develop the property in 2023. The Village Board approved a Planned Development (PD) ordinance for this project in September 2024. This ordinance expired in June 2025.

BACKGROUND

The applicant has proposed to construct a new manufacturing facility and office headquarters for Apparel Redefined, a custom apparel printing and monogramming company. This company is currently located in Crestwood, Illinois. The applicant proposes to complete the new facility across the 6.4-acre vacant property at 1313-1351 175th Street in two sections: a) the development of a new 35,700 square-foot production building, and b) the renovation of a 9,410-square-foot office building (45,110 s.f.)

Section 44-06-02 of the Zoning Ordinance requires that any development on a lot or lot(s) greater than 25,000 square feet be reviewed as a Planned Development (PD). The subject site is 277,900 square feet in area or 6.38 acres. The development requires a Planned Development approval.

This development received a recommendation for Planned Development (PD) approval by the Planning and Zoning Commission on September 12, 2024. The Village Board provided approval of a Planned

Development ordinance on September 24, 2026. According to Section 44-06-07 of the Village Zoning Ordinance, any Planned Development approval is null and void if the Village has not received an application for a building permit within nine months after the adoption date of the ordinance. The ordinance expired on June 24, 2026. The applicant is required to receive a new approval of a Planned Development.

CHANGES FROM INITIAL SUBMITTAL

This application is a resubmittal of a previously approved Planned Development application. A copy of a staff memo and exhibits from the previous approval are included with this memo.

The applicant has made revisions to the application since the initial review of this project:

- **Facility Size:** The applicant has reduced the size of the proposed manufacturing building from 45,900 square-feet to 35,700 square-feet. The total scope of the facility has been reduced by 10,200 square feet in floor area.
- **Reduction of Parking:** The applicant has removed a proposed parking area to the east of the existing office building on the site.
- **Circulation Changes:** The applicant has made minor changes to site circulation, including moving a second loading driveway from the north side of the building to the west side of the building.
- **Landscaping Plan:** The applicant has revised the landscape plan for the property.
- **Expansion:** Plans for a building expansion have been removed from submitted plans.
- **Patio:** The applicant has proposed to move an employee seating patio from the front of the building to the rear of the building.
- **Floor Plan Changes:** The applicant has reorganized the floor plan of the building to move equipment toward the eastern side of the facility, and to create additional rooms for meetings, employee services, and other building amenities.
- **Connector:** The applicant has suggested that they are not certain if the “connector” bridge between the existing office building and the new manufacturing facility will be one or two stories.
- **Frontage Changes:** The applicant has proposed minor changes to the frontage of the existing office building, providing additional landscaping and walking areas.
- **Material Changes:** The applicant has made minor revisions to the elevations and material selections because of the changes to the project. A flat metal paneling will be used on the front (north) and side (east) facades of the building.

The applicant has not recommended any other changes from the initial application. The applicant is also requesting modifications identical from the original application for a Planned Development in 2024. Details of the Planned Development application must be reviewed as a new application, including conformance of the proposed building to the Planned Development standards (see *Discussion*).

DISCUSSION

Planned Development Standards

Village staff and the Planning and Zoning Commission must review any proposed Planned Development against the Standards set forth in Section 44-06-03 of the Homewood Zoning Ordinance. Planned developments should be approved only in direct response to the provision of tangible benefits from the planned development to the Village or the neighborhood in which it is located. **No application for a Planned Development shall be approved unless the Planning and Zoning Commission and the Village Board find that the application meets all of the following Standards for Review.**

Staff has reviewed the project for compliance with the zoning standards. (*Attached to this memo for reference are the full zoning text of the requirements and criteria for each of the Standards.*)

(a) Plan and policy alignment. The project is in alignment with the purpose of the M-1 zoning district:

“provide suitable locations for limited manufacturing, assembly, warehousing, distribution and related activities conducted primarily indoors and having minimal external impacts.”

The proposed development aligns with the *Industrial* land use category in the 1999 Comprehensive Plan and with the stated Comprehensive Plan goals for the Prairie Lakes Business Park within which the subject site is located, including:

“continue commercial, industrial and residential development in the Prairie Lakes area...along with the maximization of land development within the guidelines of the approved Planned Unit Development for the site.”

Staff believes that this criterion is met.

(b) Place making. The applicant has proposed unique elements to create a distinctive identity and brand. The applicant has used required placemaking elements in their application, including:

- **Signs:** The applicant has proposed a sign on the front of the building indicating the brand of the business. Staff recommends the creation of unique signage (such as backlit aluminum channel letters used on the original application) to provide additional branding and brand identity for the building. Staff also recommends the use of brand colors near the sign as accents to further identify the unique brand of Apparel Redefined.
- **Architecture:** The applicant has proposed the use of metal paneling in white, red and grey. While the building is clad in metal siding which requires approval of a zoning modification, the building is unique from others in the immediate vicinity and contributes positively to the surrounding industrial area.
- **Public Gathering Spaces:** The applicant plans to rehabilitate and add to the existing hardscaping around the existing office building. The applicant has proposed to move a patio area previously located in the front of the building to the rear near the nature preserve boundary to the south of the building. This patio no longer serves as a public gathering space or space which provides a unique and publicly (or semi-publicly) accessible space for visitors and/or employees. Staff recommends revision of plans to provide some form of replacement for this public gathering area previously applied to plans.

- **Open Spaces:** The area of the development being actively built upon (the eastern ~4 acres) is proposed to maintain a substantial level of open space, including the preservation of several stands of mature trees.

Staff believes that this criterion is partially met. Staff has recommended conditions of approval to provide changes to meet this criterion prior to final site plan review approval. See *Recommended Planning and Zoning Commission Action*.

(c) Integrated design with identifiable centers and edges. The project is a single development that integrates two uses – an office building and production facility connected by an interior covered walkway and other exterior pedestrian connections.

The clustering of the office and production use together in the center of the site provides a focus area of activity. The proposed revisions to the design have removed front-facing outdoor activity areas, such as patios and pedestrian areas, between the two uses. Staff recommends the revision of public spaces to provide greater visual and functional integration between the two buildings.

Edges of the site are successfully formed by the large open spaces proposed on the eastern and western edges of the development, along with the large buffer of mature trees between the proposed development and the adjacent Isaak Walton Preserve.

Staff believes that this criterion is partially met. Staff has recommended conditions of approval to provide changes to meet this criterion prior to final site plan review approval. See *Recommended Planning and Zoning Commission Action*.

(d) Public welfare. The proposed design is not deemed to pose a fire or health risk for members of the public. The building is separated from other uses by large setbacks. The building will meet current fire codes and other standards, including fire protection measures between production and office uses. The building is not of a location, height or massing which will block air and light from neighboring structures, nor from the Isaak Walton Preserve. The proposed development is not anticipated to create any visual impacts or harm the welfare of those visiting Isaak Walton Preserve, though staff recommends additional conditions to ensure screening is preserved along the southern boundary of the site to minimize visual impacts.

Staff believes that this criterion is met. Staff has recommended a condition to preserve existing screening along the southern boundary of the site to ensure that visual and auditory impacts on Isaak Walton Preserve are minimized.

(e) Compatibility with adjacent land uses. The proposed uses are compatible with one another, and the integration of the two uses is suitable for the successful operation of Apparel Redefined. The Prairie Lakes Business Park includes a range of office and manufacturing uses similar to those proposed on the site. The immediate neighboring uses, including Homewood Disposal (1501 W 175th Street), are similar to the proposed development in type of use, scale of development, and potential impacts on surrounding properties.

The applicant has proposed to maintain the mature trees on the southern portion of the property to serve as a buffer to protect the Isaak Walton Preserve to the south from the construction of the proposed use to mitigate the visual and auditory impacts of the new facility. Staff has provided a

condition of approval to preserve these trees to minimize impacts on the preserve. The applicant also proposes maintenance of an existing berm at the rear of the site to further reduce impacts on the neighboring preserve.

Staff believes that this criterion is met.

(f) Impact on public facilities and resources. The site will have adequate utilities, road access, drainage, and other necessary facilities to support the proposed uses. The primary impact on utilities and other public resources is through storm water collection and detention. Isaak Walton Preserve will receive significant portions of the total storm water discharge from the project. The Metropolitan Water Reclamation District (MWRD) previously reviewed the proposed development and approved a storm water permit for the project, finding that the detention facilities within the preserve are suitable to handle storm water runoff generated by the project. Though a new MWRD review will be required for the revised project, the project has since been reduced in scale and staff does not anticipate negative runoff impacts from the project.

The project will increase traffic on 175th Street but is not projected to cause congestion or other adverse impacts on public streets.

The project will not be assessed impact fees. The site is part of a redevelopment agreement with the Village using 100% of the new incremental taxes generated by the project to fund costs associated with the development.

Staff believes that this criterion is met.

(g) Archaeological, historical, or cultural impact. No known archeological, historical, or cultural resources are located on the site.

Staff believes that this criterion is met.

(h) Drives, parking, and circulation. The site meets zoning requirements for off-street parking (102 spaces provided, 59 required at a ratio of one (1) space per 300 square feet). The proposed site plan utilizes the existing parking area of 60 spaces on the eastern portion of the property while adding an additional 42 spaces (102 spaces total).

The plan proposes circulation around the front and east sides of the building. A fire lane will be constructed on the west side of the building and would be removed in the event of future building expansion. The rear yard, adjacent to the nature preserve, will not have any access drives and is not required to include a fire lane. Off-street loading is to be located on the north (front) and west (side) frontages of the building, and are not anticipated to cause any negative impacts on surrounding properties.

