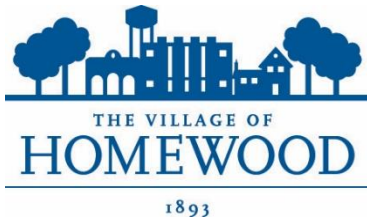


## MEETING AGENDA



### Appearance Commission

Village of Homewood

October 16, 2025

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](mailto:pzc@homewoodil.gov) or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.*

*Please see last page of agenda for virtual meeting information.*

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the August 7, 2025 meeting of the Appearance Commission

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 25-40: Appearance Review, Park West Plaza, 3003-3029 W 183rd Street

6. Old Business:

7. New Business:

8. Adjourn

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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

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING:

**AUGUST 7, 2025**

### Appearance Commission

6:00 pm

Village Hall Board Room

2020 Chestnut Street

Homewood, IL 60430

## CALL TO ORDER:

Chair Hrymak called the meeting to order at 6:01pm.

## ROLL CALL:

Members Scheffke, Quirke, Gonser, Kluck, Banks, Preston, and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; Noah Schumerth, Assistant Director of Economic and Community Development; Joshua Carillos, Economic and Community Development Intern, and Darlene Leonard, Building Department Administrative Secretary. There was one person of the public in the audience on Zoom. Two applicants were in attendance.

## APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the July 17, 2025 meeting minutes. No corrections were provided.

Motion to approve the minutes as amended by Member Quirke; seconded by Member Scheffke.

AYES: 7 (Members Scheffke, Quirke, Gonser, Kluck, Banks, Preston, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0.

## REGULAR BUSINESS:

Chair Hrymak asked if there were any public comments not related to the cases on the agenda. There were no comments.

Assistant Director Schumerth asked to switch the order of the cases and discuss Case 25-31 first.

### CASE 25-31 - Appearance Review for Tequila Raizes Restaurant, 18136 Dixie Highway

Assistant Director Schumerth introduced the case and stated that Economic and Community Development Intern Carillos would be presenting.

Intern Carillos presented the case and stated it will be located at the corner of Dixie Highway and Hickory Road, there will be an outdoor area, and 24 parking spaces. The existing plaque on the site will be moved from the current location and placed onto the building.

Assistant Director Schumerth discussed the approval conditions and stated that the windows on the front do not meet transparency requirements, but that condition can be waived by the Appearance Commission based on the design.

Assistant Director Schumerth stated the pergola will need to be redesigned to accommodate the trees or be relocated. The parking island is proposed to be in the center of the lot and would like it moved to be in front of the dumpster enclosure. The landscaping materials are recommended plants from the Village Arborist. The wall panels on the rear of the building are recommended to be moved to another side and spaced out due to the potential lack of sun and appearance in their proposed location. Schumerth also mentioned that staff recommends adding more panels.

Member Kluck asked if the wall panels will have live plants.

- **Assistant Director Schumerth stated yes.**

Assistant Director Schumerth stated there are concerns about the color of the bricks and heat retention with the proposed wall color, and recommended consideration to an alternative color. The rooftop equipment and lighting plan would be reviewed at a later time.

Chair Hrymak asked if those plans would be presented to the Commission.

- **Assistant Director Schumerth stated that is correct.**

The applicants, Joaquin Anguiano and Rafael Jose Ponce Mena were introduced. They stated it will be a Mexican Restaurant with authentic food and live entertainment and that the patio will be nice as it allows more people.

Member Banks stated that she likes the idea of the green panels. She would like a lighter color brick, maybe a charcoal gray. Member Banks asked about the plants in the winter.

- **Mr. Ponce Mena plants would be just branches, they would not be green year round and the owners would welcome options for winter.**

Member Scheffke asked Assistant Director Schumerth to explain #5.

- **Assistant Director Schumerth stated it would be to move the panels from the rear of add more panels and move them closer to Dixie Highway to make them more visible.**

Member Scheffke asked how many more.

- **Assistant Director Schumerth stated the recommendation is 1 or 2 more.**

Member Scheffke stated he has no issue with the black brick and no problem with anything else.

Member Preston stated she is okay with the glass and moving the pergola because of the trees. She stated that the tumbled bricks are good and will last longer and she is okay with the black or even a slate gray. Member Preston stated the plat wall is a lot of maintenance and stated that lights could be added to make the panels look better in the winter.

- **Mr. Ponce Mena said that there would be lights between the panels and the wall and they may mix the plants with real and fake versions to improve the look in winter.**

Member Scheffke stated that English Ivy stays green year round.

Member Quirke asked if there is a road on the west side of the site.

- **Chair Hrymak stated no, it's up against the garage for the apartments.**
- **Assistant Director Schumerth stated originally a driveway was proposed, but it was removed.**

Member Quirke asked if there is egress in the rear.

- **Assistant Director Schumerth stated there is no access to Hickory.**

Member Quirke asked if the number of parking spaces, 29, meets code requirements. At a quick count there are 27 tables on the patio and suggests that more trees be planted in front of the orange garage wall on the west end of the property.

- **Assistant Director Schumerth stated it does meet code.**

Member Quirke asked for the fence to be described and asked if it's a mesh fence. Member Quirke stated the park is underutilized and asked if there was any way to enhance the synergy between the park and the restaurant.

Chair Hrymak asked the height of the fence.

