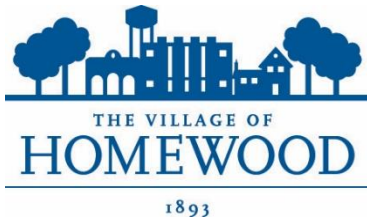


MEETING AGENDA



Appearance Commission

Village of Homewood

September 03, 2026

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve the minutes from the August 6, 2026 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 26-55: Appearance Review for pylon sign proposed at 17855 Halsted Street for a forthcoming 7Brew Drive-Through Coffee restaurant.

B. **Public Meeting** for Case 26-58: Appearance Review for proposed new development at 1313-1351 W 175th Street, for a forthcoming 45,110 square-foot light manufacturing facility.

6. Old Business:

7. New Business:

8. Adjourn

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

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

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING: **AUGUST 6, 2026**

Appearance Commission

6:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Quirke called the meeting to order at 6:01 pm.

ROLL CALL:

Members Banks, Scheffke, Quirke, Gonser, and Kluck were present.

In attendance from Village staff were Noah Schumerth Interim Director of Economic and Community Development; Darlene Leonard, Building Department Administrative Secretary, Joshua Carrillo Economic and Community Development Intern, and Terence Aquia Assistant Village Manager. There were two members of the public in attendance, there was two member of the public attending virtually.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston and Chair Hrymak)

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Quirke asked if there were any changes to the meeting minutes from July 16, 2026.

Member Gonser made a motion to approve the meeting minutes; seconded by Member Banks.

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

NAYES:

ABSTENTIONS: 0

ABSENT: 2 (Member Preston and Chair Hrymak)

PUBLIC COMMENTS:

There were no public comments.

REGULAR BUSINESS:

CONTINUED CASE 26-49: Appearance Review for Monument Sign at 18646 Dixie Highway:

Chair Pro Tem Quirke introduced the case.

Director Schumerth stated the business owner and the representative from the sign company would be attending on Zoom.

Chair Pro Tem Quirke asked for a quick review of the application.

Director Schumerth stated it would be included in the presentation.

Director Schumerth stated the sign was reviewed at the July 16 meeting, as all monument signs are required to undergo Appearance review. Samples of the materials and better drawings were received on July 22. The sign will be an aluminum box sign with a digital wood print and a fixed cabinet for the logo that is basically a second box sign that will stand about 5" out from the monument sign to allow for lighting and the logo shaped relief. The sign is relatively small compared to some signs at 60" tall.

Chair Pro Tem Quirke asked about the green color on the cabinet.

- **Director Schumerth stated it is similar to what is on the wall sign.**

Member Scheffke asked if that is the only part that is illuminated.

- **Director Schumerth stated yes, the wood part is opaque.**
- **Director Schumerth stated the applicant was approved by the Village Board for \$25,000 for façade and property improvements from the improvement grant back in July 2026. Masonry is a higher cost and the applicant wishes to keep the faux brick. Appearance reviews must be made the decision on the plan standards. The applicant was approved by the Village Board for the façade & property improvement grant back in July 2026. Masonry is a higher cost, anywhere from \$3,000-\$14,000 more and the applicant wishes to keep the faux brick. Appearance Commission decisions must be made based on the plan standards.**

Jorge Santos from Signarama Lansing is the sign contractor for the project.

Member Banks stated it is straight forward and has no issues with it.

Member Scheffke stated nothing presented would cause him to change his opinion.

- **Mr. Santos stated the material has been in use a long time, over 20 years, and there is a warranty. The product is durable. The product is being used by a lot of builders for houses and commercial buildings.**

Member Scheffke asked what would be on the corners.

- **Mr. Santos stated there will be a 1" corner painted to match the brick.**

Member Gonser asked the UV resistance of the product.

- **Mr. Santos stated it is UV print and will last a long time.**

Member Scheffke asked if brick face could be used.

- **Mr. Santos stated they have to use exterior sheet rock for the cabinet and plaster with brick. With the humidity, the weather, and the storms it is not for exterior use. It costs more.**

Member Scheffke stated it would still be brick and asked if it would be made the same.

- **Mr. Santos stated there is nothing on the market that can match the warranty to the customers.**

Chair Pro Tem Quirke asked about the warranty; what form is it.

- **Mr. Santos stated it is a 1 year. If the product fades in several years they can reach out to the manufacturer with photos and it could be replaced.**

Chair Pro Tem Quirke asked about documentation that supports it.

- **Mr. Santos stated they keep records. They do not make it; they purchase it from the manufacturer.**

Chair Pro Tem Quirke asked the length of the guarantee.

- **Mr. Santos stated it is a 25 year limited warranted for the faux brick product. The contract is for 1 year to fix it if necessary.**

Chair Pro Tem Quirke asked how long the product has been used for exterior items.

- **Mr. Santos stated more than 10 years.**

Director Schumerth asked, for clarification, if the interior panels would be sheet rock or aluminum.

- **Mr. Santos stated aluminum.**

Member Gonser asked what is covered with the limited warranty.

- **Mr. Santos stated fading, chipping, etc. It is not covered if it is damaged by a vehicle.**

Member Kluck asked the dimensions of the stone panels.

- **Mr. Santos stated they are 24"x48".**

Member Kluck stated there would be a seam in it.

- **Mr. Santos stated they interlock so there will be no visible seam.**

Member Scheffke asked about the top and what would be covering the edge.

- **Mr. Santos stated it would be covered with the cabinet.**

Member Banks asked what would be around the base of the sign.

- **Mr. Santos stated there would be greenery; they do not do landscaping.**

Member Banks asked about repairs if it is damaged by landscaping equipment.

- **Mr. Santos stated if the product is damaged, a panel can be removed and replaced with a new one.**

Chair Pro Tem stated there is a recommendation by Staff to replace the product with stone and asked to discuss it.

Director Schumerth stated the discussion would be to retain the condition, remove it, or replace it.

Member Scheffke made a motion to approve as written and would like to have the condition removed.

Director Schumerth stated other motions can be made, and have a motion to replace what is being recommended.

Mr. Santos asked what the conditions would be.

Chair Pro Tem Quirke stated to use the faux stone cladding or stone material.

Director Schumerth stated that unless it is masonry, the material would be needed.

Chair Pro Tem Quirke asked if there was a second. The motion died.

Chair Pro Tem Quirke stated there was a question from the applicant.

Mr. Santos asked if the texture plus material is not approved, what materials can be used.

Director Schumerth stated the question is related to the previous motion. If there is a motion to approve without the condition there are a couple of options.

A motion to approve was made by Member Gonser without condition #1, seconded by Member Banks

AYES: 4 (Members Banks, Gonser, Kluck and Chair Pro Tem Quirke)

NAYS: 1 (Member Scheffke)

ABSTENTIONS: 0

ABSENT: 2 (Members Preston & Chair Hrymak)

Chair Pro Tem Quirke called for a 5 minute recess at 6:43 pm.

The meeting resumed at 6:47 pm

Case 26-50: Comprehensive Sign Plan for 17627-17631 Halsted Street (continued from July 16):

Chair Pro Tem Quirke introduced the case.

Director Schumerth stated the case was continued from the meeting on July 16. The location is 17627 Halsted Street and is located next to the Dave's Hot Chicken. The signage proposed is to be on 3 faces of the business frontage. A variance was given to the Dave's roughly 18 months ago. They were already approved for the sign on the front. They are proposing a sign on the northside and a small one on the rear (east side). The building has been painted black with a red roof which matches the branding for Hasta.

Mahmoud Essa of the sign company, Creative LED Signs, stated they wanted more signage, they are new in the area and want to be more visible and be seen from the street.

Member Banks stated it is straight forward and she has no questions.

Member Scheffke stated he had no questions.

Member Kluck stated he had no questions.

Chair Pro Tem Quirke stated it's a lot of signage in a small space.

- **Mr. Essa stated there are 2 permits. One is for the sign on the front and the other is for the remaining signage.**

Chair Pro Tem Quirk stated several vendors have talked about the need for signage on the rear of the building.

- **Mr. Essa stated on the rear it would just be the logo. It was decided to have the full signage on the northside as it's hard to see just the logo from the street.**

Member Banks asked if there is a monument sign for the plaza.

- **Director Schumerth stated yes, but it only shows Target and Menards, not the outlots. And the other monument sign is just for Dave's Hot Chicken and it is not part of the plan.**

Member Banks asked if a monument sign could be installed.

- **Director Schumerth stated no, it's not allowed by code. It would have to be on site already.**

Member Gonser asked for clarification on the location address. The packet states 17927-17631 Halsted.

- **Director Schumerth stated the business location is 17927 Halsted. It is together for both addresses at the building.**

Member Gonser asked for clarification on the size.

- **Director Schumerth stated at Hasta it's 141.5 square feet. It in corporate what was approved for Dave's Hot Chicken. It is meant to incorporate it into a single building, which is what the comprehensive sign plan is supposed to do.**

Chair Pro Tem Quirke stated the building owner should take into account the entire building.

- **Director Schumerth stated yes and rules need to be created for the entire building.**

Chair Pro Tem Quirke stated the Commission went out of their way to give the signage that was wanted for the other business owner. What was approved is not what was installed and he thinks that the entire building wasn't taken into consideration.

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

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Pro Tem Quirke)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston & Chair Hrymak)

OLD BUSINESS:

Member Gonser asked if the June meeting minutes would be continued again for approval.

Director Schumerth stated that not everyone has been in attendance to approve them.

PUBLIC COMMENTS:

Ms. Deborah Martin stated she wanted to come in and see the services in action and gain knowledge.

NEW BUSINESS

Economic & Community Development Intern Josh Carrillo presented the push to update the appearance plans and make it public.

It concentrated on the downtown area and looked at other communities for their best practices, their standards and structures, and how it can be applied to Homewood. It was looked at how to break down what makes it good and why it is or isn't liked for structures and what makes for good design.

Four appear most often: line, balance, color, and visual hierarchy.

Line is the lines on the structure and how it's perceived.

Balance is the design elements matching and not be disproportionate.

Color is what works and natural colors.

Visual hierarchy is emphasizing what needs to be important, roof trimmings, ornate doorways, etc.