Staff believes that this criterion is met.

The staff has reviewed the proposed Planned Development and finds that the proposal meets all Planned Development criteria, with the application of conditions.

Site Development Modifications Standards

Planned Developments may pursue deviations from the requirements of the underlying zoning district, which are defined as “modifications” in Section 44-06-04 of the Village Zoning Ordinance. To receive approval for these site modifications, the development must be evaluated against the *Modification Standards* in Section 44-06-04 of the Village Zoning Ordinance. Each site development modification must be aligned with at least one (1) of the modification standards found in the Zoning Ordinance.

Proposed Modifications

The applicant has proposed four (4) site development modifications as part of the proposed Planned Development:

1. Construction of the two-story walkway called “The Connector,” and employee/public patio area across an existing lot line. *Deviation from Section 44-01-04(b)(3) of the Zoning Ordinance, which states that improvements crossing lot lines must be specifically allowed in Code or approved as part of a Planned Development.*
2. Construction of a two-story walkway called “The Connector,” and parking lighting poles within two existing Public Utility Easement (P.U.E.) areas. *Improvements such as buildings and lighting fixtures are not permitted in a recorded public utility easement.*
3. Reduction of front yard setback in the M-1 zone to permit the construction of a parking area 12’ from the front property line in alignment with the existing parking area on the site. *Table 44-03-01 and Section 44-05-02(j), establish the front yard setback at 40’ and prohibit the placement of off-street parking spaces within the front yard setback area.*
4. Utilization of prohibited corrugated metal building material. *Section 44-05-11(b) (4) prohibits the use of corrugated metal on any new structure constructed in Homewood.*

Modifications Standards Review

The staff has completed a review of compliance with the Modification Standards. *(Attached to this memo for reference are the full zoning text of the requirements and criteria for each of the Standards.)*

- (1) Landscape conservation and visual enhancement.** The proposed development preserves mature trees along the rear of the property, which will fully screen the development from the Isaak Walton Preserve and conserve the existing landscape of the preserve area.

Staff believes that this criterion has been met.

- (2) Sustainable design.** The development will utilize the existing natural detention area adjacent to the development within Isaak Walton Preserve to allow for more sustainable storm water management and reduce reliance on large mechanical detention systems or artificial detention areas lacking in biodiversity or proper ecosystem development.

Staff believes that this criterion has been met. Staff recommends Commission discussion of additional opportunities to improve sustainable design on the building, such as the installation of

rooftop solar collection systems or other improvements in alignment with Village codes and policies.

- (3) **Public gathering space.** The large patio area in the front of the development provides a gathering area visible from the public right-of-way. The gathering area is integrated into the development by its placement immediately between the two uses and adjacent to the “Connector” walkway between the two buildings. The patio’s placement will encourage regular use with a clear functional relationship to the buildings adjacent to the outdoor space. The patio will include activation opportunities including the placement of seating and outdoor furniture, landscape planters, and other features to encourage regular use.

Staff believes that this criterion has been met.

- (4) **Mix of uses.** The site includes office and production on a single site to create an integrated mix of non-residential uses.

Staff believes that this criterion has been met.

- (5) **Universal design.** The site meets the Americans with Disabilities Act (ADA) requirements. The two buildings on the site have level access from the parking area and outdoor gathering areas. The “Connector” walkway permits seamless movement between uses for all users.

Staff believes that this criterion has been met.

- (6) **High quality building materials.** The proposed production facility will be clad in a corrugated metal material. Corrugated metal is prohibited by the Homewood Zoning Ordinance. Staff has reviewed examples of the proposed material and found the material to be of a higher quality and durability than those generally prohibited. A site development modification will be required to allow the applicant to use the proposed material.

This criterion is met, but requires a site development modification.

Additionally, each proposed modification must be aligned with at least one modification standard set forth in Section 44-06-04 of the Homewood Zoning Ordinance. Staff has completed a review of each proposed modification for compliance with one or more Modification Standards:

1. Construction of “The Connector” across an existing lot line.

Modification Standard(s): None

Justification: The subject site must remain as two parcels due to an agreement with the Village for the real estate closing to occur on the building at 1313 175th Street first to permit renovation of the building before construction of the production facility at 1351 175th Street

Staff recommends that the modification be permitted with the condition that the lots be consolidated before a certificate of occupancy is issued for any portion of the proposed development. See Recommended Planning and Zoning Commission Action.

2. Construction of “The Connector,” and parking lighting poles within Public Utility Easement (P.U.E.) areas.

Modification Standard(s): None

Justification: Each side of the lot line proposed to be crossed with “The Connector” has a Public Utility Easement (P.U.E.), a total easement width of 17.5 feet. There are currently no known public utilities located within this easement. Staff recommends the removal of the easements through lot consolidation, with approval from the Village Engineer and the Planning and Zoning Commission, before the issuance of a certificate of occupancy for the building. See Recommended Planning and Zoning Commission Action.

3. Reduction of front yard setback to permit the construction of a parking area 12’ from the front property line.

Modification Standard(s): Landscape conservation and visual enhancement

Justification: The placement of parking in the required front yard is proposed to ensure new parking areas and circulation drives align with the existing parking area and circulation drives at 1313 175th Street. The proposed deviation ensures visual consistency in landscaping and parking setbacks between the existing office building and the new production facility. The reduction of front setbacks allows for the construction of a berm in the rear of the property to manage stormwater and further mitigate visual impacts of the development on the neighboring nature preserve.

Staff recommends approval of the parking design and front yard setback modification.

4. Reduction in Tier I and increase in Tier II building material allowances

Modification Standard(s): Use of high-quality building materials

Justification: The applicant has proposed using flat metal panels which qualify as a Tier II material on the north (front) and parts of the east (side) facades of the building. This material will be provided in white, grey and red colors. This material is proposed to be compatible with the “tip-up” metal building construction of the project. Staff has reviewed examples of the material and finds the material to be of a suitable level of quality and durability to reflect the purpose of Section 44-05-11 of the Village Zoning Ordinance.

The proposed use of this material requires a modification to reduce the required amount of Tier I materials which can be used on the building (from 50% to 0% on front façade, 25% to 0% on the interior side and rear facades of the building) and increase the allowed amount of Tier II materials which can be used (from 50% max. to 100% on the front façade).

Staff recommends approval of the proposed material changes, subject to Appearance Commission review and approval requirements.

5. Utilization of prohibited corrugated metal building material.

Modification Standard(s): Use of high-quality building materials

Justification: The applicant has proposed a metal cladding material with a wide corrugation pattern on the south (rear) and west (side) facades of the building. This material is stated to have a higher degree of durability than common corrugated metal materials which are otherwise prohibited by Village zoning requirements. Staff has reviewed examples of the material and finds the material to be of a suitable level of quality and durability to reflect the purpose of Section 44-05-11 of the Village Zoning Ordinance.

Staff recommends approval of the proposed material changes, subject to Appearance Commission review and approval requirements.

STAFF COMMENTS

In addition to approval of a Planned Development, the following planning/zoning approvals are required:

- Approval of Site Plan Review by the Planning and Zoning Commission – to be reviewed at a future meeting (scheduled for September 10), subject to addressing recommended conditions of approval included in this memo
- Approval of Appearance Review by the Appearance Commission – to be reviewed at a future meeting (scheduled for September 3)

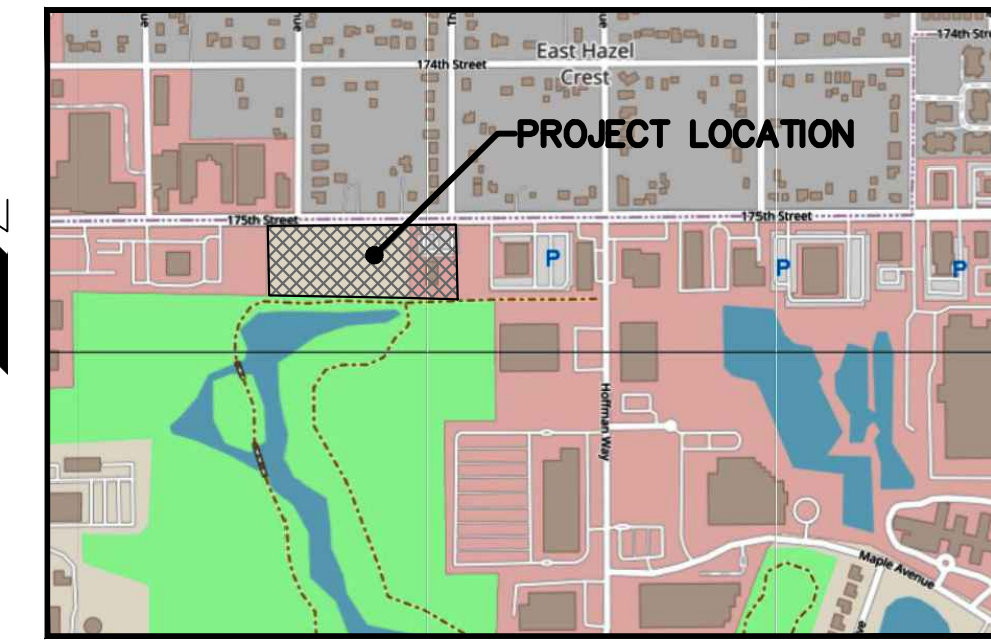
RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