- **Assistant Director Schumerth noted that the fence will be 42 inches.**

Member Quirke asked if there could be a mural painted on the building.

- **Mr. Ponce Mena stated that could be done, but they are unsure what it could be.**

Member Quirke stated it could be done on the South wall and asked about music.

- **Mr. Anguiano said there would be live music; currently at night and Sunday afternoons and would close by 10. Fridays and Saturdays they would open at 11 and there would be a Mariachi band on Sundays. With thoughts of having it outside in the warmer months.**

Member Gonser stated she had no issue with the windows and asked if the tree roots would affect the concrete and if the space is large enough for a vehicle to turn around in.

Chair Hrymak stated he didn't think there would be an issue.

- **Staff Liaison Mesaros stated it should be enough at 15 feet of width.**

Member Gonser stated she has no issue with the black brick and added that the Homewood Brewery is a dark color and it looks nice. She does have some concern about the green walls in the cooler months.

Member Kluck stated he has ivy in his yard and it stays green year round. He agrees with moving some of the panels forward toward the front and adding a mural; there is no need for the green panels on the west side because they won't be seen. Member Kluck suggested to incorporate some of the brick in with the fencing around the patio, like planters, to break up the fence visually.

Member Kluck also stated he does like the black color or slate.

Member Gonser asked if the pergola would be steel or have a fabric cover.

- **Mr. Ponce Mena frame will be steel, but the top would be wood and be open.**

Chair Hrymak asked about signage. Only one sign is shown and asked about the dimensions of the sign and if it would be lit.

- **Mr. Ponce Mena sign would be just the restaurant name and it would face Dixie. Mr. Ponce Mena stated that they could do a sign on the red part on each side.**

Member Gonser asked if it would be within code if signage was added.

Chair Hrymak asked if it have to come back in front of the Commission for approval.

- **Staff Liaison Mesaros stated no.**

Member Gonser asked if the signage could be moved from the pergola to another location.

Chair Hrymak asked about installing digital signage.

Assistant Director Schumerth stated it depends on what is meant by digital signage because it is restricted in the downtown district.

Member Quirke stated as an idea the Brewery has a sign on the side that wraps around the building.

Chair Hrymak stated he has no issue with the windows, but is concerned about the pergola because of the trees and likes that it will be moved to accommodate them. He does agree with moving the parking island to be by the dumpster. Chair Hrymak stated he spoke with Bryon about the plants and like the idea to move the green panels and does not like the black bricks as it doesn't really fit with the area and suggested a darker gray color.

Member Banks stated she has had experience with it previously and the solution was to soften the colors slightly. Making it lights makes a huge difference to blend with nearby buildings.

Chair Hrymak asked if the cement benches from the park can be used in any way to preserve the memory of the park, maybe in the patio or inside the restaurant.

Member Banks asked who owns the benches.

- **Assistant Director Schumerth stated they belong to the property owner.**
- **Mr. Ponce Mena said that using the benches is something to be considered; maybe as a feature or a water fountain.**

Chair Hrymak stated the packet says they are oak trees, but they aren't. One appears to be a maple and one appears to be an American Elm. The Village Arborist stated the elm is a hybrid and maybe a heritage tree which would have to be maintained yearly and checked and taken care of. Chair Hrymak stated it is too large to transplant. Chair Hrymak recommended further investigation.

Assistant Director Schumerth stated the Village can help with the tree.

Chair Hrymak stated there is no photometric plan.

Assistant Director Schumerth stated the Planning and Zoning Commission will have it, and probably not brought to the Appearance Commission unless something needs thoughts on.

Chair Hrymak requested a motion to approve Case 25-31 Appearance Review for Tequila Raizes Restaurant at 18136 Dixie Highway by Member Preston; seconded by Member Gonser.

AYES: 7 (Members Banks, Scheffke, Preston, Kluck, Gonser, Quirke, and Chair Hrymak)

NAYES: 0

ABSTENTIONS: 0

ABSENT: 0

### **CASE 25-28 – Exterior Improvements of Target 17605 Halsted**

Assistant Director Schumerth presented the case for new signage and paint. Schumerth stated that it is similar to what was previously approved in 2022 with updates to the materials. The previous approval has expired and the proposed signage does not meet current code, though it fits within the approved variance.

John Conklin was in attendance regarding the changes.

Chair Hrymak observed that it is less signage than what was previously approved.

- **Mr. Conklin stated yes.**

Member Quirke asked if the lighting will remain the same.

- **Mr. Conklin stated yes, they will just connect to the existing.**

Member Preston asked when they changed to the lower case T.

- **Mr. Conklin stated the brand improvements started in early 2020, but he is not sure when the change occurred.**

Member Banks stated the theory is that the new branding is a way to connect to younger groups.

Member Scheffke asked about the color of the door frames.

- **Mr. Conklin stated he is not sure.**
- **Assistant Director Schumerth stated it is not included in the documents. The elevations show white, but the color is not included in the application.**

Member Banks stated she has no problem with anything and asked if the bollards will be decorative or for security.

- **Mr. Conklin stated he has no answer of the intention of them; other locations have them as an aesthetic feature.**

Chair Hrymak requested a motion to approve Case 25-25 Appearance Review for Target at 17605 Halsted Street by Member Preston; seconded by Member Kluck.