Standards of public spaces, pedestrians, architectural design, and site design. They tried to be as encompassing as possible and still be clear.

Director Schumerth stated Josh brought a unique perspective to it and saw a way to organize it well with the eye to design principles and design thought.

Member Gonser stated that having a clear guide would be fantastic.

Chair Pro Tem Quirke asked if there were comments from the residents. It gives them a sense of ownership and stated it should be included in the introduction.

Director Schumerth stated there are a couple of bigger projects coming pending the redevelopment agreement being finalized. The renovation of the Spornette building to apartments. The plan is being revised. There will be more activity on Halsted. The newsletter will be coming after an Assistant Director is hired.

ADJOURN:

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

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Pro Tem Quirks)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston & Chair Hrymak)

The meeting adjourned at 7:34 pm.

Respectfully submitted,

Darlene Leonard

Darlene Leonard

Administrative Secretary

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 3, 2026

To: Appearance Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-55: Appearance Review for Pylon Sign, 7Brew Drive-Through Coffee, 17855 Halsted Street



Figure 1: Proposed 7Brew Building at 17855 Halsted Street

APPLICATION INFORMATION

APPLICANT	John LaRoy, Apparel Redefined/LaRoy Co.
ACTION REQUESTED	Request for Appearance Review approval for a new pylon sign at 17855 Halsted Street.
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; 29-32-101-047-0000, 29-32-101-048-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Laura Pacino, Applicant	08/24/2026
Brand Color Guide	1	Pattison ID, Sign Contractor	06/18/2026
Site Map (Annotated by Village Staff)	1	Pattison ID, Sign Contractor	06/18/2026
Pylon Sign Plans	1	Pattison ID, Sign Contractor	06/18/2026

BACKGROUND

Laura Pacino ("Applicant") of Who Brew LLC is requesting an Appearance Review for a pylon sign at 17855 Halsted Street. All new pylon signs proposed within the Village of Homewood require review and approval by the Appearance Commission. Review and approval shall be completed in compliance with Appearance Review requirements set forth in Section 44-07-15 of the Village Zoning Ordinance.

HISTORY

The property was constructed as a Sizzler Steakhouse in 1975. The restaurant was remodeled into a Boston Market in 1993-1994. The restaurant closed in 2024.

The Appearance Commission approved plans for the proposed drive-through coffee restaurant on May 1, 2026. The Planning and Zoning Commission approved plans for a proposed drive-through coffee

restaurant at the location (7Brew Drive-Through Coffee) on May 28, 2026. The Village Board approved a special use permit for the proposed drive-through facility for the coffee restaurant on June 9, 2026.

Building permit submittals for the proposed drive-through coffee restaurant are under review by Village staff.

DISCUSSION

The applicant has requested a single pylon sign for the property. The existing pylon sign for Boston Market located on the west side of the property will be partially removed. A new sign cabinet for 7Brew Drive-Through Coffee will be installed on the top of the existing pylon of the Boston Market sign.

The new sign cabinet on the top of the pylon sign will be 50.27 square feet in area. The sign cabinet will be round and constructed from aluminum sheeting. The sign cabinet will have two sign faces (oriented north/south along Halsted Street). Each sign face will be constructed from embossed polycarbonate with printed graphics on each face. Additional “blackout vinyl” will be applied to each sign face to improve readability of the logo and sign text.



Figure 2: Existing Boston Market pylon sign located at 17855 Halsted Street (2025).

The sign will have a maximum height of 20 feet. The sign will have a maximum width of 2 feet. The sign meets all requirements for pylon signs in the Village Zoning Ordinance (Section 44-10-06).

Electrical service is below grade and is connected to the existing sign structure. No additional modifications are proposed.

The sign will feature the logo of 7Brew Drive-Through Coffee. The sign will incorporate the brand colors of 7Brew (proposed color palate attached to memo).

Appearance Plan

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

F. Signs

1. *Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*
2. *Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*

3. *Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*
4. *Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*
5. *The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this sub-section.*

J. Factors in Evaluation

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

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

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-55, Appearance Review for Pylon Sign, 7Brew Drive-Through Coffee at 17855 Halsted Street, as proposed on the drawings submitted by Pattison ID dated June 18, 2026.

Design Proposal

PROJECT ID:	0435451A
CLIENT:	SEVEN BREW COFFEE
ADDRESS:	17855 S. HALSTEAD, HOMERWOOD, IL
DATE:	06/18/2026
CONTACT:	WLF
DESIGNER:	TS

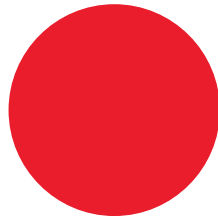
Pattison



1.866.635.1110
pattisonid.com



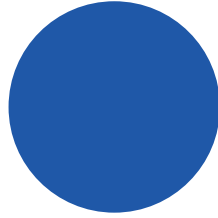
BRAND COLORS



PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%

R: 234
G: 0
B: 41

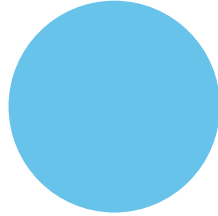
HEX: ea0029



PMS 2935 C
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M: 68%
Y: 4%
K: 0%

R: 0
G: 83
B: 177

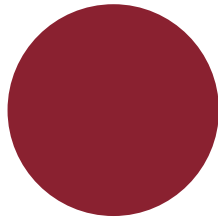
HEX: 0053b1



PMS 297 C
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Y: 0%
K: 0%

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G: 202
B: 255

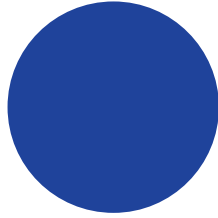
HEX: 73caff



PMS 202 C
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

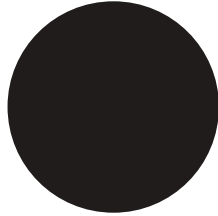
HEX: 8a2432



PMS 293
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M: 80%
Y: 12%
K: 3%

R: 0
G: 58
B: 159

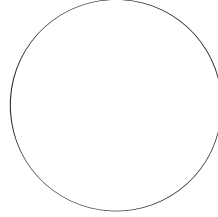
HEX: 003a9f



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

HEX: 231f20



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff

PANTONE COLORS

PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS

(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS

(Screen Color): For on-screen applications, RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES

(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.

Project ID
0435451A

SEVEN BREW COFFEE
17855 S. HALSTEAD
HOMewood, IL

Date: 06/18/2026
Contact: WLF/JB
Designer: TS

Sign Item

NEW COLOR CHART

Scale: AS NOTED

Revision Note

**Information Required
for Production**
PLEASE BE AWARE OF THE RED
PMS 183 COLOR CHANGE

Customer Approval

Signature

MM/DD/YYYY

All rights reserved. The artwork depicted here is the property of Pattison ID, and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the sign and that the sign meets all applicable codes and regulations. Further details are required.

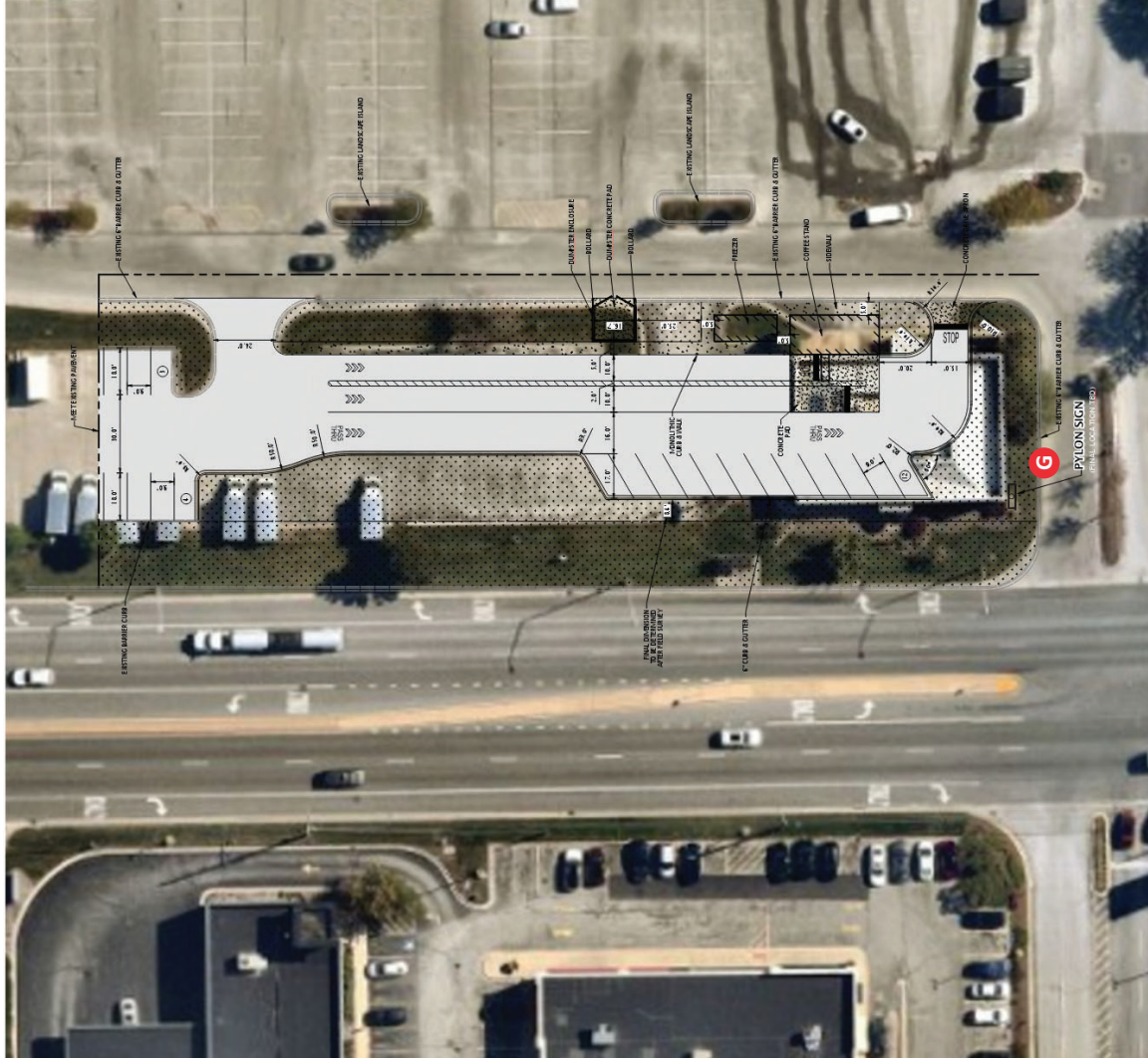
Pattison



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Item 5. A.