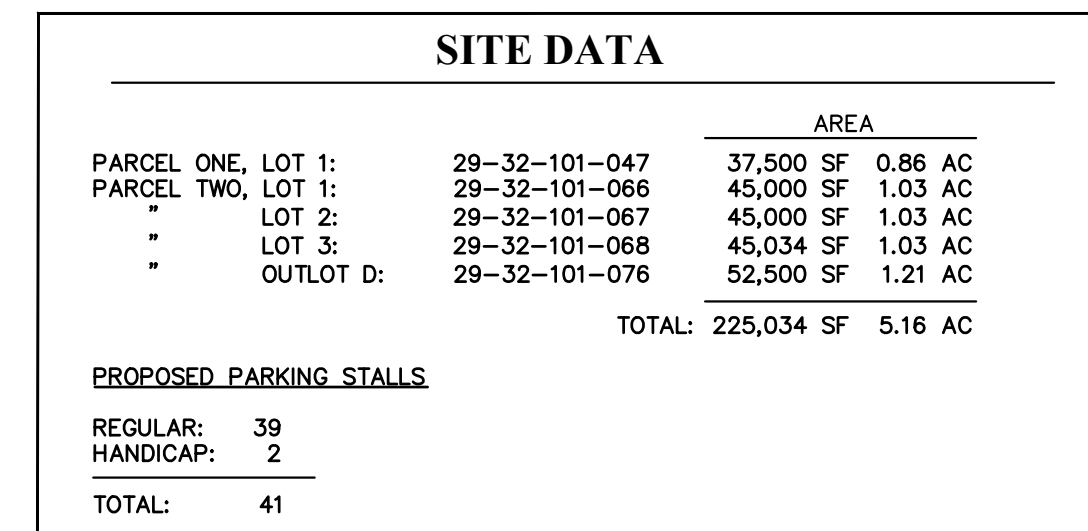
Recommend Village Board approval of Case 26-56, Planned Development for 1313-1351 W 175th Street, to allow the construction of a 45,110 square foot manufacturing facility on a 6.38-acre site located in the M-1 zoning district, with modifications as proposed, subject to the following conditions:

1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development.
2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy.
3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property.
4. Revise proposed development plans to relocate the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan Review approval at a future meeting date.

5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date.
6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees.
7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.



LOCATION MAP
NOT TO SCALE

[illegible]

APPAREL REDEFINED
4611 136TH STREET
CRESTWOOD, IL 60418

**SITE PLAN
FOR
1313 175TH STREET
HOMewood, IL 60430**

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962

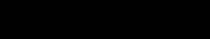


PROJECT INFORMATION
Project No.: 23-0028
Scale: 1"=30'
Date: 08/06/2026
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

SITE PLAN

1313 175th STREET, HOMEWOOD, ILLINOIS 60430



APPAREL
REDEFINED

4611 136th STREET, CRESTWOOD, ILLINOIS 60418

web: brucefrotharchitect.wordpress.com

SHEET INDEX	
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July 30, 2026
Pre-Planning and Zoning Submittal

PRELIMINARY LANDSCAPE PLAN L-1.0

BY BFR	NUMBER G-00
PROJECT -	

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1313 175th Street
Homewood
Illinois 60430

OVERALL SITE PLAN AND SITE DATA

SEAL

BY BFR	NUMBER A-02
PROJECT -	

EXISTING PARKING: 65 SPACES (3 ADA)

PROPOSED NEW BUILDING

FRONT YARD SETBACK:	90 FEET
EXTERIOR SIDE YARD SETBACK:	NA
INTERIOR SIDE YARD:	344 FEET (WEST)
REAR YARD SETBACK:	40 FEET

EXISTING ACCESSIBLE SPACES: **3 SPACES**

REQUIRED ACCESSIBLE SPACES: 1 SPACES

SITE AREAS:			
BUILDING FOOTPRINT:	4,999 SF		
PAVEMENT (IMPERVIOUS):	24,885 SF		
TOTAL IMPERVIOUS SURFACES:	29,884 SF	54%	
LANDSCAPING (PERVIOUS):			
TOTAL SITE AREA:	55,502 SF		
			1.27 ACRES

PROPOSED ACCESSIBLE SPACES 0 SPACES

REQUIRED ACCESSIBLE SPACE: 2 SPACES

SITE AREAS:	
BUILDING FOOTPRINT:	35,700 SF
PAVEMENT (IMPERVIOUS):	19,670 SF
TOTAL IMPERVIOUS SURFACES:	53,370 SF 28%
LANDSCAPING (PERVIOUS):	134,130 SF
TOTAL SITE AREA:	187,500 SF 4.30 ACRES

PROPOSED PARKING (LOT 2):	42 SPACES
TOTAL PARKING AREAS:	102 SPACES

OFFICE & SALES AREAS (10,410 SF): 21 SPACE
OTHER AREAS (35,700 SF): 38 SPACE

REQUIRED ACCESSIBLE SPACES:		3 SPACES
SITE AREAS:		
BUILDING FOOTPRINTS:	42,499 SF	
PAVEMENT (IMPERVIOUS):	48,056 SF	
TOTAL IMPERVIOUS SURFACES:	90,555 SF	37
LANDSCAPING (PERVIOUS): 152,445 SF		
TOTAL SITE AREA:	243,000 SF	5.58 ACRES