AYES: 7 (Members Banks, Scheffke, Preston, Kluck, Gonser, Quirke, and Chair Hrymak)

NAYES: 0

ABSTENTIONS: 0

ABSENT: 0

Member Quirke asked the timeframe for the updates.

- **Mr. Conklin stated he is not sure.**

#### **OLD BUSINESS:**

Chair Hrymak asked if the revised drawing for the Dunkin exterior have been received.

- **Assistant Director Schumerth stated they have not been received and he can follow-up.**

Member Preston stated her concern about the trash and debris at the former Walmart location.

Chair Hrymak asked about the addition at Tin Ceiling.

- **Staff Liaison Mesaros stated it's not Tin Ceiling, it is for the Mongolian BBQ restaurant.**
- **Assistant Director Schumerth stated the addition is a rear delivery and service area.**

Member Gonser stated there is a sign on the ground for the Mediterranean Restaurant on the ground behind McDonald's.

#### **NEW BUSINESS:**

The Economic and Community Development Intern, Josh Carillos, presented updates to the Appearance Plan.

Intern Carillos presented the Appearance Plan research conducted over the summer, stating they have been working on cataloging what is here, historical and new, and what is going up. Village staff have been managing public feedback about the buildings and have been injecting it into the new plan.

Member Scheffke asked if he would be staying for the entire year.

- **Intern Carillos stated he would be going back to campus next week.**

Chair Hrymak asked if they would have access to the inventory.

- **Assistant Director Schumerth stated they just finished digitizing it and will have it readable for the Appearance Plan soon.**
- **Staff Liaison Mesaros stated that all documents will go in front of the Commission.**

Member Quirke asked when the sign code will go to the Board.

- **Staff Liaison Mesaros stated hopefully the August 26 meeting; it's been with the attorney since June.**

**ADJOURN:**

A motion was made for adjourning the meeting by Member Scheffke, second by Member Gonser.

AYES: 7 (Members Banks, Preston, Scheffke, Quirke, Gonser, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

The meeting was adjourned at 7:51 pm.

Respectfully submitted,

*Darlene Leonard*

**Darlene Leonard**

Building Department Administrative Secretary

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: October 16, 2025

**To:** Appearance Commission

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

**Through:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 25-40: Appearance Review, Park West Plaza, 3003-3029 W 183rd Street

## DOCUMENTS FOR REVIEW

| Title                               | Pages | Prepared by                       | Date       |
|-------------------------------------|-------|-----------------------------------|------------|
| Applications                        | 3     | Mike Myszkowski, Applicant        | 09/29/2025 |
| Landscape Plan                      | 2     | Mike Myszkowski, Arbeen Landscape | 09/05/2025 |
| Plant List                          | 1     | Tyler Arbeen, Arbeen Landscape    | 09/05/2025 |
| Front Elevation with Material Board | 1     | Arete Design Group Ltd.           | 10/06/2025 |
| Staff Exhibits                      | 2     | Noah Schumerth, Asst. Dir. ECD    | 10/07/2025 |

## BACKGROUND

The applicants (Mike Myszkowski of Arbeen Landscaping, and Charles Smith of Arete Design Group Ltd.) have proposed improvements to Park West Plaza Shopping Center, located at 3003-3029 W 183<sup>rd</sup> Street. These improvements include new landscaping, a full reconstruction of the main structure and front façade of the building, and new pole signage and a comprehensive sign program to regulate future signage for the building.

The Village recently sold this property in May 2025 to Caton Commercial Group. Caton Commercial proposed a full renovation of the property to improve the commercial performance of the center, which has suffered high vacancy rates for several years.

## DISCUSSION

### Landscaping

The current site has two interior parking lot landscape islands and two large landscape beds along the front of the property near 183<sup>rd</sup> Street. The applicant has provided plans to repair these landscape beds on the property and replace many of the existing plants and landscaping materials currently on the site.

- **Front Landscape Islands:** The applicant has proposed a plan to remove all existing shrubs and small trees currently installed in two large front landscape islands near the northwest and northeast corners of the property. These islands are currently covered in grass. The plantings in these islands

are overgrown and deemed by the Village Arborist to be in poor health and will require significant maintenance or removal.

The applicant has proposed to install large beds of mulch in these front landscape islands. New plantings will be installed each of the new mulch beds. The largest bed, located on the northeast corner of the property, will feature a range of ornamental evergreen plants, flowering perennials and small shrubs. The smaller bed, located near the driveway on the northwest corner of the property, will include a new deciduous tree and several small evergreen shrubs and flowering perennials. A plant palette is included with this memo.

- **Interior Landscape Islands:** The applicant proposed to repair and add plantings to the two existing 9' x 18' landscape islands in the parking lot of the plaza. Each of the existing islands have two locust trees installed in dirt and grass beds. The existing trees will be pruned. The applicant will install a range of grasses and shrubs around the existing trees in each island. The applicant will also install a gravel band around the perimeter of each landscape island to protect plantings from road salt and other hazards.

The applicant has also proposed to add a landscape island in the middle of the parking lot. This new island will be 27' x 18' in area. The applicant will install a swamp white oak tree in this island, along with a mix of grasses and shrubs similar to those proposed in the existing parking islands. The new island will also include a gravel band around its perimeter to protect plantings in the new landscape area. The new parking island required Site Plan Review, which was reviewed by a Village staff committee and approved on October 7, 2025.