BRAND STYLE GUIDE / 07



Site View - NTS for placement purposes

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 3, 2026

To: Appearance Commission

From: Noah Schumerth, Director of Community and Economic Development

Topic: Case 26-58: Appearance Review, Apparel Redefined, 1313-1351 W 175th Street



Figure 1: Apparel Redefined site as proposed for new development

APPLICATION INFORMATION

APPLICANT	John LaRoy, Apparel Redefined/LaRoy Co.
ACTION REQUESTED	Request for Appearance Review approval for a 45,110 square-foot light manufacturing facility at 1313-1351 W 175 th Street
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; 29-32-101-047-0000, 29-32-101-048-0000

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	Heritage Oak Studios, LLC	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/LaRoy Co. ("Applicant") is requesting approval of an Appearance Review 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. The ordinance expired in June 2025. Apparel Redefined reapplied for planning/zoning applications (including Planned Development, Appearance Review and Site Plan Review) in August 2026.

DISCUSSION

Proposed Changes from Initial Application

The applicant has proposed a 45,110 square-foot light manufacturing facility on 6.38 acres of vacant land at 1313-1351 W 175th Street. The proposed facility includes a new 35,700 square-foot manufacturing facility and renovation of a 9,410 square-foot office building already constructed on the site. The office building is currently vacant. The remainder of the site is undeveloped.

This application was initially proposed in 2024. The following changes have been proposed since the initial application was reviewed by the Appearance Commission in September 2024:

- **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.

Proposed Improvements

Building Improvements: The project will connect the existing 9,410 square-foot office building to a new 35,700 square-foot production facility via a two-story walkway connecting both floors of the existing two-story office building to the new production facility. The office building is constructed from brick, which will be stained to match the color palate of the new production facility.

The new building will be clad in smooth and corrugated metal panels. Corrugated metal siding is prohibited in Section 44-05-11(b) of the Homewood Zoning Ordinance. Flat panel metal siding as proposed by the applicant is considered a “Tier II” material. No more than 50% of any front or exterior side façade may be clad in Tier II materials per the Village Zoning Ordinance.

The applicant has requested that the material be allowed as a site development modification in the concurrent application for a Planned Development. At its regular meeting on August 27, the Planning & Zoning Commission voted to approve the modification to reduce the required amount of Tier I materials and increase the allowed amount of Tier II materials, subject to Appearance Commission review and approval. The Appearance Commission must approve the appearance of the materials on the building to allow the design to proceed as proposed. See Recommended Appearance Commission Action.

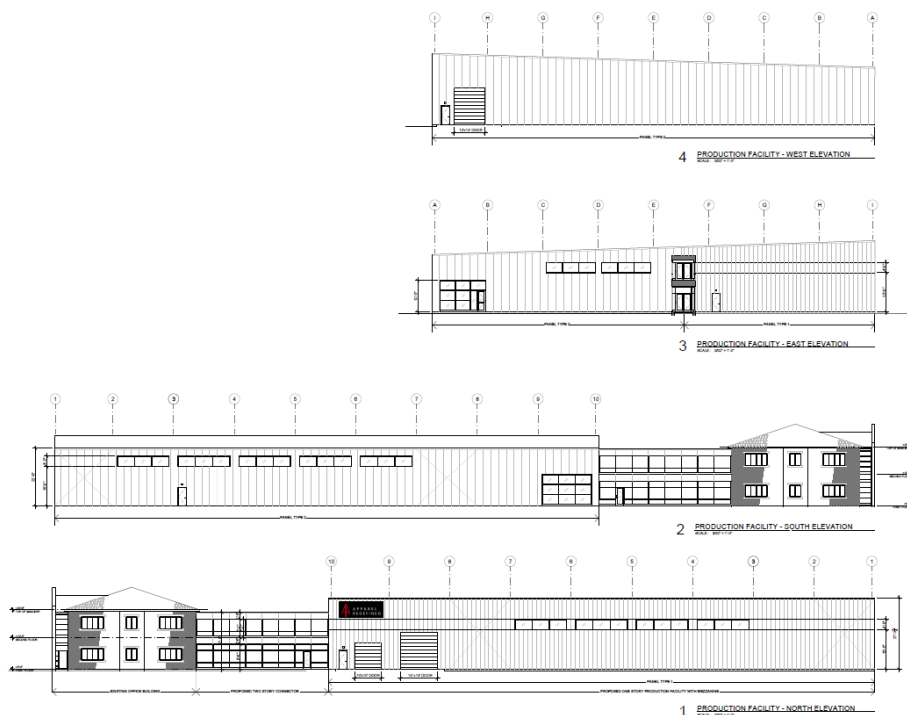


Figure 2: Proposed revised elevations for the new construction proposed for Apparel Redefined at 1313-1351 W 175th Street

Parking and Site 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). Since the original application was submitted, the applicant has removed plans to expand the parking area to the east of the existing office building on the eastern portion of the site.

The applicant has proposed parking spaces within the required front yard (40' setback) of the new production facility to align with the existing parking lot on the office building site. The modification is proposed to provide visual consistency across the front of the site and allow for additional parking in the front of the facility. The Planning & Zoning Commission voted to approve the modification in the Planned Development review for this project on August 27, and the Appearance Commission shall review the proposed parking design.

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.

Landscaping: The applicant proposes full landscaping improvements, including foundation, perimeter, transition zone screening, parking median and island landscaping improvements. The applicant proposes to maintain the large mature trees bordering the rear of the property to mitigate visual impacts of the new development on the Izaak Walton Preserve. The applicant has also revised details of the application to remove a new parking area on the eastern portion of the property and the

The landscape plan is under review by the Village Arborist. Staff recommends the replacement of the plants following the Village Arborist's recommendations before the issuance of building permits. See Recommended Appearance Commission Action.

Lighting: The applicant has proposed seven (7) 25' light poles throughout the proposed development, including three (3) existing poles in the parking lot at 1313 175th Street. They are required by Village ordinance and building code to provide security wall lighting affixed to the building. The proposed plan does not create any significant lighting impact on the nature preserve to the south, nor on residential properties located in East Hazel Crest to the north.

Signage: The applicant has proposed a large wall sign with the Apparel Redefined logo on the front of the new building. A new sign plate will be added to the existing ground monument sign on the eastern side of the property. The applicant has proposed to replace the signage included in the attached elevations with larger cabinet letter signage, to meet a condition of approval from the Planning and Zoning Commission to replace signage to provide more distinctive branding of the building. This change has been included as a condition of Appearance Review approval. See Recommended Appearance Commission Action.

An additional condition has been recommended to stain the brick of the existing monument sign to match the brick stain to be applied to the existing office building on the site. The brick material of the monument sign currently matches the

All signage will be submitted as a separate sign permit application.

Appearance Review Standards Review

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

B. Relationship of Buildings to Site

- 1. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.*

C. Relationship of Building and Site to Adjoining Area

- 2. Attractive landscape transition to adjoining properties shall be provided.*
- 4. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants shall be indigenous to the area, or others that will be hardy and harmonious to the design and of good appearance, shall be used.*
- 8. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting or combinations of these. Screening shall be effective in winter and summer.*

E. Building Design

- 3. Materials shall be compatible with and complimentary to the design, as follows: a) materials shall be of a permanent nature and require a minimum amount of maintenance; b) exposed structural frames that reflect the design principles of the building shall be integral to building design; c) colors shall be harmonious, with bright colors mainly used for accent.*

F. Signs

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

H. Lighting

3. *Exterior lighting shall not be designed to permit an adverse effect on neighboring properties.*

I. Site Maintenance

2. *Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.*

J. Factors in Evaluation

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

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

STAFF COMMENTS

The Planning and Zoning Commission recommended approval of a Planned Development application for this project at its regular meeting on August 27, 2026. The Village Board has final approval of the Planned Development to permit proposed zoning modifications, including the reduction of required parking setbacks and the allowance of prohibited corrugated metal materials on the building. The Planning and Zoning Commission recommended the following conditions of approval, which are incorporated into the final conditions for Appearance Review for this project:

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.

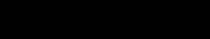
RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 26-58, Appearance Review for Apparel Redefined at 1313-1351 W 175th Street, including site plans, floor plans, elevations, landscape plan, and renderings submitted by Bruce F. Roth, Architect, dated July 30, 2026, subject to the following conditions:

1. A revised landscape plan with the plant materials as proposed by the Village Arborist shall be submitted with building permit applications and shall be approved prior to issuance of any building permit;
2. The applicant shall incorporate all required conditions of approval from the Planned Development review by the Planning and Zoning Commission and Village Board prior to submittal for building permit applications, and drawings shall be approved prior to the issuance of any building permit;
3. All final color and material modifications on the existing office building at 1313 W 175th Street shall be applied to the structural elements of the monument signage on the site.