1313 175th Street
Homewood
Illinois 60430

ARCHITECTURAL
SITE PLAN

SEAL

BY BFR	NUMBER A-03
PROJECT -	

BRUCE F. ROTH
ARCHITECT

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PROJECT



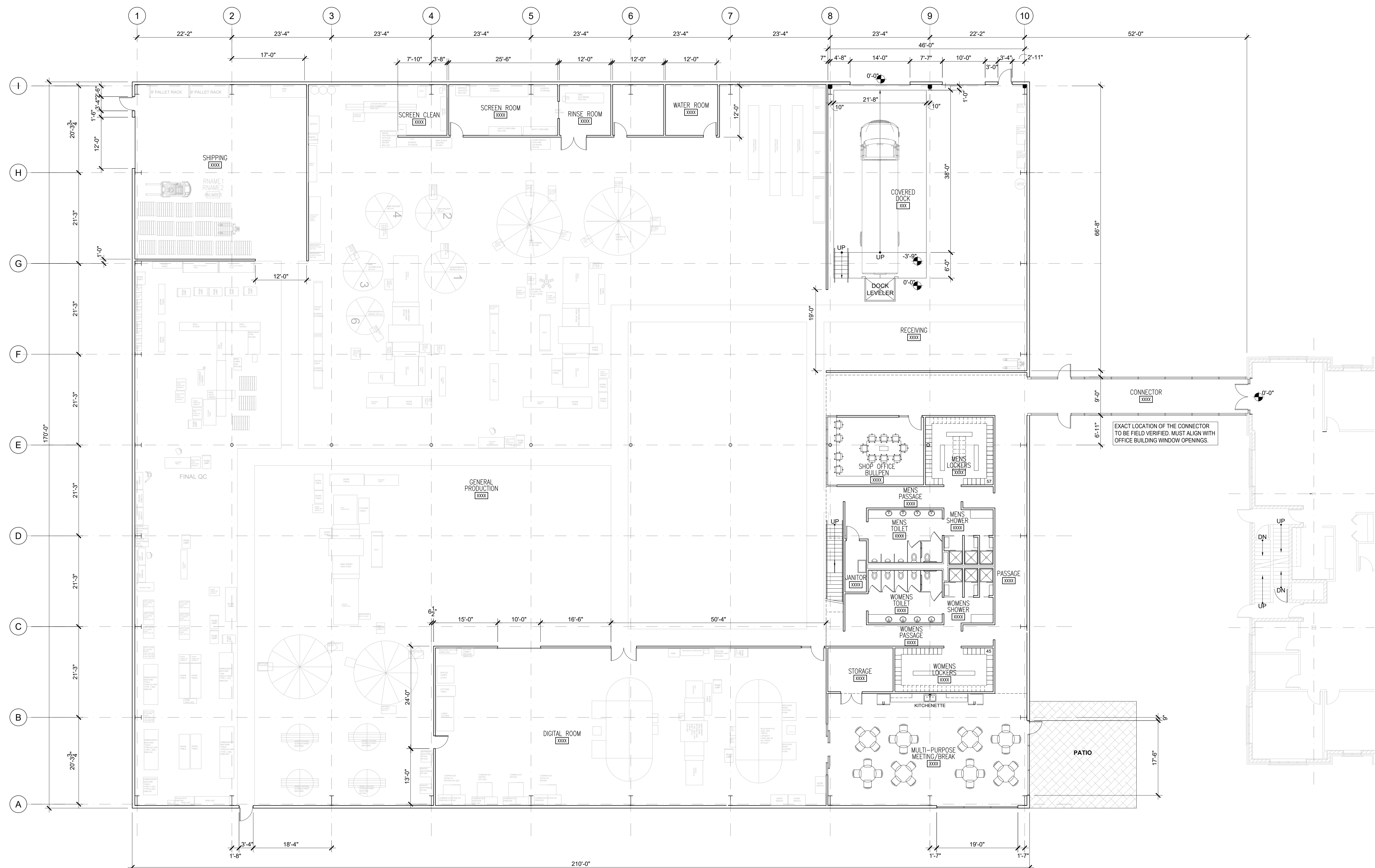
**HEADQUARTERS
FACILITY**

1313 175th Street
Homewood
Illinois 60430

SHEET

**PRODUCTION
FACILITY
GROUND FLOOR
PLAN**

SEAL



1 PRODUCTION FACILITY - GROUND FLOOR PLAN
SCALE : 3/32" = 1'-0"

	2024-08-08	HOMELWOOD PUD APPLICATION
	2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW
REV	DATE	ISSUE

BY
BFR

NUMBER

PROJECT

A-10

BRUCE F. ROTH
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PROJECT



HEADQUARTERS
FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

PRODUCTION
FACILITY
MEZZANINE FLOOR
PLAN

SEAL

BY

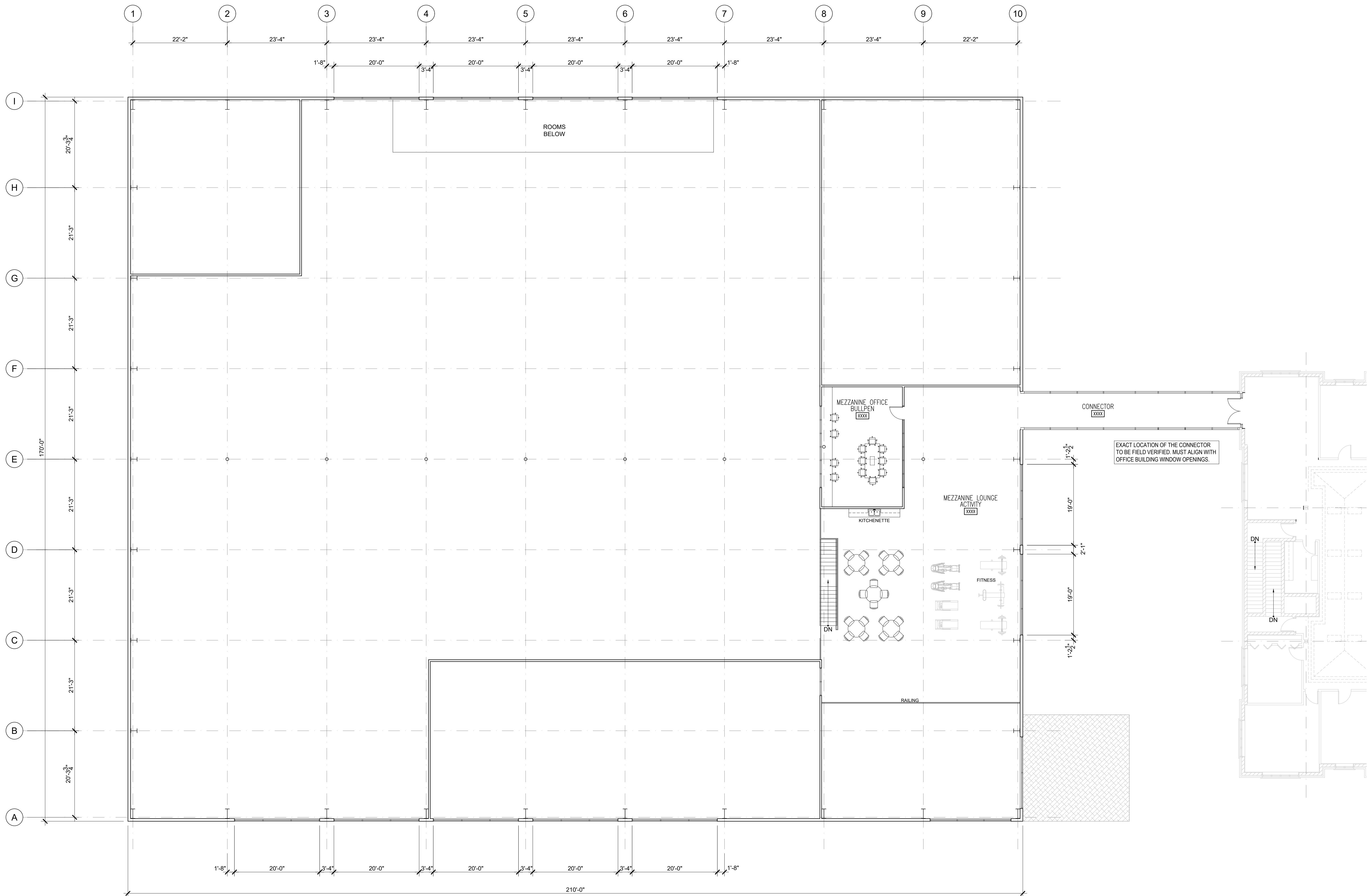
BFR

NUMBER

A-11

PROJECT

-



1 PRODUCTION FACILITY - MEZZANINE FLOOR PLAN
SCALE: 3/32" = 1'-0"

A-30

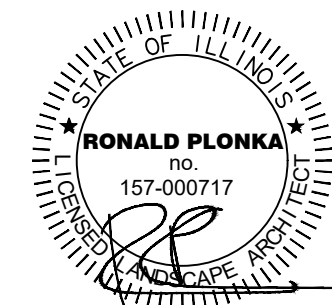
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REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Forster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
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HEADQUARTERS