No additional landscaping installations are required by the Village Zoning Ordinance. Additional screening may be installed adjacent to this property along the west property boundary when the adjacent lot is developed, as redevelopment of this site may require transition zone landscaping.

A full plant palette is attached to this memo. The Village Engineer has reviewed the proposed changes to landscaping and requested revisions at the time of building permit submittal to include a curb and gutter to drain water away from the new parking island. The Village Arborist has also proposed the replacement of several species from the applicant's plant palette to conform to Village requirements for native plantings. These replacements are indicated in the table below:

| Current Proposed Planting | Current Planting Location    | Recommended Planting             |
|---------------------------|------------------------------|----------------------------------|
| Drift rose                | Front (NE) landscape area    | Coral berry                      |
| Calamintha nepeta         | Front (NW) landscape area    | Russian sage                     |
| Spruce (any)              | Front (NE) landscape area    | Bald cypress or dawn redwood     |
| Limelight hydrangea       | Front (NE) landscape area    | Smooth or oakleaf hydrangea      |
| Reed grass                | Existing parking lot islands | Little bluestem                  |
| Crabapple tree            | Front (NW) landscape area    | Redbud, serviceberry or ironwood |
| Swamp white oak           | Center parking lot island    | Burr oak                         |

### Façade Renovation

The applicant has proposed also proposed the renovation of the front façade of the building. The current building is clad in tan cement block, brick and stucco. The current building has gable roofs with two large brick arches on the west and east ends of the building. The building is in need of significant repair and maintenance, including the installation of a new roof, storefront system replacement, tuckpointing repairs for brick and block materials, and other material repairs.

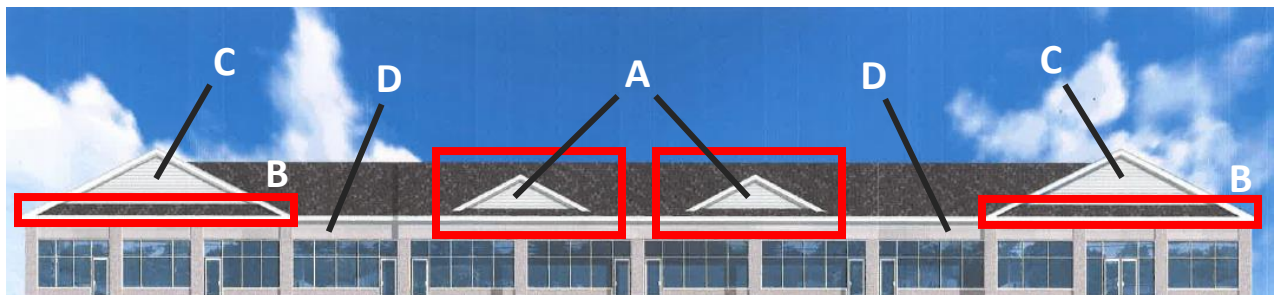
The applicant has proposed the following improvements to the building:

- **Roof Replacement and Redesign:** The applicant has proposed a full replacement of the roof to address code requirements and maintenance needs. The applicant has also proposed a redesign of the roof structure, including adding two dormers in the center of the building (**"A"** in Figure 1) and smaller pent roofs (**"B"** in Figure 1) under the two large gables at the east and west ends of the building. The roof will be fully replaced and will be clad in dark grey shingles.
- **Material Replacements:** Some materials on the building will be replaced to repair current damage on the front façade. The front of the two existing roof gables, currently clad in stucco, will be replaced with fiber cement boards (**"C"** in Figure 1). The fiber cement will be colored light grey. Larger fiber cement panels will replace stucco under the soffits of the building across the entire length of the front façade (**"D"** in Figure 1).

The current brick accent columns will be repaired and painted with a grey color. The bases of these columns, which are currently clad in stucco in poor condition, will be replaced with a thin-clad stone tile veneer. The existing brick arches on the west and east sides of the building will be partially removed and replaced with the new roof structures.

Other fixtures, such as downspouts and gutters, will be replaced and colored grey to match the proposed color palate of the building. New outdoor LED sconce lighting fixtures will be installed on the exterior of the building along the front elevation, replacing the four exterior lanterns currently installed on the building.

**Figure 1: Proposed Elevation Changes, Front Elevation**



- **Other Elevations:** No architectural changes are proposed to the other elevations. The walls will be painted to match the grey color found on the fiber cement panels on the front of the building. Gutters and downspouts will be replaced and painted to match those installed on the front elevation.

Signage

The applicant plans to submit proposed renovations to the existing pole sign near the northeast corner of the property. The applicant also plans to submit a comprehensive sign plan for the center to coordinate signage between current and future tenants.

Staff has not yet received these materials. These materials will be reviewed at a future Appearance Commission meeting date.