1313 175th STREET, HOMEWOOD, ILLINOIS 60430



APPAREL
REDEFINED

4611 136th STREET, CRESTWOOD, ILLINOIS 60418

web: brucefrotharchitect.wordpress.com

AREA MAP

COVER SHEET	G-00
EXISTING SITE PLAN	A-01
OVERALL SITE PLAN & FUTURE EXPANSION	A-02
ARCHITECTURAL SITE PLAN	A-03
PRODUCTION FACILITY GROUND FLOOR PLAN	A-10
PRODUCTION FACILITY MEZZANINE FLOOR PLAN	A-11
PRODUCTION FACILITY EXTERIOR ELEVATIONS	A-30

SITE SURVEY AND TOPO -
PRELIMINARY LANDSCAPE PLAN L-1.0

July 30, 2026
Pre-Planning and Zoning Submittal

BY BFR	NUMBER G-00
PROJECT -	

743 Selborne Road, Riverside, Illinois 60541
708.443.5195 (H), 708.663.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO CORRECT SUCH DEFICIENCIES. IT IS NECESSARY TO RESOLVE THEIR FAILURE TO NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

1313 175th Street
Homewood
Illinois 60430

SHEET

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

SITE AREAS:		
BUILDING FOOTPRINT:	4,999 SF	
PAVEMENT (IMPERVIOUS):	24,885 SF	
TOTAL IMPERVIOUS SURFACES:	29,884 SF	54%
LANDSCAPING (PERVIOUS):	25,618 SF	
TOTAL SITE AREA:	55,502 SF	1.27 ACRES

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 ACRE	

SITE AREAS:		
BUILDING FOOTPRINTS:	42,499 SF	
PAVEMENT (IMPERVIOUS):	48,056 SF	
TOTAL IMPERVIOUS SURFACES:	90,555 SF	37
LANDSCAPING (PERVIOUS):	152,445 SF	



1 PARTIAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 16'-0"

BRUCE F. ROTH
ARCHITECT

743 Selborne Road, Riverside, Illinois 60546
708.443.5195 (H), 708.643.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

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NECESSARY TO RESOLVE THEM. FAILURE TO NOTIFY
THE ARCHITECT OF SUCH CONDITIONS SHALL
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PROJECT



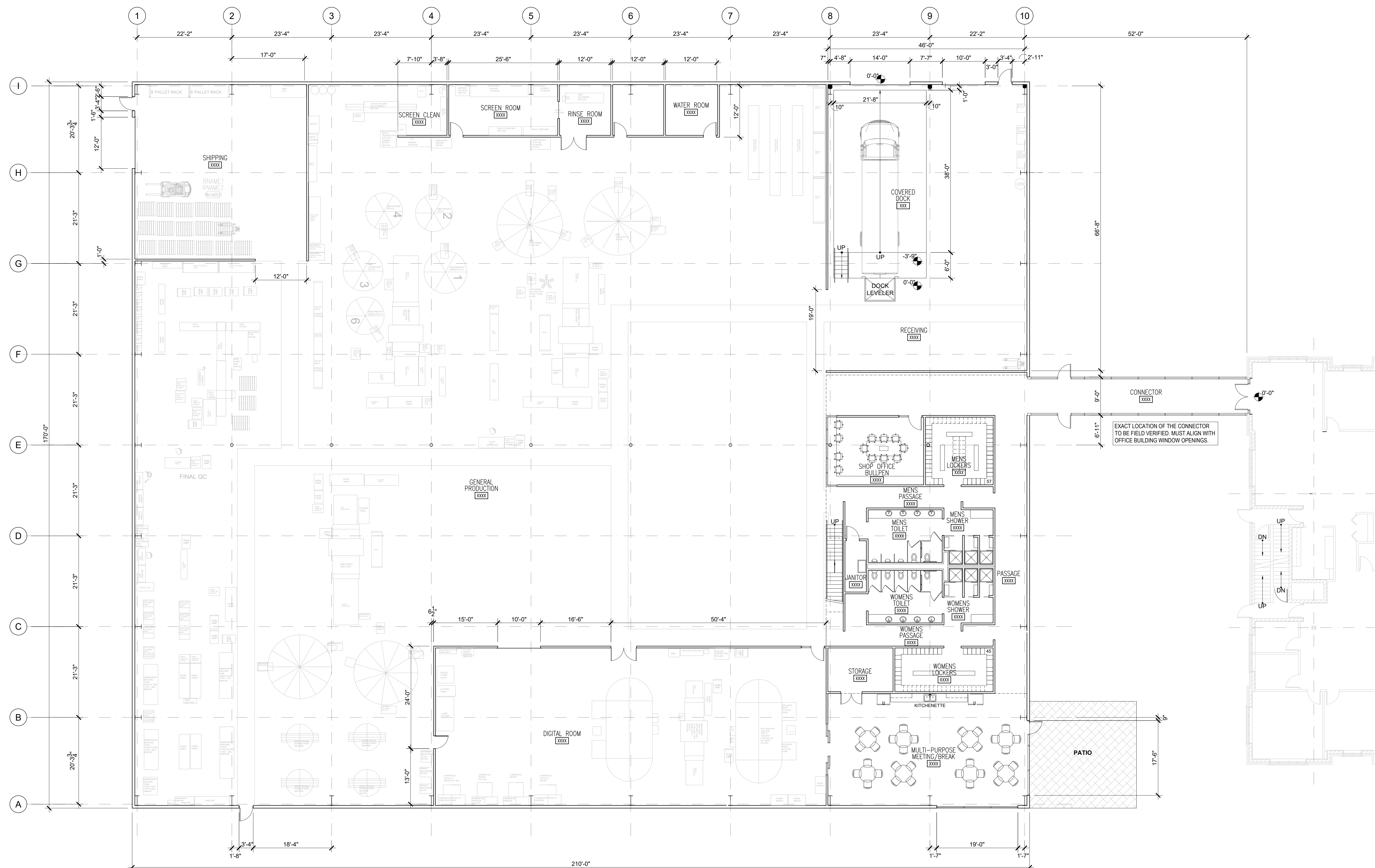
**HEADQUARTERS
FACILITY**

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	NUMBER
BFR	
PROJECT	A-10
-	

BRUCE F. ROTH
ARCHITECT

743 Selborne Road, Riverdale, Illinois 60546
708.443.5195 (H), 708.643.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