1313 175th Street
Homewood, Illinois



Expires: 2025-08-31

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

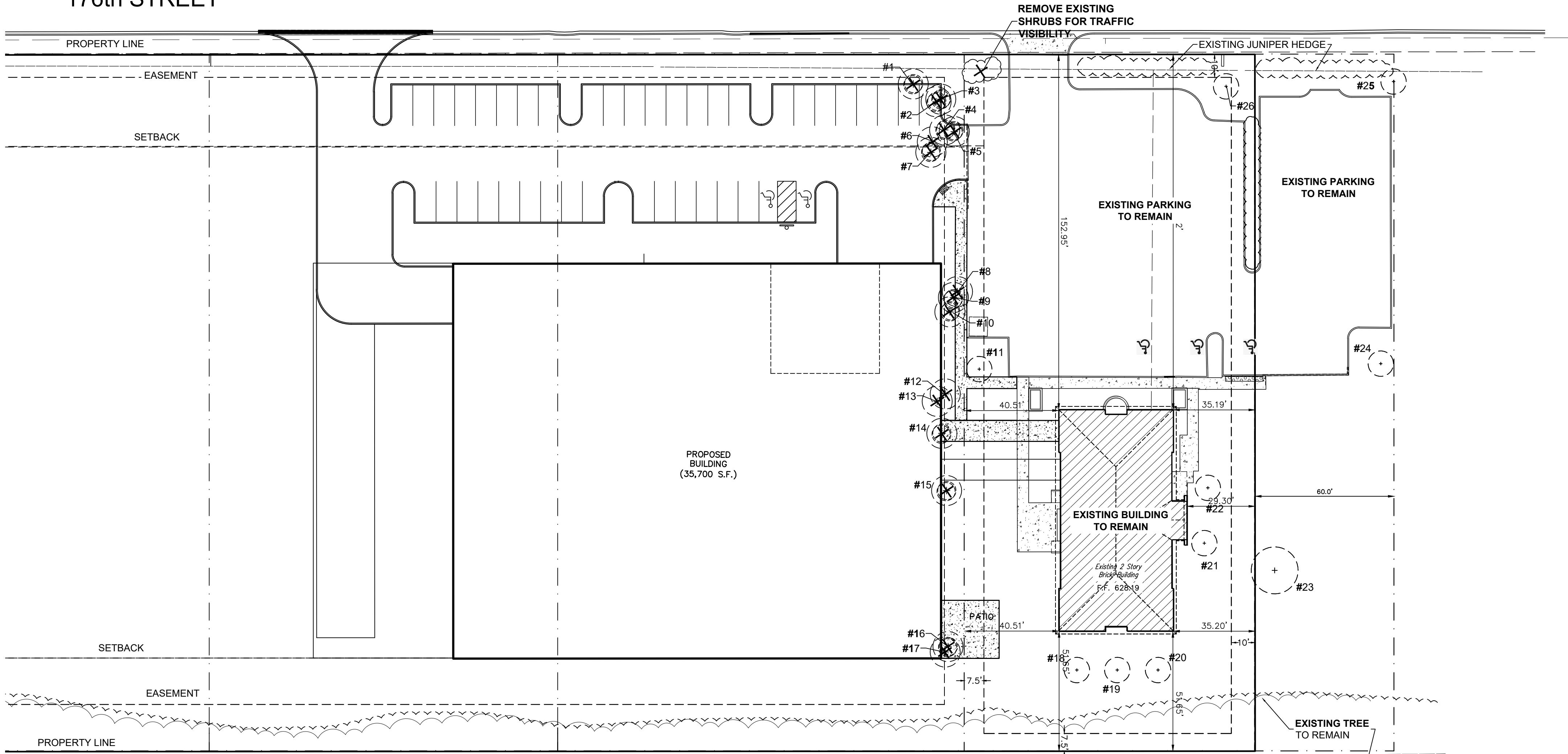
TREE REMOVAL
& PRESERVATION
PLAN

DATE: 2023-10-18
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
TP-1

PROJECT NO.: 2026 - 25 40

176th STREET



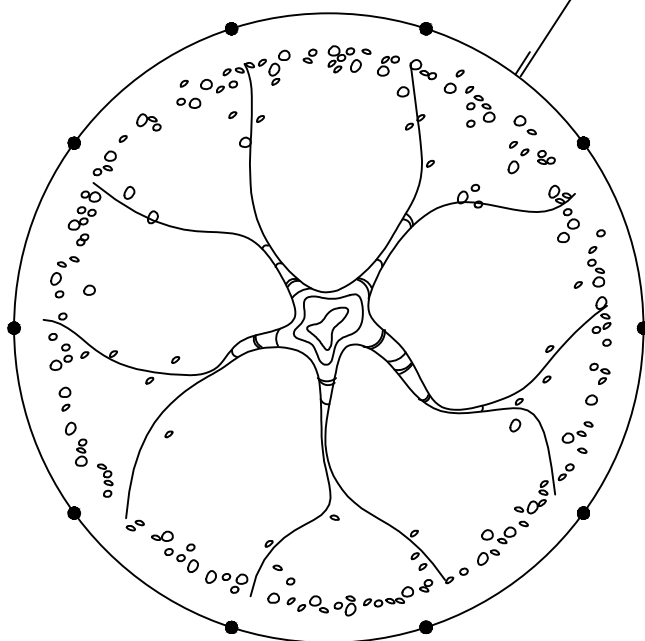
TREE ACTION PLAN/TREE SURVEY

Tree Number	Scientific Name	Common Name	DBH (in.)*	Condition (1-5)	Remove	Remain	REASON FOR REMOVAL
1	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
2	<i>Morus rubra</i>	Red Mulberry	10	3	YES		Construction activities
3	<i>Juglans nigra</i>	Black walnut	11	3	YES		Construction activities
4	<i>Ulmus pumila</i>	Siberian Elm	13	3	YES		Construction activities
5	<i>Ulmus pumila</i>	Siberian Elm	13	3	YES		Construction activities
6	<i>Ulmus pumila</i>	Siberian Elm	10	2	YES		Construction activities
7	<i>Morus rubra</i>	Red Mulberry	7.5/5/2/2/2.5	3	YES		Construction activities
8	<i>Ulmus pumila</i>	Siberian Elm	6.5	3	YES		Construction activities
9	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
10	<i>Ulmus pumila</i>	Siberian Elm	16	3	YES		Construction activities
11	<i>Malus species</i>	Crabapple	9.5	3		YES	
12	<i>Morus rubra</i>	Red Mulberry	7	3	YES		Construction activities
13	<i>Ulmus pumila</i>	Siberian Elm	11	3	YES		Construction activities
14	<i>Morus rubra</i>	Red Mulberry	9/6.5/8/4	3	YES		Construction activities
15	<i>Rhamnus cathartica</i>	Buckthorn	6	3	YES		Construction activities & Invasive
16	<i>Rhamnus cathartica</i>	Buckthorn	8/8/2006	3	YES		Construction activities & Invasive
17	<i>Morus rubra</i>	Red Mulberry	20/8/8	3	YES		Construction activities
18	<i>Acer saccharum</i>	Sugar Maple	4.5	1		YES	
19	<i>Acer rubrum</i>	Red Maple	8	1		YES	
20	<i>Acer saccharum</i>	Sugar Maple	7	1		YES	
21	<i>Malus species</i>	Crabapple	9/11/2006	3		YES	
22	<i>Malus species</i>	Crabapple	7/8/8/9/4	3		YES	
23	<i>Populus deltoides</i>	Eastern Cottonwood	30	2		YES	
24	<i>Malus species</i>	Crabapple	6.5	2		YES	
25	<i>Malus species</i>	Crabapple	6.5	2		YES	
26	<i>Malus species</i>	Crabapple	22	3		YES	

ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

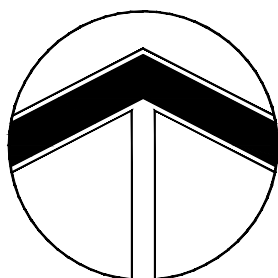
ORANGE POLYETHYLENE SAFETY FENCING
PLACED AT OR BEYOND DRIP-LINE



4' TALL DRIVEN STEEL POSTS @ 8' O.C. MAX.

TREE PRESERVATION DETAIL

NTS

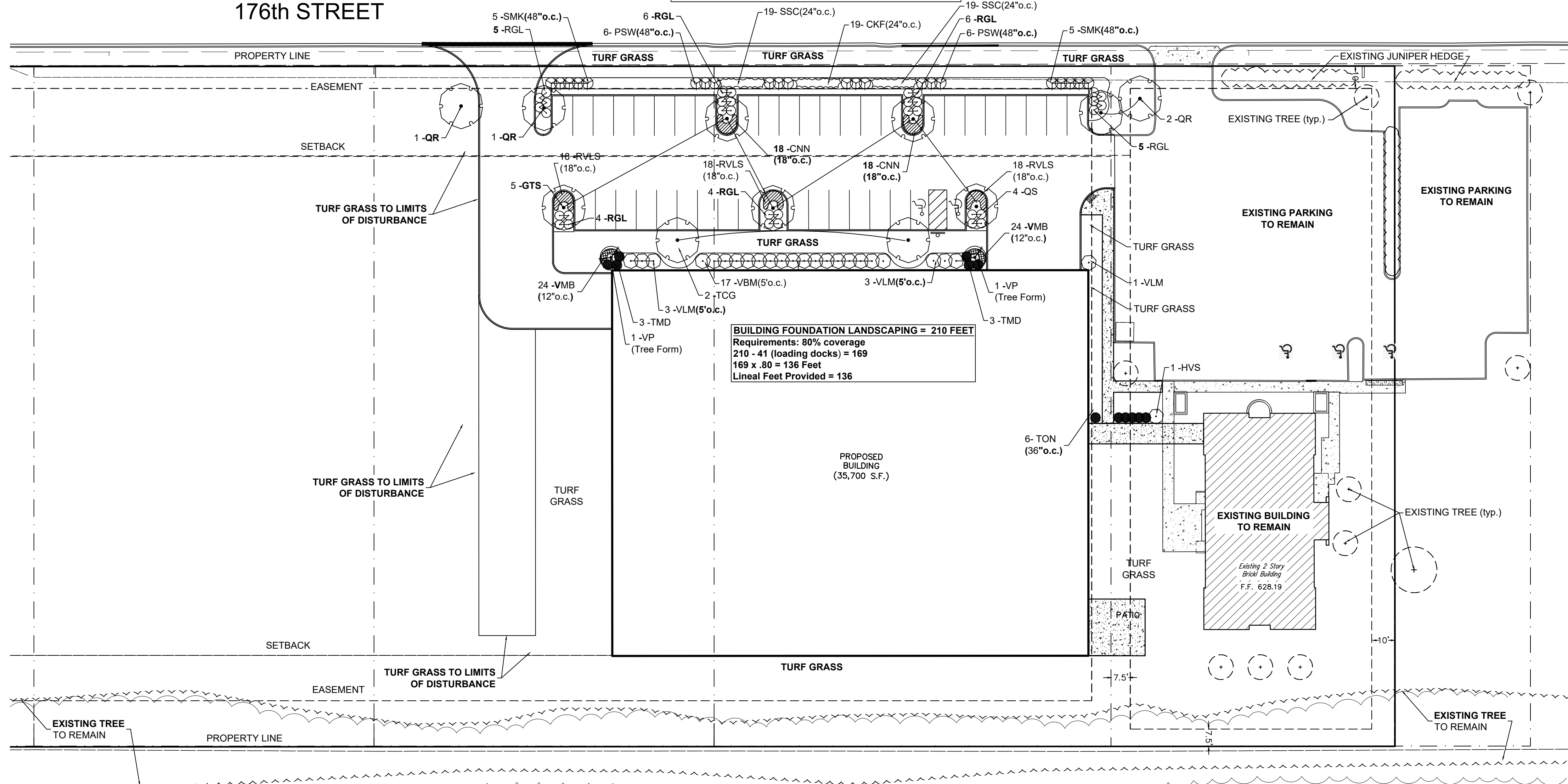


SCALE 1" = 30'
0 30 60

176th STREET

PARKING LOT PERIMETER LANDSCAPING = 236 FEET
 Requirements: Three (3) shrubs or ornamental grasses per foot
 236 divided by 3 = 79 shrubs or ornamental grasses
 Plant Material Provided = 79

BUILDING FOUNDATION LANDSCAPING = 210 FEET
 Requirements: 80% coverage
 210 - 41 (loading docks) = 169
 169 x .80 = 136 Feet
 Lineal Feet Provided = 136



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
GTS	5	Gleditsia t.i. 'Skyline'	Skyline Honeylocust	2.5\" BB
QR	4	Quercus rubra	Red Oak	2.5\" BB
TCG	2	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2.5\" BB
DECIDUOUS ORNAMENTAL TREES				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6\" BBcl.
DECIDUOUS SHRUBS & SHRUB ROSES				
HVS	1	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5/24\"
PSW	12	Physocarpus o. 'Seward'	Summer Wine Ninebark	#5/24\"
RGL	34	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5/24\"
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VBM	17	Viburnum d. 'Christholm'	Blue Muffin Arrowwood Viburnum	#5/30\"
VLM	7	Viburnum l. 'Mohican'	Mohican Viburnum	3\" BB
EVERGREEN SHRUBS				
TMD	6	Taxus m. 'Densiformis'	Dense Yew	24\" BB
TON	6	Thuja o. 'Nigra'	Hicks Yew	30\" BB
ORNAMENTAL GRASS				
CKF	19	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SSC	38	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
PERENNIALS & GROUNDCOVERS				
CNN	36	Calamintha n. spp. Nepata	Lesser Catamint	#1
RVLS	54	Rudbeckia h. 'Vette's Little Suzy'	Little Suzy Black-eyed Susan	#1
VMB	2	Vinca minor 'Bowles.	Periwinkle (48 plants)	from 24 flat