Appearance Plan

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

*D. Landscape and Site Treatment*

*"Landscape elements included in these criteria consist of all forms of planting vegetation, ground forms, rock groupings, water patterns and all visible construction except buildings and utilitarian structures.*

*2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and/or provide shade.*

*3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.*

*4. Plant material shall be selected interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.*

*5. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards and other devices.*

*6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall extensions, plantings, fences, or other innovative means so as to largely screen parking from public view.*

*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 equally effective in winter as in summer.*

*10. Exterior lighting, when used, shall enhance the building design and adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness limited...and brilliant colors avoided."*

### *E. Building Design*

*“Architectural style- contemporary, traditional, or other- shall not be restricted. Evaluation by the Appearance Commission of building design and its supporting elements shall be based on:*

- 1. Acceptable design principles and proper use of materials and supporting surrounding elements.*
- 2. Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood.*
- 3. Materials shall be compatible with and complimentary to the design; as follows:*
  - a. Materials shall be of a permanent nature and require a minimal amount of maintenance;*
  - b. Exposed structural frames that reflect the design principles of the building shall be an integral part of the building design;*
  - c. Colors shall be harmonious, with bright or brilliant colors used mainly for accent.”*

### *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 25-40, Appearance Review, Park West Plaza, 3003-3029 W 183rd Street as proposed on the drawings submitted by Arete Design Group, Ltd. and Arbeen Landscape.



# NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

## PROPERTY INFORMATION

**Street Address:** 3003-29 w. 183rd street Homewood, IL 60430

**Property Index Number(s):** 31-01-115-001-0000

**Lot Size:** \_\_\_\_\_ sq. ft. 1.22 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

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:** Beauty

**Gross Floor Area:** \_\_\_\_\_ sq. ft. **Parking Provided:** \_\_\_\_\_

**Existing Use:** Parking

The requested use is:

- ☐ Permitted  
☐ Limited  
☐ Special  
☒ Other:

## SITE OR BUILDING CHANGES

**Existing Development:** Business

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

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

Conversion of 3 parking spaces to planting space.

| Development Metrics        | Existing | Proposed |
|----------------------------|----------|----------|
| Gross Floor Area (sq. ft): | 11,973   | 11,973   |
| Parking Spaces             | 73       | 70       |
| Lot Coverage               |          |          |
| Impervious Area (sq. ft.)  | 48,377   | 47,951   |
| Impervious Coverage (%)    | 90.9%    | 90.2%    |

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.

None

The applicant requests:

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

APPLICANT

Name Michael Myszkowski  
 Company Arbeen Landscaping  
 Address [REDACTED]  
 Phone 630-926-3326  
 Email mike@arbeenlandscaping.com  
 Role Architect for Landscape Design

PROPERTY OWNER

Name PWP Homewood LLC  
 Company Caton Properties  
 Address [REDACTED]  
 Phone \_\_\_\_\_  
 Email bill@catoncommercial.com  
☐ 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.

Michael Myszkowski  
 Applicant Name

Michael Myszkowski  
 Applicant Signature

9/29/25  
 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: \_\_\_\_\_

APPLICATION:  
**APPEARANCE REVIEW**

2020 Chestnut Road, Homewood, IL 60430

**PROPERTY INFORMATION**Street Address: 3003-29 w. 183rd street Homewood, IL 60430Property Index Number(s): 3 1 - 0 1 - 1 1 5 - 0 0 1 - 0 0 0 0**Zoning District:**

- |                              |                              |                                         |                               |
|------------------------------|------------------------------|-----------------------------------------|-------------------------------|
| <input type="checkbox"/> R-1 | <input type="checkbox"/> R-2 | <input type="checkbox"/> R-3            | <input type="checkbox"/> R-4  |
| <input type="checkbox"/> B-1 | <input type="checkbox"/> B-2 | <input checked="" type="checkbox"/> B-3 | <input type="checkbox"/> B-4  |
| <input type="checkbox"/> M-1 | <input type="checkbox"/> M-2 | <input type="checkbox"/> PL-1           | <input type="checkbox"/> PL-2 |

**Application Request***Select all applicable boxes for Appearance Commission requests below.*

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

**Proposed Development or Alterations:**Update Landscaping**APPLICANT**

Name Michael Myszkowski

Company Arbeen Landscaping

Address [REDACTED]

Phone 630-280-4239

Email mikke@arbeenlandscaping.com

Role Project Architect for Landscape Design

**PROPERTY OWNER**

Name PWP Homewood LLC

Company [REDACTED]

Address [REDACTED]

Phone 815-436-5700 x111

Email bill@catoncommercial.com

☐ 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.