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PROJECT



HEADQUARTERS
FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

PRODUCTION
FACILITY
MEZZANINE FLOOR
PLAN

SEAL

BY

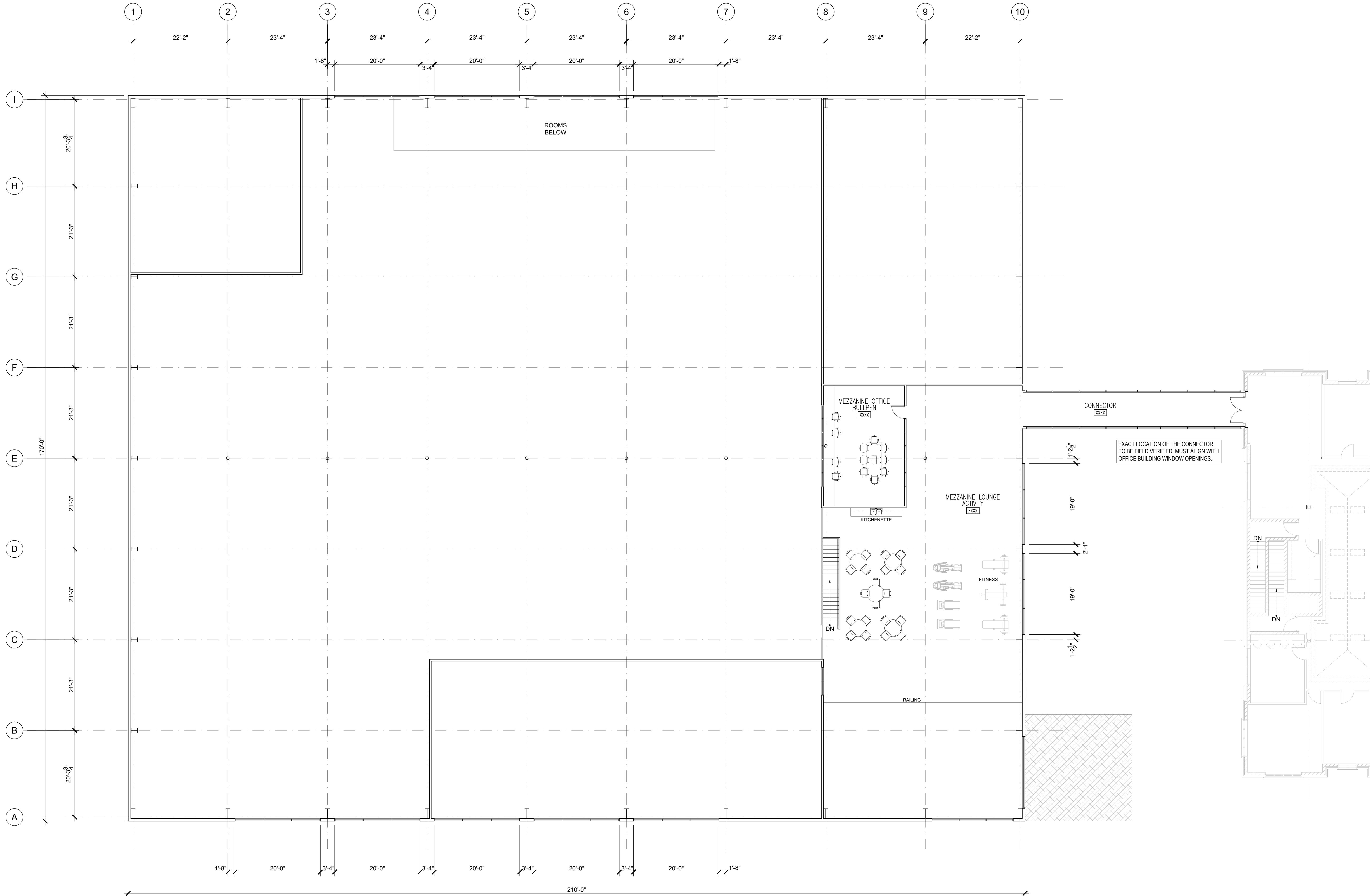
BFR

NUMBER

A-11

PROJECT

-



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

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PROJECT

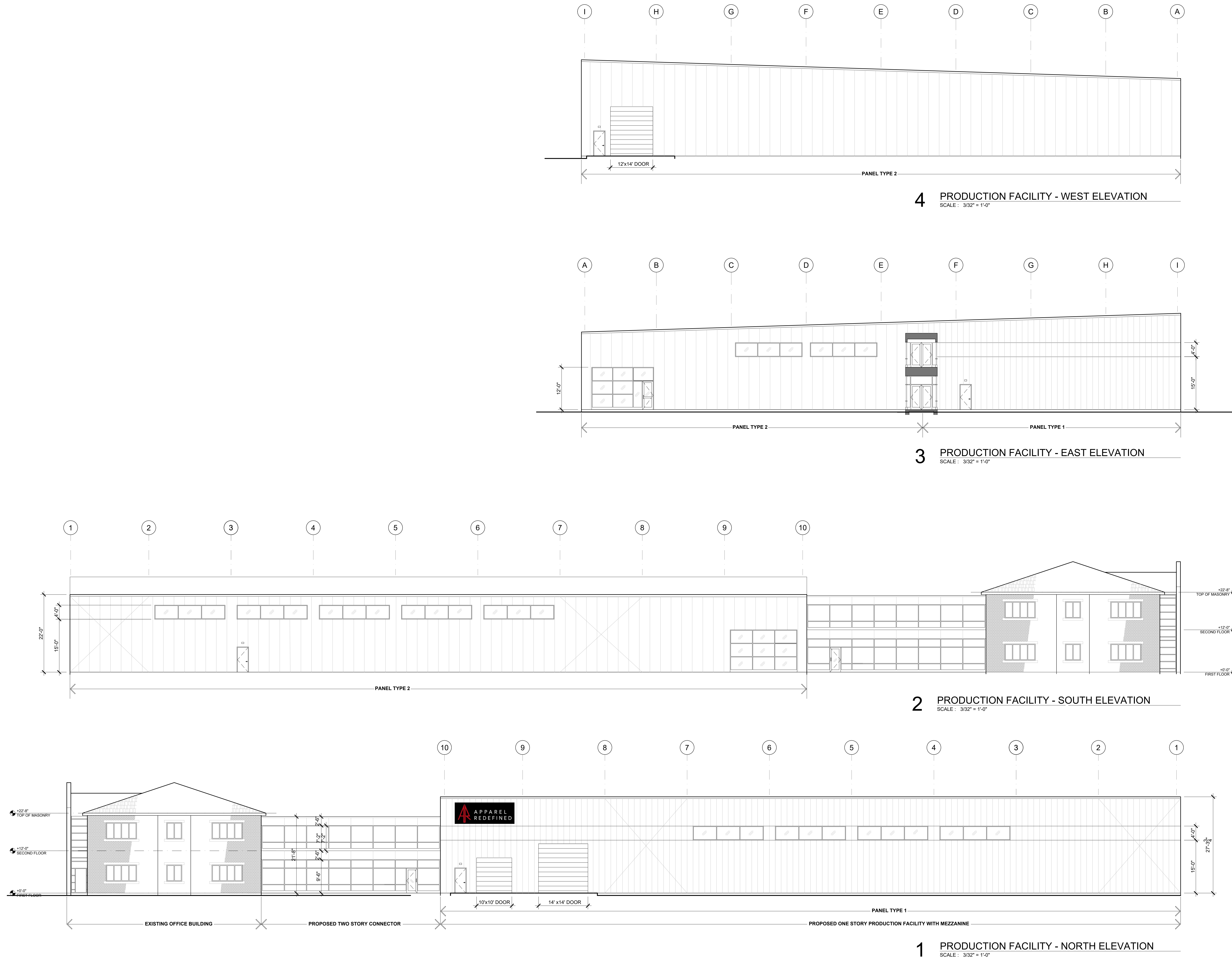
HEADQUARTERS
FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

PRODUCTION
FACILITY
EXTERIOR
ELEVATIONS

SEAL



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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 Forster 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

STATE OF ILLINOIS

RONALD PLOMKA

no. 157-000717

Expires: 2025-08-31

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

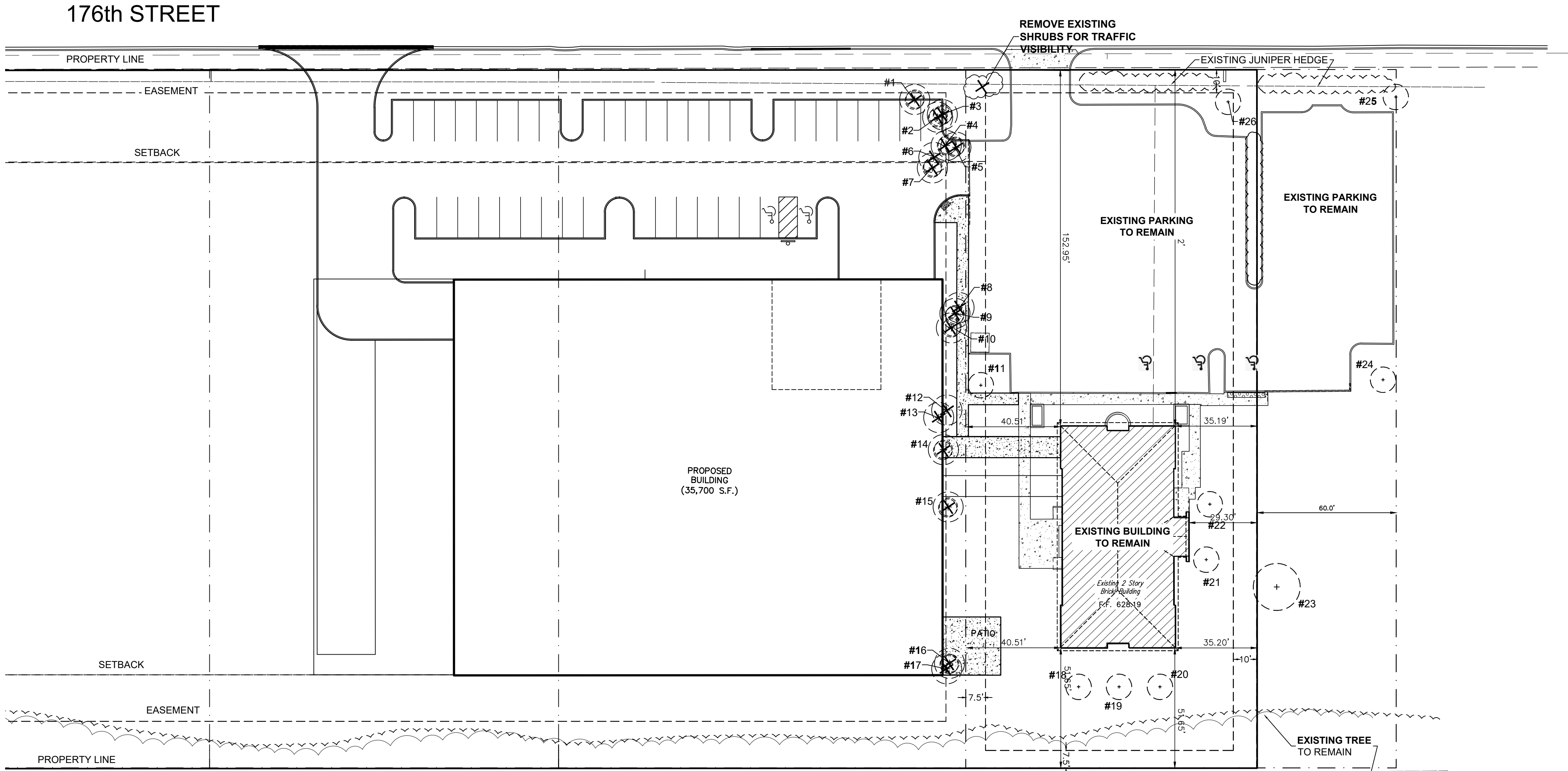
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

TREE REMOVAL
& PRESERVATION
PLAN

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

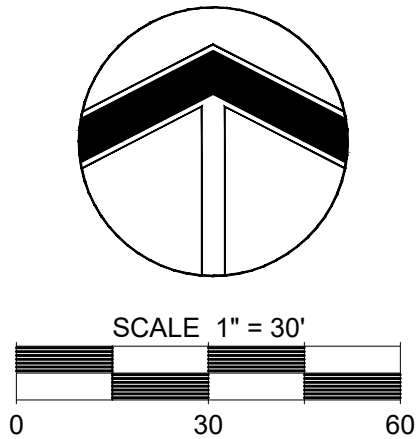
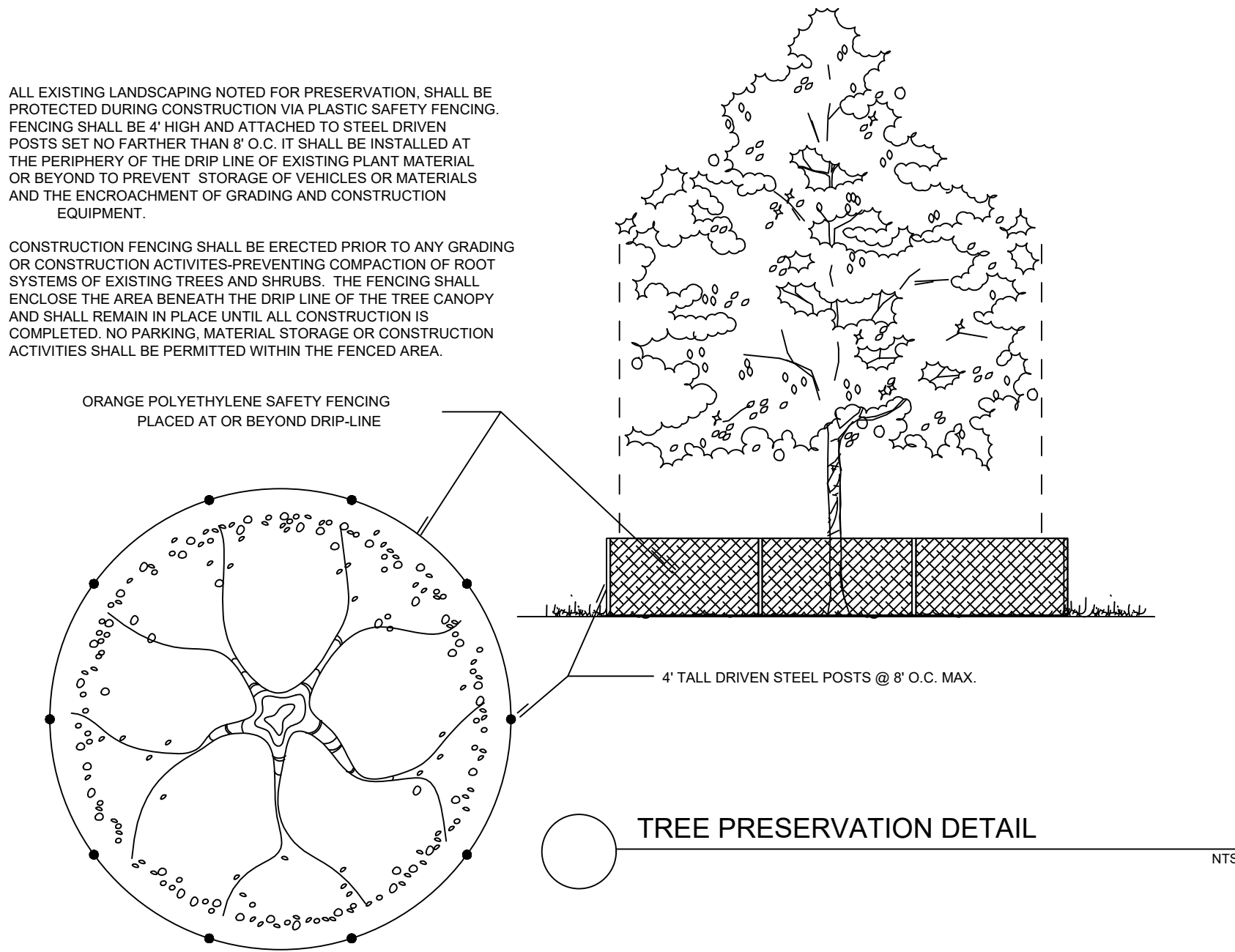
SHEET
TP-1