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
TBD SY	Turf Grass	Kentucky Bluegrass Blend w/Perennial Rye S75 by North American Green (or equal)
32 CY	Mulch	Shredded Hardwood Bark
1 CY	Mulch	Southern Pine Bark Fines
32 CY	Mulch	Compost (Yard Waste or Mushroom)

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z133.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

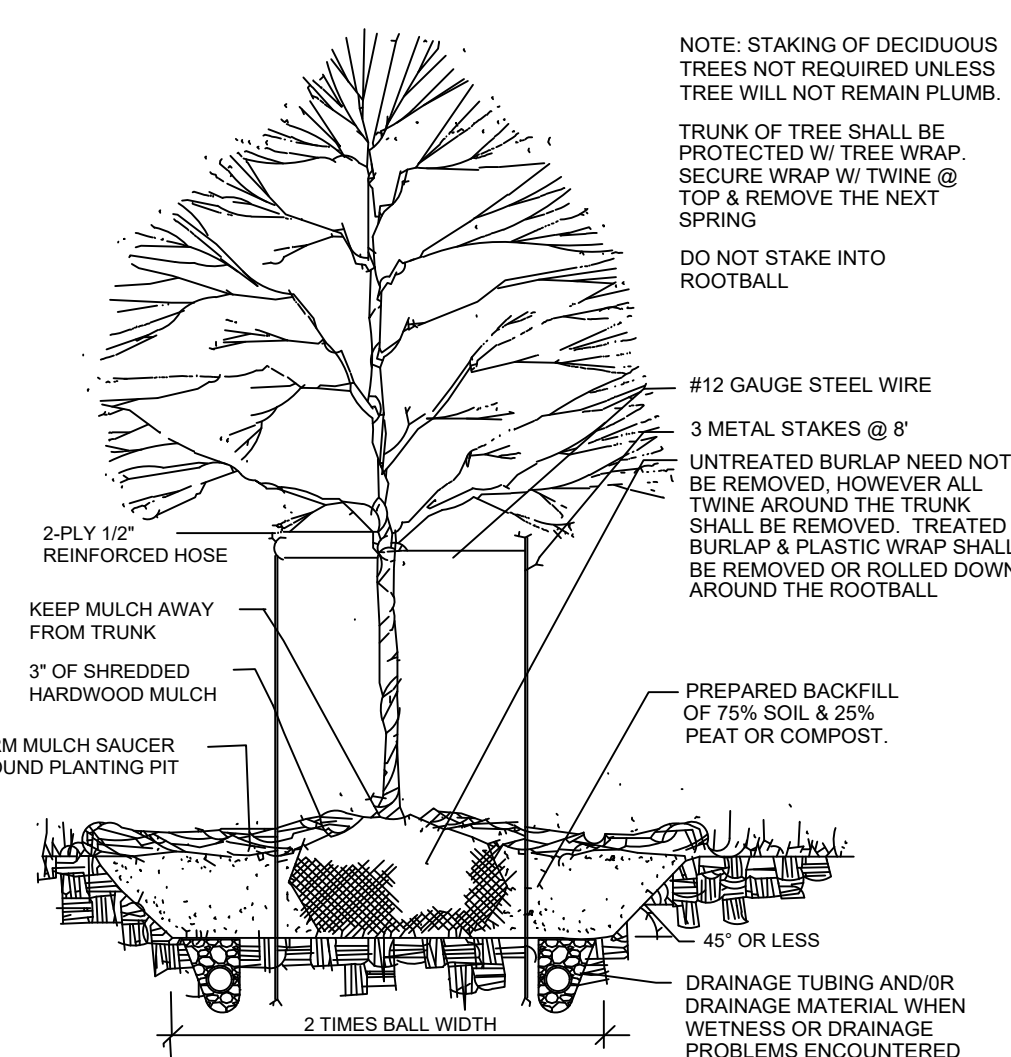
All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

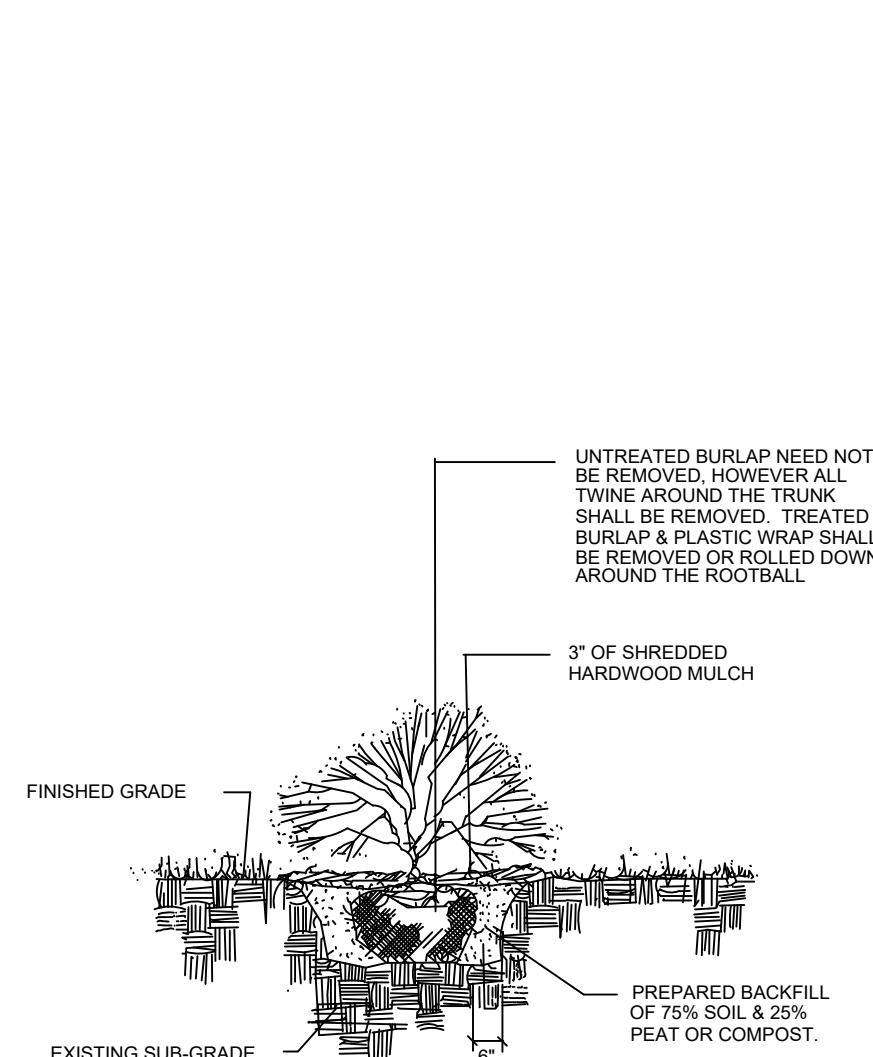
All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



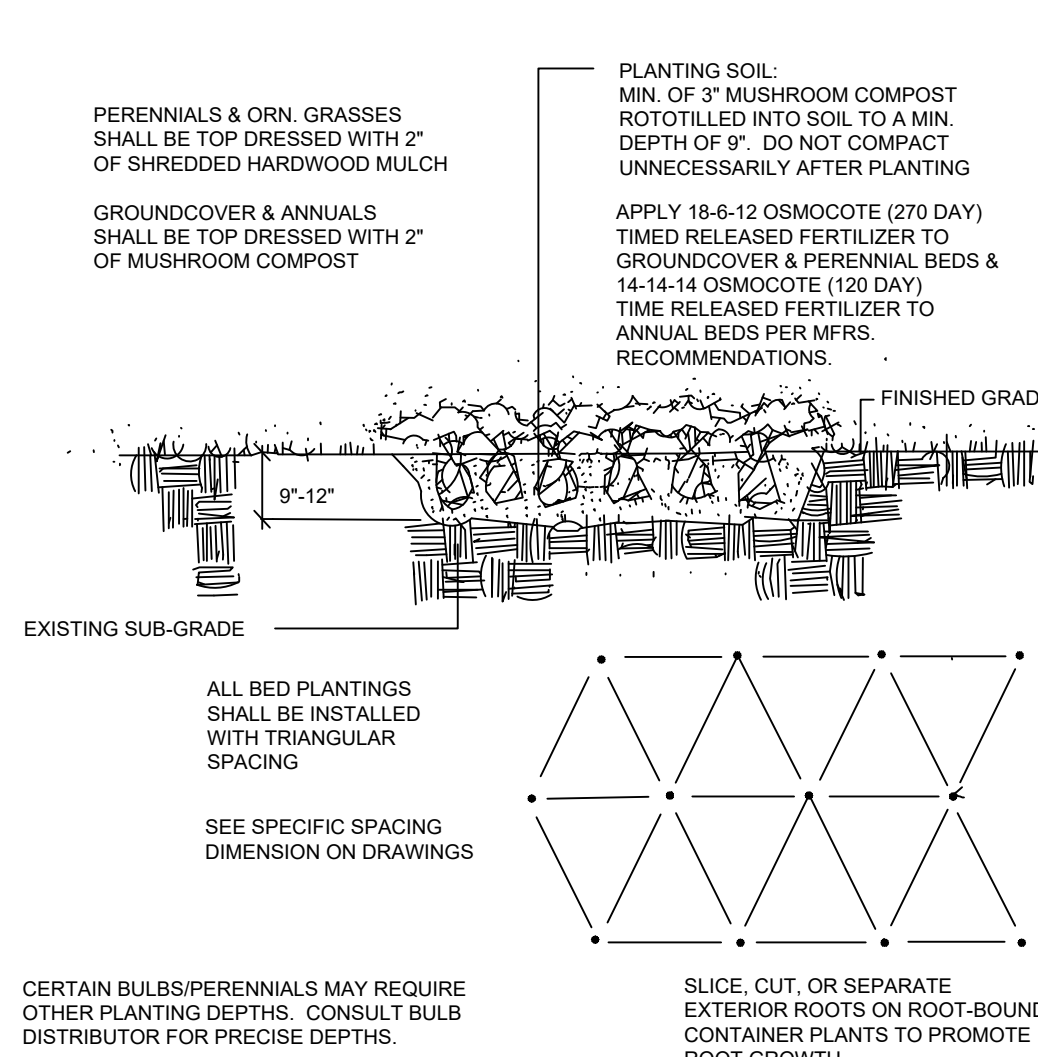
DECIDUOUS TREE

NOTE:

- Trees must be planted with root flare on grade - see notes.
- All work done in accordance with ANSI A300 and Z133.1.
- Village Arborist requests inspection of tree installs at time of planting.



SHRUBS

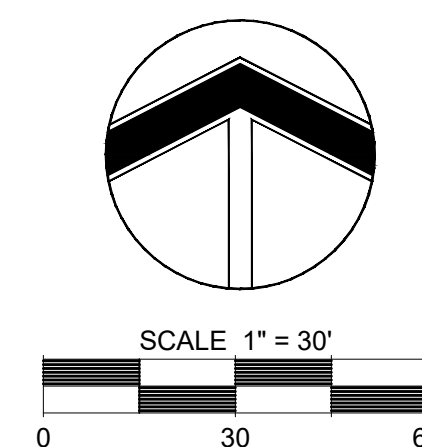


BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES
 VINES, GROUNDCOVER & ANNUALS)

IRRIGATION NOTE:

Existing irrigation, if provided, and any proposed irrigation shall comply with the Village of Homewood's zoning requirements.



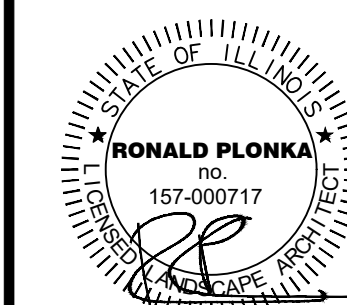
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REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Foerster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
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1313 175th Street
 Homewood, Illinois



Expires: 2027-08-31

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
 Plainfield, IL 60585
 PHONE: 815-531-4415

LANDSCAPE
PLAN

DATE: 2023-10-18
 SCALE: 1"=30'
 PLANNER: RP
 DRAWN BY: RP
 CHECKED: _____

SHEET
L-1

PROJECT NO.: 2026 - 25 41

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, belling, and burtopping of plants on the plant list shall follow the Code of Standards (2001-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burtopped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH

Mulch shall consist of the following:

- A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

- A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

- Additionally, all compost materials shall meet the following:
- 35-65% minimum organic matter
 - soluble salts under 5 dsm/minimum (under 2 dsm best)
 - Moisture content = 35-55%
 - ph range 6.1-8.4
 - Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

- A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewit Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stockpiled. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be hooded over.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscape shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unreasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON ACCEPTABLE TIME PERIOD

1. SPRING a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31
2. FALL a. Sept. 1 to Nov. 15 with following exceptions:

- 1) Evergreen Shrub planting to cease Oct. 31
2) Evergreen Tree planting to cease Oct. 15
3) Perennial & Ornamental Grass planting to cease Oct. 15

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. After each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistency with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

- All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
- All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owner's and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD

The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

B. REPLACEMENTS & DAMAGES

The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.

C. EXCLUSIONS

The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.

D. GUARANTEE PERIOD INSPECTION

During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by and him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

- a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris. Materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% PERENNIAL RYEGRASS (blend of 2 cultivars)
10% CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)
40% 'FULFS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% CREEPING RED FESCUE
20% KENTUCKY BLUEGRASS
10% PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS heretofore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent
2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Coconut Blanket (North American Green)
b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
c. or equivalent

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30
* or as soon as the soil is free of frost and in a workable condition.		

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

- Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon conformance with the following:
- Grass shall display a reasonably uniform distribution of grass plants.
 - Grass shall display vigorous growth and be green and healthy in appearance.
 - Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injectory waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

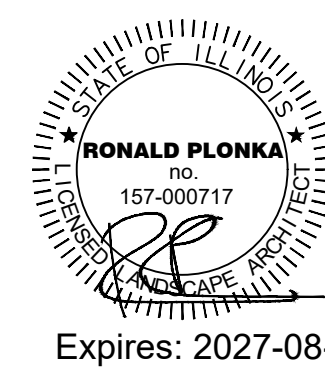
© 2026 Heritage Oak Studio Item 5. C.
The drawings, specifications, design, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Forrester Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
REDEFINED
HEADQUARTERS

1313 175th Street
Homewood, Illinois



HERITAGE
OAK
STUDIOS, LLC

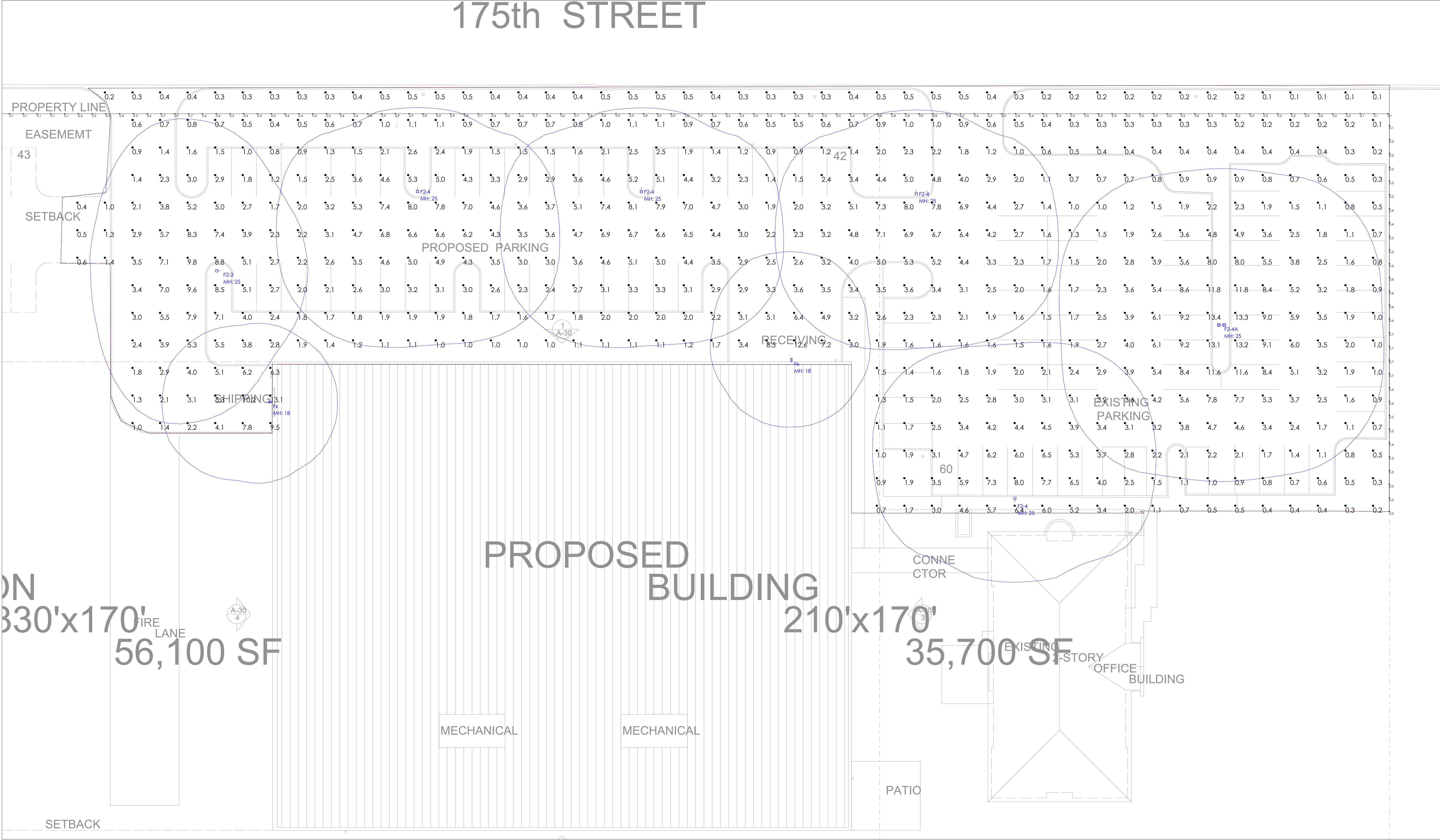
Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE
SPECIFICATIONS

DATE: 2023-10-18
SCALE: _____
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-2



NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Max/Min	Calc Plane Ht			
Parking Lot_Floor	Illuminance	Fc	2.9	13.4	0.1	134.0	0			
Property Line	Illuminance	Fc	0.5	0.9	0.0	N.A.	N.A.			