Michael Myszkowski

Applicant Name

Michael Myszkowski

Applicant Signature

9/29/25

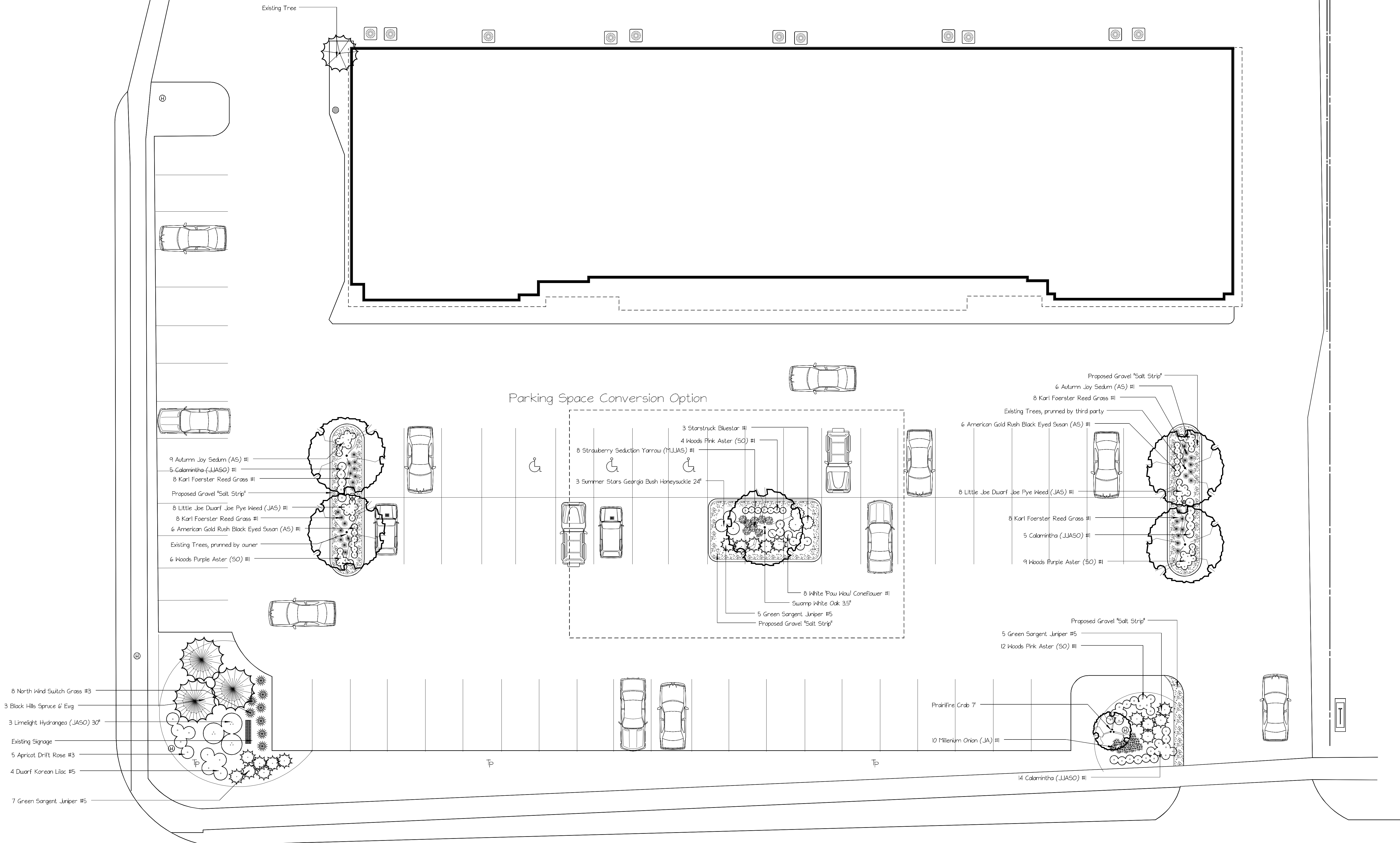
Date

**Staff Notes***Do not write below this line.*CASE NO: \_\_\_\_\_ Fee: \_\_\_\_\_ ☐ Paid Date Received: \_\_\_\_\_

|                |               |                            |             |
|----------------|---------------|----------------------------|-------------|
| Request: _____ | Action: _____ | Comments/Conditions: _____ | Date: _____ |
|----------------|---------------|----------------------------|-------------|

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

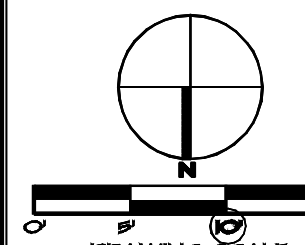
Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