PROJECT NO.: 2026 - 2530



TREE ACTION PLAN/TREE SURVEY

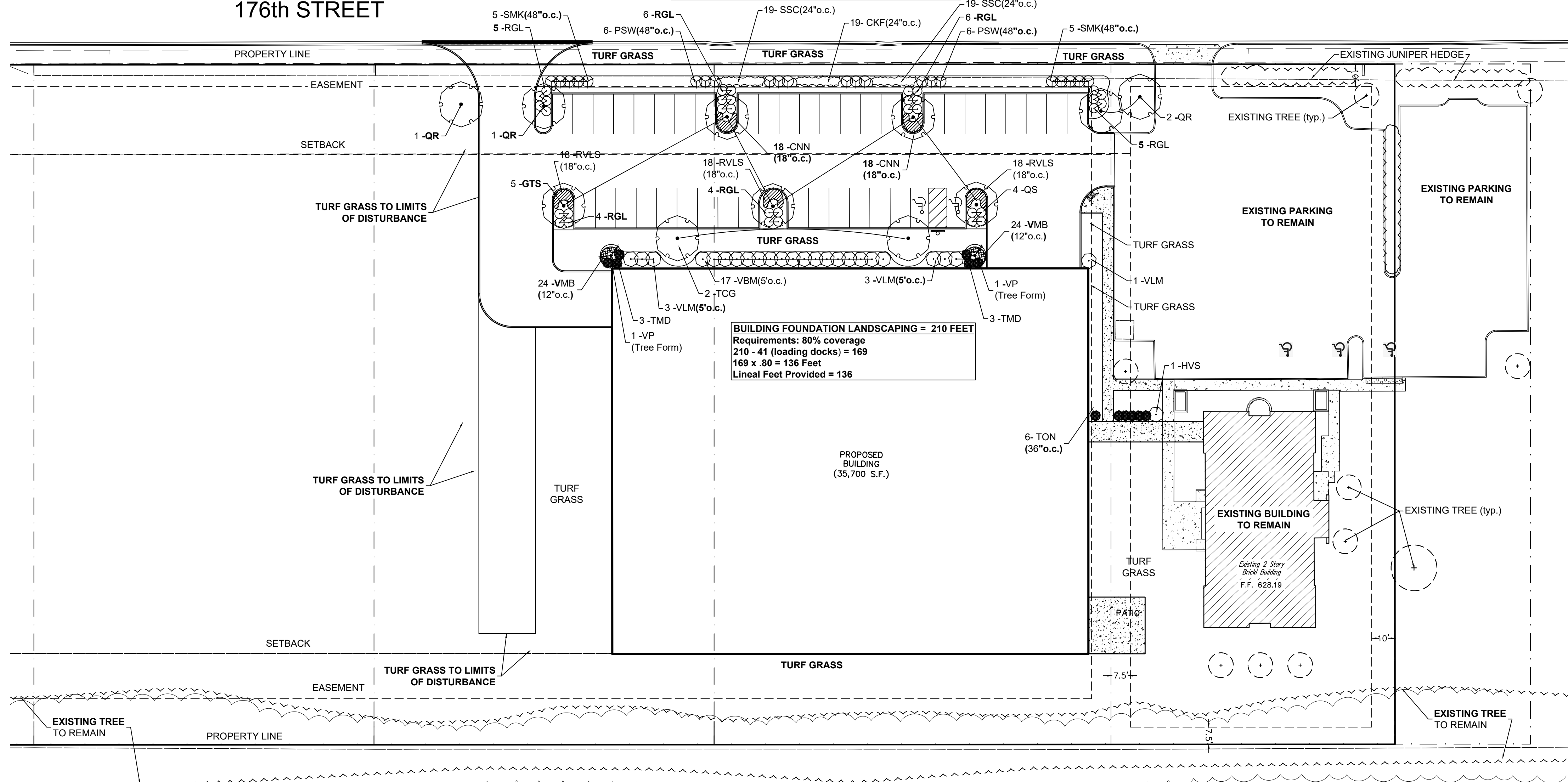
Tree Number	Scientific Name	Common Name	DBH (in.)*	Condition (1-5)	Remove	Remain	REASON FOR REMOVAL
1	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
2	<i>Morus rubra</i>	Red Mulberry	10	3	YES		Construction activities
3	<i>Juglans nigra</i>	Black walnut	11	3	YES		Construction activities
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	



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.

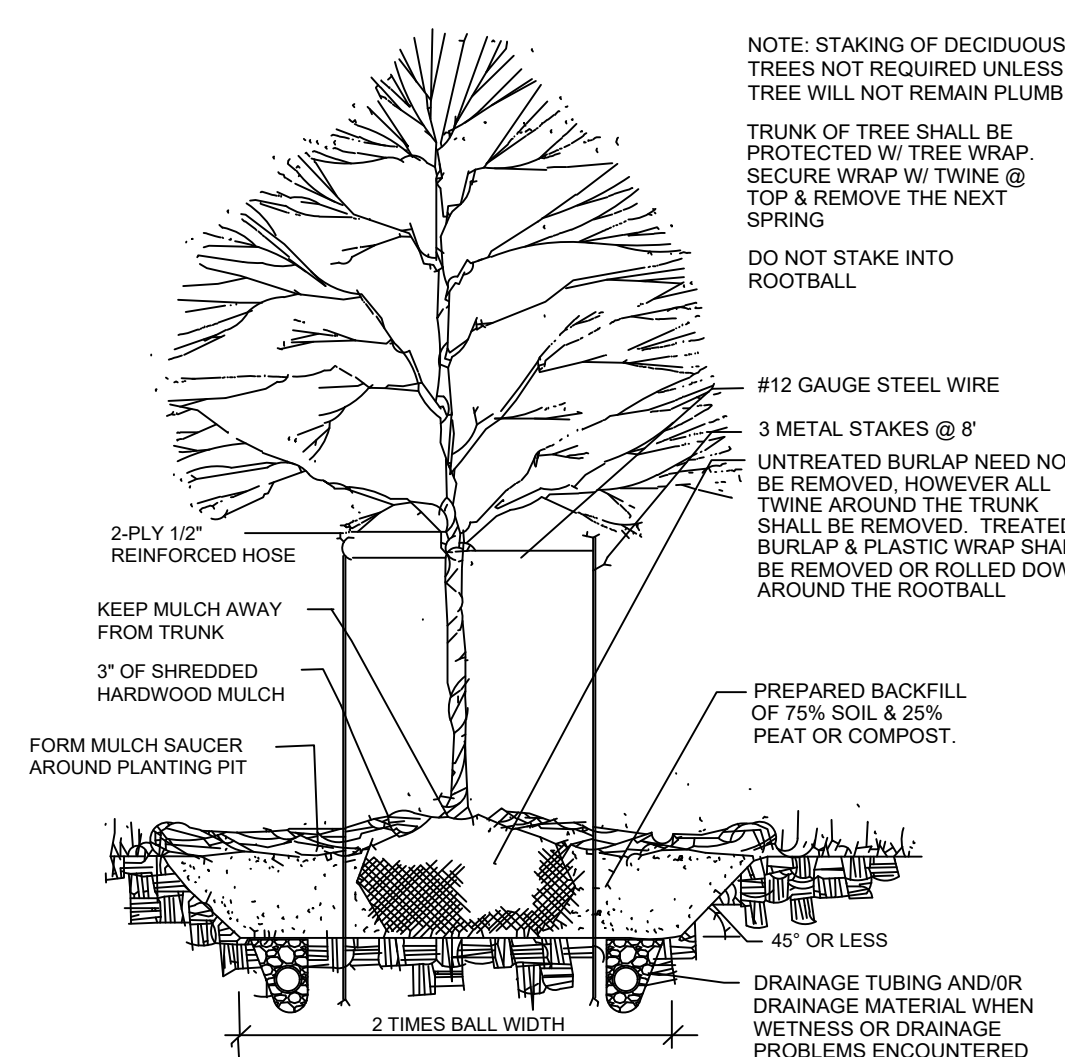
All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

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.