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	1	F2-3	ILP	VAM2-28L-U-40-T3-[PMB;SLPF]	Single	28329	28329	166.2632	166.263	0.900
	4	F2-4	ILP	VAM2-28L-U-40-T4-[PMB;SLPF]	Single	28260	28260	166.516	166.516	0.900
	1	F2-4A	ILP	VAM2-28L-U-40-T4-[PMB;SLPF]	Back-Back	28260	56520	166.516	333.032	0.900
	2	Fx	ILP	VWM2-14L-U-40-T4	Single	13494	13494	96.24	96.24	0.900

enlighten

PROJECT NAME:

APPAREL REDEFINED

CLIENT NAME:

SOUTHSIDE ELECTRICAL

DATE:

Date:8/7/2026

PAGE:

Page 1 of 1

DRAWN BY:

ERIC SISCO

PG CONTACT:

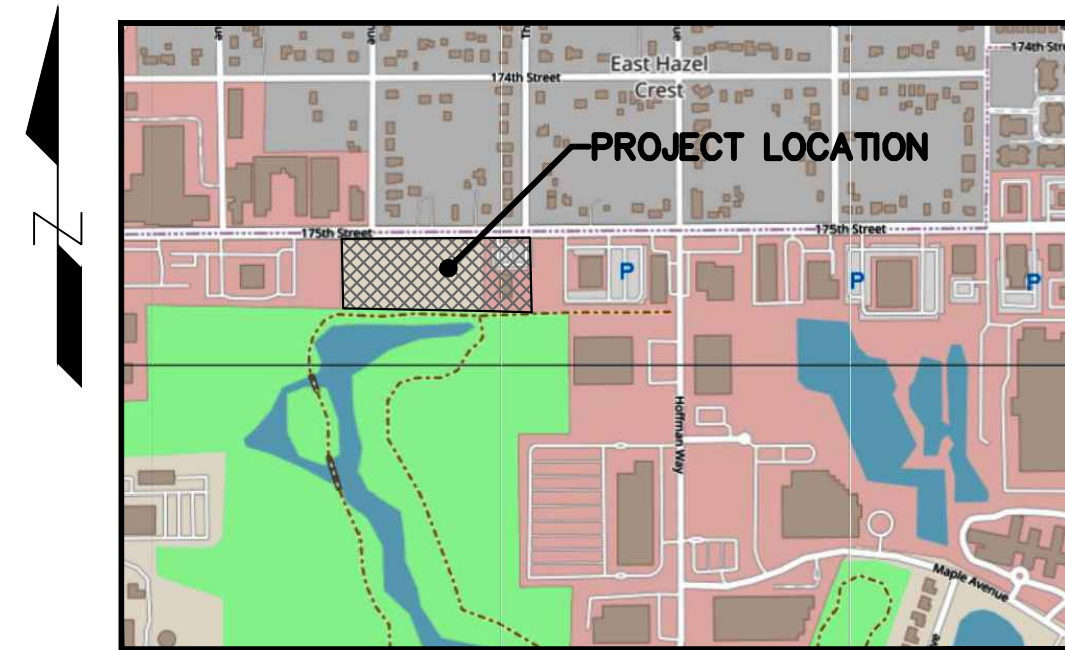
AMY BROWN

REVISIONS

Item 5. c.

43

OUTLOT "A"
PRAIRIE LAKES BUSINESS CENTER



LOCATION MAP
NOT TO SCALE

[illegible]

APPAREL REDEFINED
4611 136TH STREET
CRESTWOOD, IL 60418

PRELIMINARY ENGINEERING
FOR
1313 175TH STREET
HOMEWOOD, IL 60430

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962

IL PROF. LIC. No.: 184 - 003740



PROJECT INFORMATION

Project No.: 23-0028

Scale: 1"=30'

Date: 08/07/2026

Design By: MJF

Drawn By: DJB

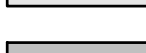
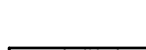
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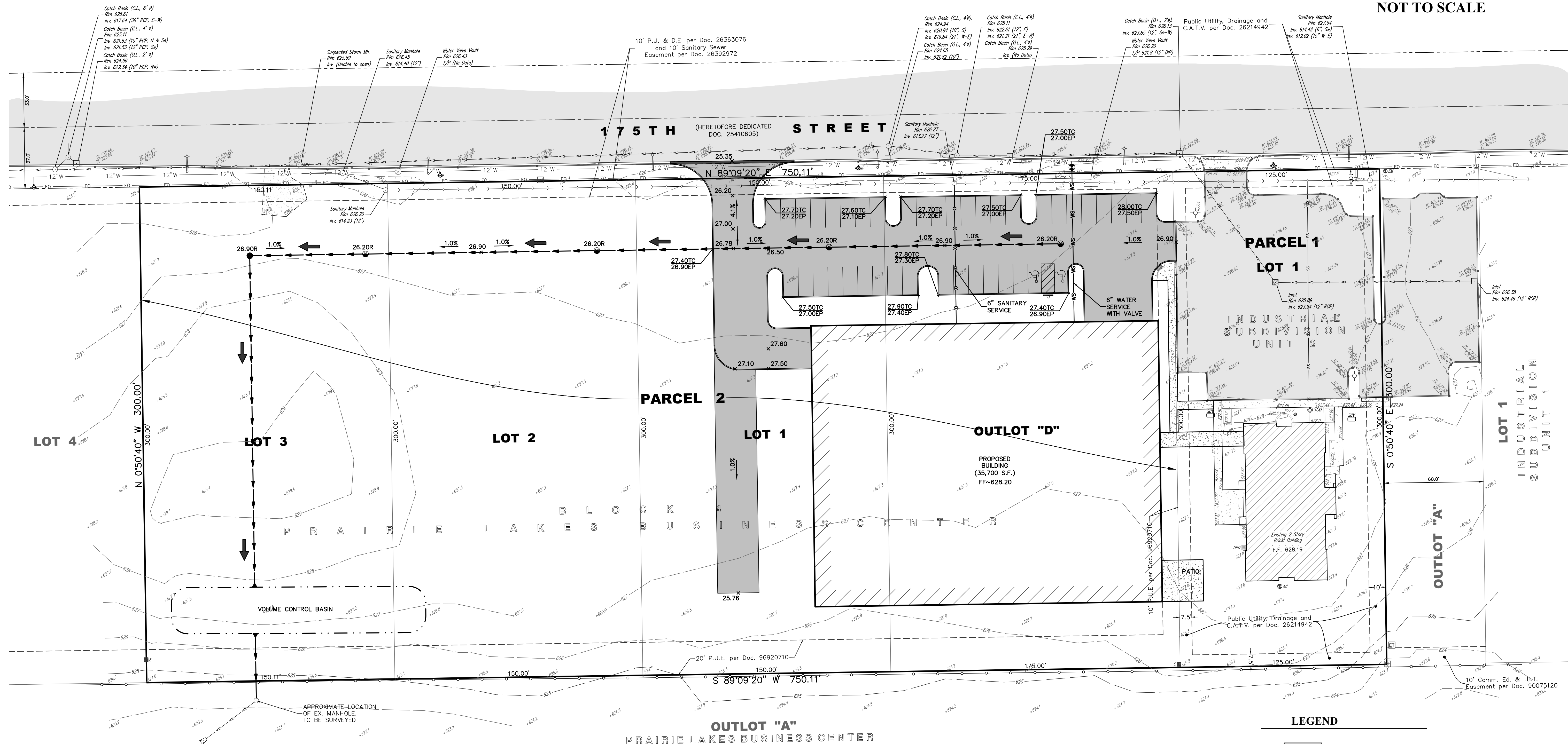
OF

1

PRELIMINARY ENGINEERING PLAN

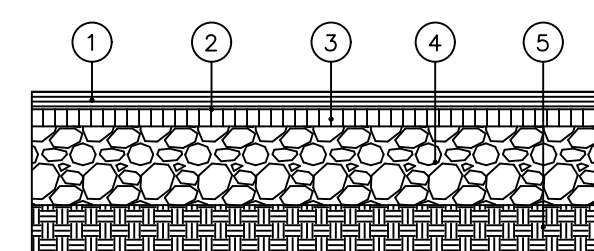
LEGEND

	EXISTING PAVEMENT
	STANDARD DUTY BITUMINOUS PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED CONCRETE SIDEWALK
	DEPRESSED CURB
	ADA DETECTABLE WARNING PLATE, CAST IRON TRUNCATED DOME PLATE BY EAST JORDAN IRON WORKS (OR APPROVED EQUAL) WITH RED FINISH.



PRELIMINARY ENGINEERING NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE ILLINOIS STATE HIGHWAY CODE.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND FOR STORMWATER DETENTION FACILITIES MAY BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF HOMEWOOD APPROVED STANDARDS.
4. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
5. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS ALL SECTION DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.



1. 2" HOT MIX ASPHALT SURFACE COURSE, MIX C, N50
2. BITUMINOUS MATERIALS, TACK COAT
3. 2" HMA BINDER COURSE, IL-19.0, N50
4. 10" AGGREGATE BASE COURSE, TYPE B, CA-6
5. WELL DRAINED SUB-GRADE (MODIFIED PROCTOR MIN. COMPACTION).

(S.N.=2.76)

TYPICAL PAVEMENT SECTION

NOT TO SCALE