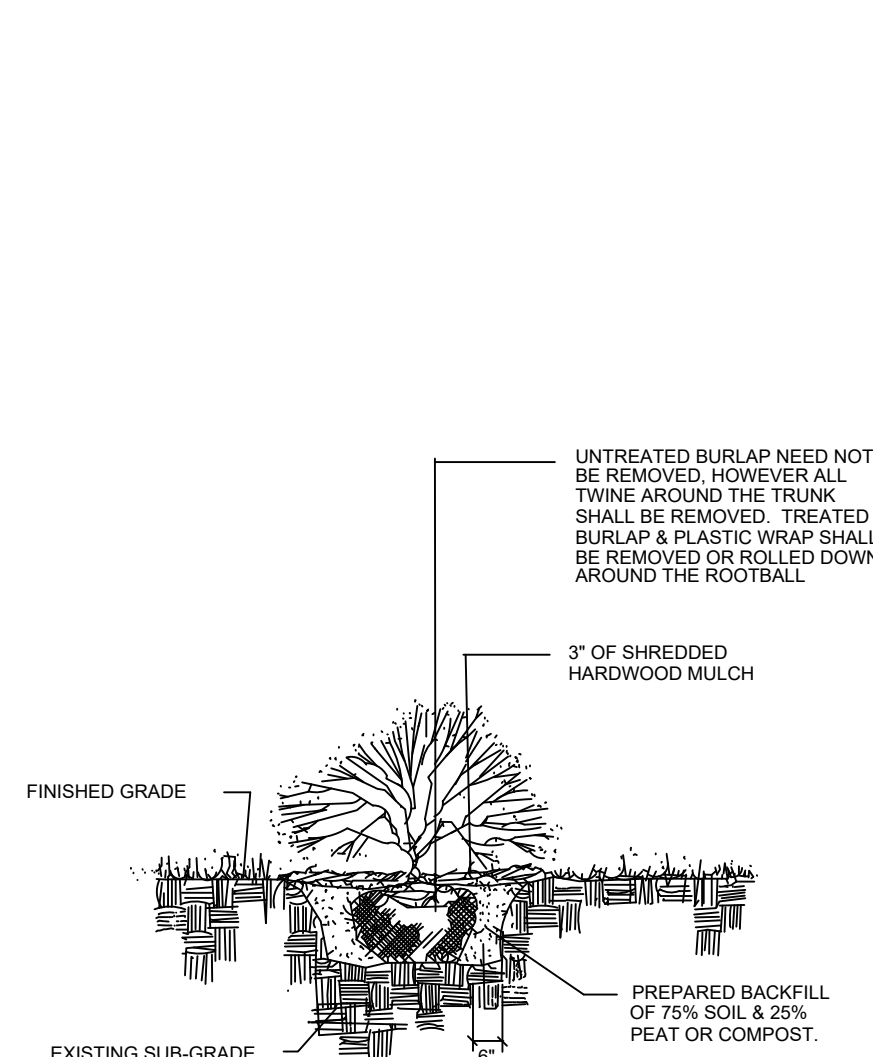


DECIDUOUS TREE

NTS

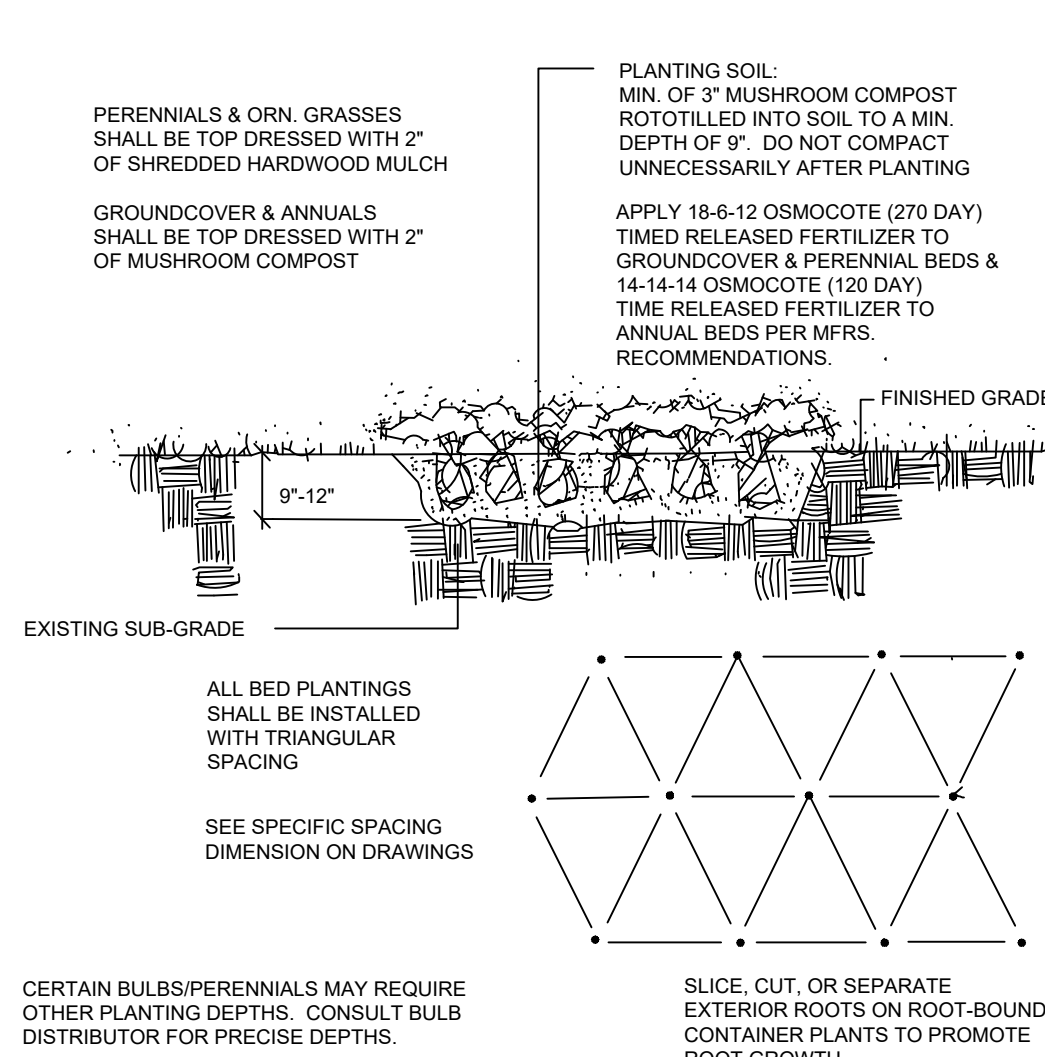
NOTE:

- 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

NTS



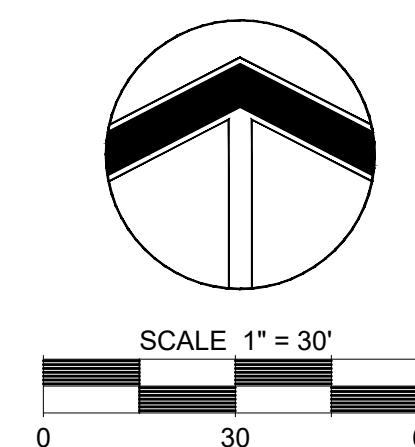
BED PLANTING DETAIL

NTS

(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.

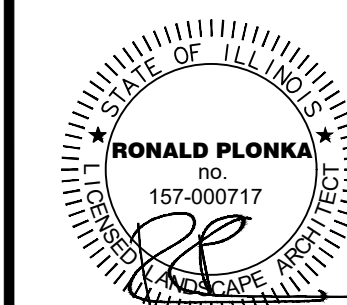


REVISIONS

NO.	REVISION	DATE
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
REDEFINED
HEADQUARTERS

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 31

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:
 - 1. 35-65% minimum organic matter
 - 2. soluble salts under 5 dsm/minimum (under 2 dsm best)
 - 3. Moisture content = 35-55%
 - 4. ph range 6.1-8.4
 - 5. 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 observed.

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:
 - 1. 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.
 - 2. 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 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% 'FULTS' 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:
 - 1. Grass shall display a reasonably uniform distribution of grass plants.
 - 2. Grass shall display vigorous growth and be green and healthy in appearance.
 - 3. 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.

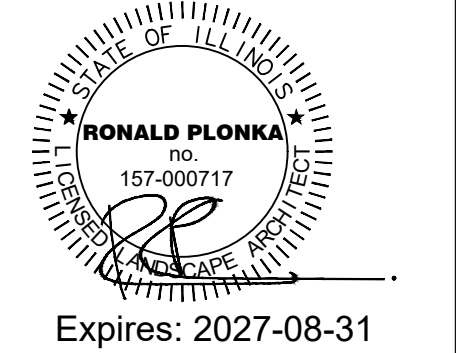
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REVISIONS

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: _____

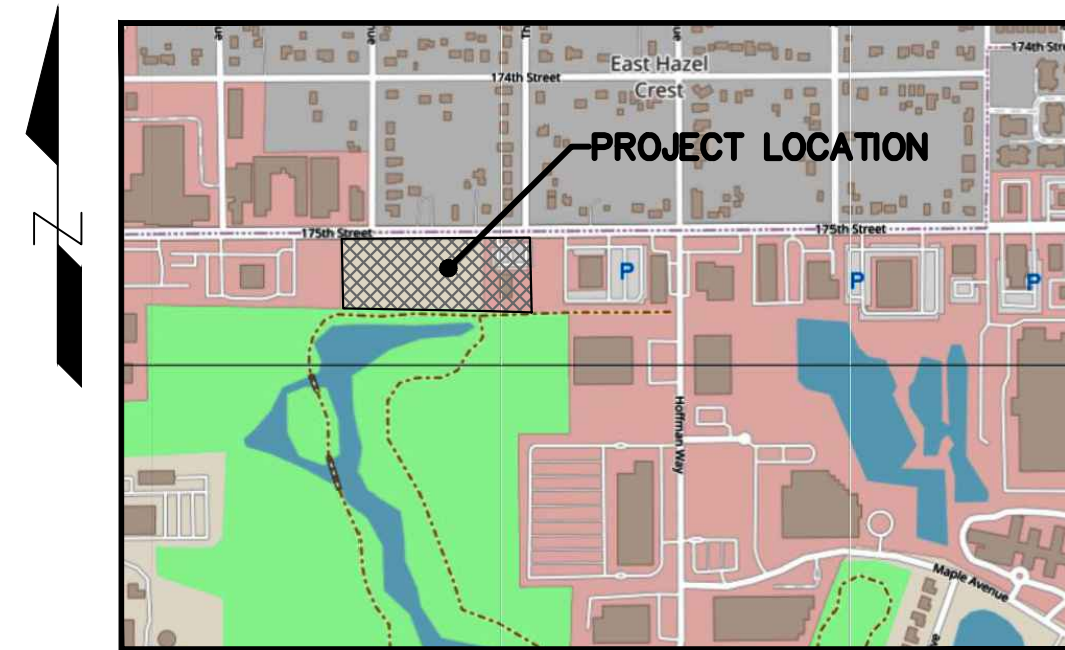
PLANNER: _____ RP

DRAWN BY: _____ RP

CHECKED: _____

SHEET
L-2

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

PRELIMINARY ENGINEERING PLAN

DEI

PROJECT INFORMATION

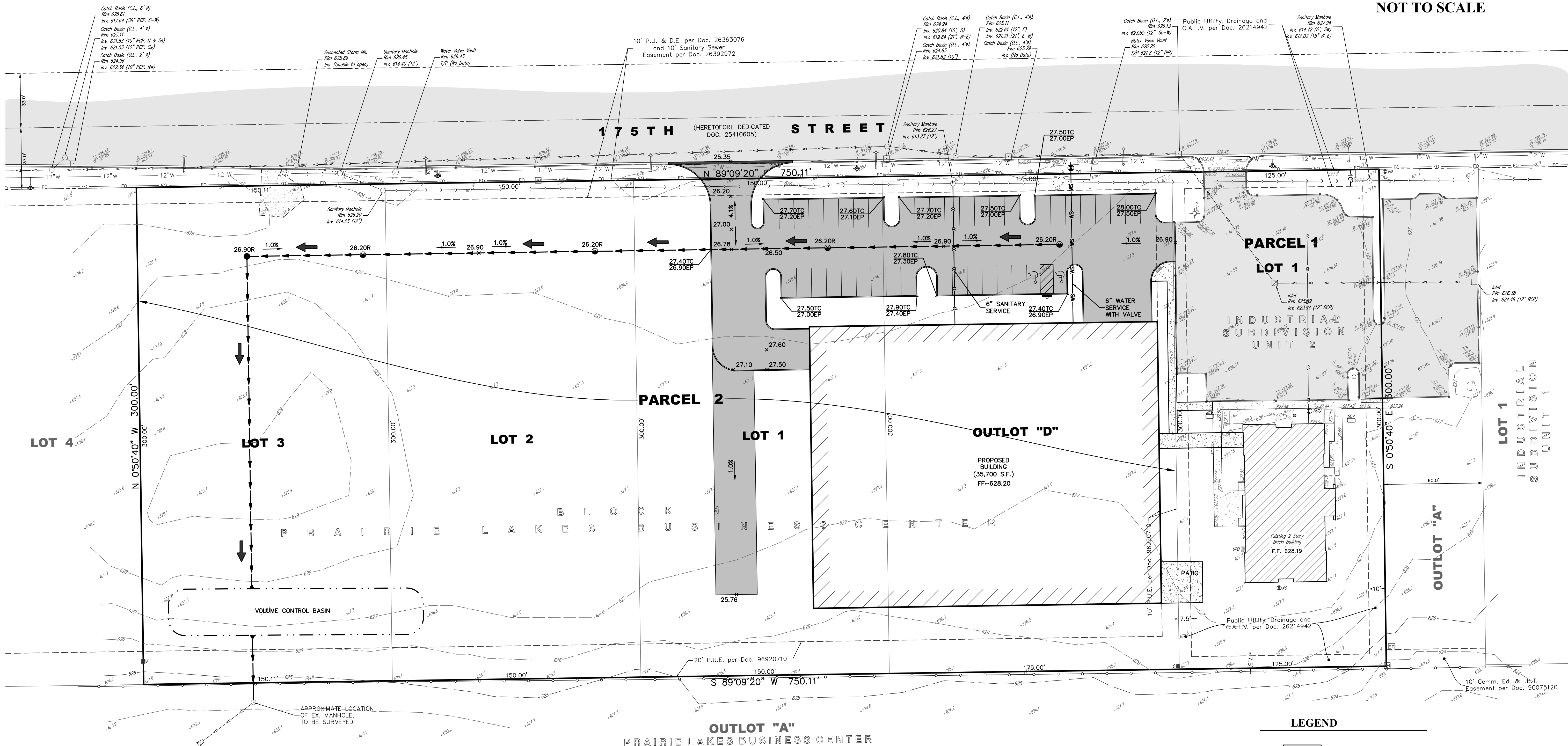
Project No.: 23-0028
Scale: 1"=30'
Date: 08/07/2026
Design By: MJF
Drawn By: DJB
Checked By: MJF

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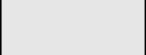
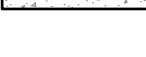
OF

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<u>EXISTING</u>		<u>PROPOSED</u>		<u>EXISTING</u>		<u>PROPOSED</u>	
	SANITARY SEWER				VALVE BOX		
	SANITARY SERVICE				STREET LIGHT		
	SANITARY MANHOLE				UTILITY POLE		
	STORM SEWER				RETAINING WALL		
	STORM SERVICE				SILT FENCE		
	CATCH BASIN				CONTOUR		XXX
	OPEN LID STORM MANHOLE				FORCE MAIN		FM
	CLOSED LID STORM MANHOLE				SPOT GRADES		TF-XXX.Xxx
	STORM INLET				OVERFLOW ARROW		
<u>FLARED END SECTION</u>						TOP OF FOUNDATION	TF-XXX.XX
	WATER MAIN				FINISH GRADE		FG-XXX.XX
	WATER SERVICE				FINISH FLOOR		FF-XXX.XX
	VALVE VAULT				GARAGE FLOOR		GF-XXX.XX
	B-BOX						
	HYDRANT						

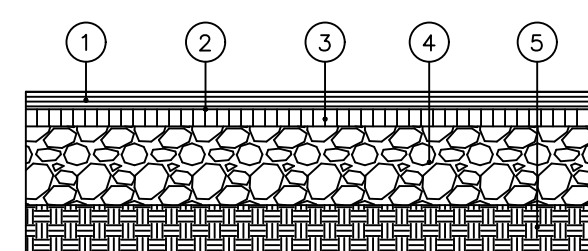


LEGEND

- | | |
|---|---|
|  | 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:

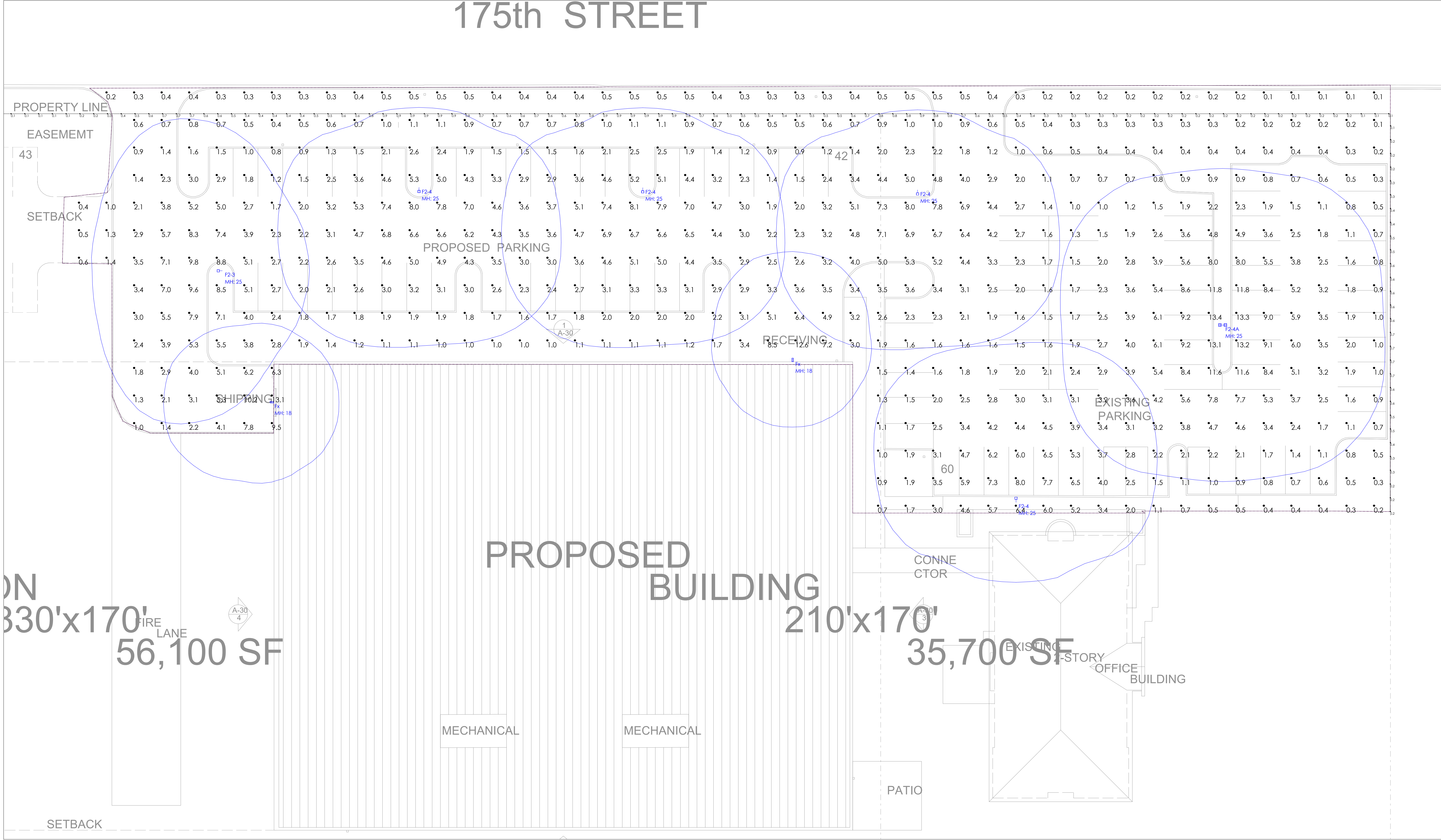
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF HOMEWOOD CODE.
2. APPROPRIATE EASEMENTS FOR FINAL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY AND STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAN 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 PROTECTION 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).

TYPICAL PAVEMENT SECTION

NOT TO SCALE



Not to Scale

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.

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

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.



DRAWN BY:
ERIC SISCO
eric.sisco@pg-enlighten.com
913.486.3072

PG CONTACT:
AMY BROWN
amy.brown@pg-enlighten.com
847.228.1199

REVISIONS

PROJECT NAME:
APPAREL REDEFINED

CLIENT NAME:
SOUTHSIDE ELECTRICAL

Date:8/7/2026
Page 1 of 1