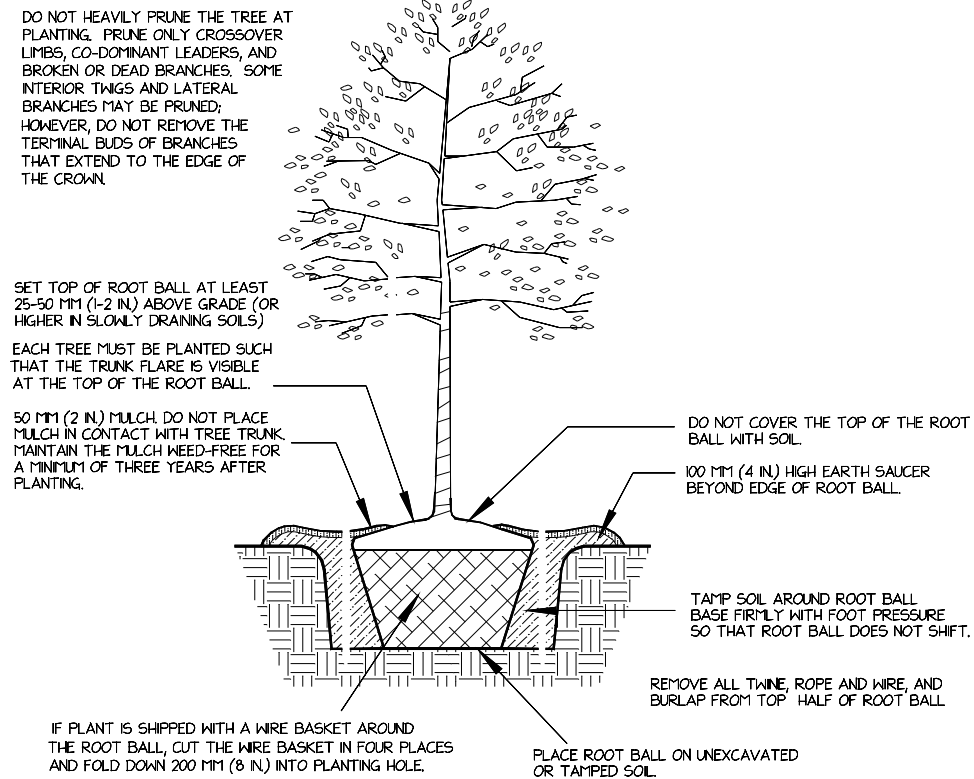
# Park West Plaza

3003 w. 183rd street Homewood

Arbeen Landscaping 8772 Stewart Road, Owasso, IL 60545

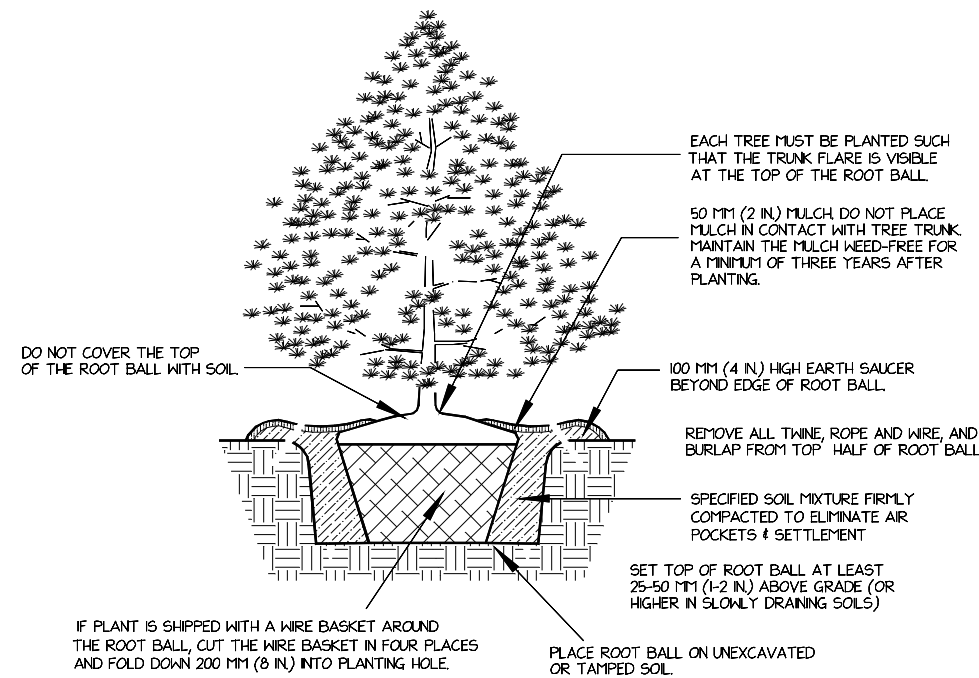


|                   |                  |
|-------------------|------------------|
| 24X36             | DRAWN BY : MM    |
|                   | ORIGINAL : 98.25 |
|                   | REVISED :        |
|                   | REVISED :        |
|                   | REVISED :        |
|                   | REVISED :        |
| Village of Oswego | 17               |



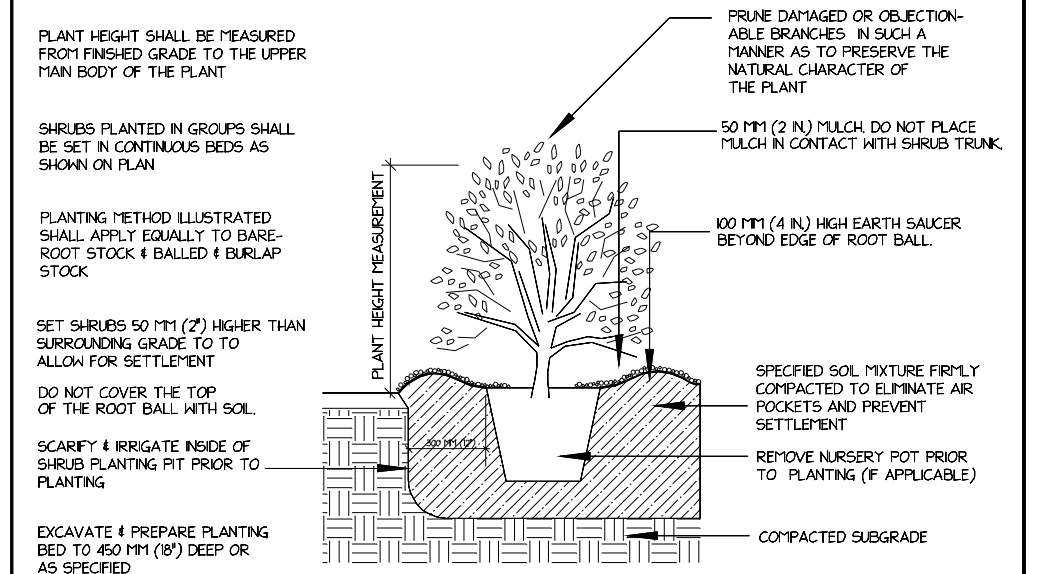
## DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



## CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 66" (200CM) OR LESS



## SHRUB PLANTING DETAIL

TYPICAL INSTALLATION



# MATERIAL LIST

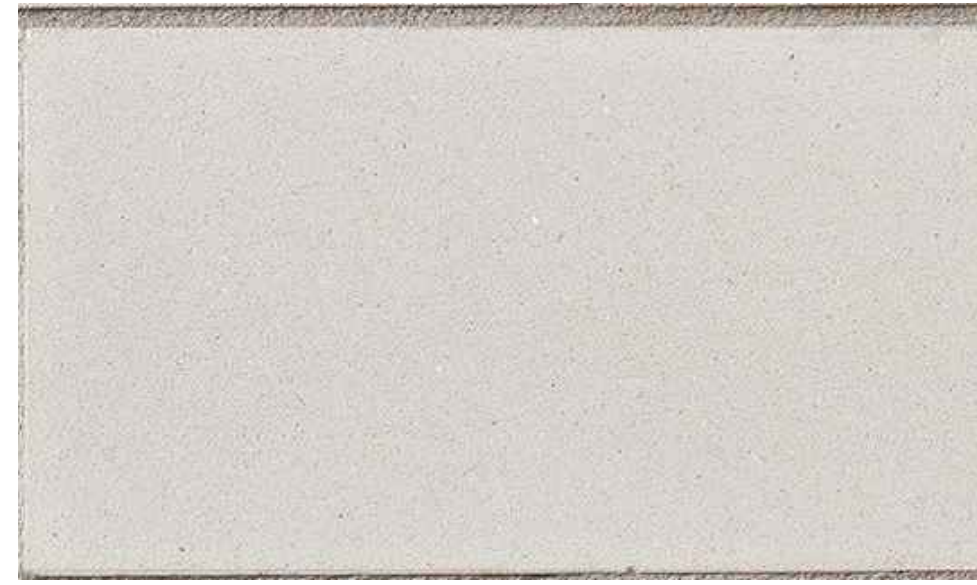
Estimate # 454.1

SUMMARY Commercial, Caton - Park West Plaza  
 ACCOUNT Caton Commercial  
 1296 Rickert Drive suite 200  
 SALES PERSON Tyler Arbeen  
 DESIGNER Mike Myszkowski  
 ESTIMATOR Mike Myszkowski

JOBSITE Park West Plaza  
 3003-29 w. 183rd street  
 Homewood, IL 60430

| QTY                     | DESC                                                                | SIZE |
|-------------------------|---------------------------------------------------------------------|------|
| <b>Plants</b>           |                                                                     |      |
| <b>Perennial</b>        |                                                                     |      |
| 5 EA                    | Apricot Drift Rose - Rosa drift 'Apricot Drift'                     | #3   |
| 24 EA                   | Calamintha (JJASO) - Calamintha nepeta ssp. nepeta                  | #1   |
| 10 EA                   | Millenium Onion (JA) - Allium 'Millenium'                           | #1   |
| 16 EA                   | Woods Pink Aster (SO) - Symphyotrichum 'Wood's Pink'                | #1   |
| 12 EA                   | American Gold Rush Black Eyed Susan (AS) - Rudbeckia 'American'     | #1   |
| 15 EA                   | Autumn Joy Sedum (AS) - Sedum spectabile 'Autumn Joy'               | #1   |
| 16 EA                   | Little Joe Dwarf Joe Pye Weed (JAS) - Eupatorium dubium 'Little'    | #1   |
| 15 EA                   | Woods Purple Aster (SO) - Symphyotrichum 'Wood's Purple'            | #1   |
| 3 EA                    | Starstruck Bluestar - Amsonia 'Starstruck'                          | #1   |
| 8 EA                    | Strawberry Seduction Yarrow (MJJAS) - Achillea millefolium          | #1   |
| 8 EA                    | White 'Pow Wow' Coneflower - Echinacea PowWow White                 | #1   |
| <b>Trees/Evergreen</b>  |                                                                     |      |
| 3 EA                    | Black Hills Spruce - Picea Glauca Densata                           | 6'   |
| <b>Shrubs/Deciduous</b> |                                                                     |      |
| 4 EA                    | Dwarf Korean Lilac - Syringa meyeri 'Palibin'                       | #5   |
| 3 EA                    | Limelight Hydrangea (JASO) - Hydrangea paniculata 'Limelight'       | 30"  |
| <b>Shrubs/Evergreen</b> |                                                                     |      |
| 17 EA                   | Green Sargent Juniper - Juniperus 'sargentii'                       | #5   |
| <b>Grasses</b>          |                                                                     |      |
| 8 EA                    | North Wind Switch Grass - Panicum virgatum 'North Wind'             | #3   |
| 32 EA                   | Karl Foerster Reed Grass - Calamagrostis acutiflora 'Karl Foerster' | #1   |
| <b>Trees/Ornamental</b> |                                                                     |      |
| 1 EA                    | Prairifire Crab - Malus ioensis                                     | 7'   |
| <b>Shrub</b>            |                                                                     |      |
| 3 EA                    | Summer Stars Georgia Bush Honeysuckle - Diervilla Rivularis         | 24"  |
| <b>Trees/Shade</b>      |                                                                     |      |
| 1 EA                    | Swamp White Oak - Quercus bicolor                                   | 3.5" |

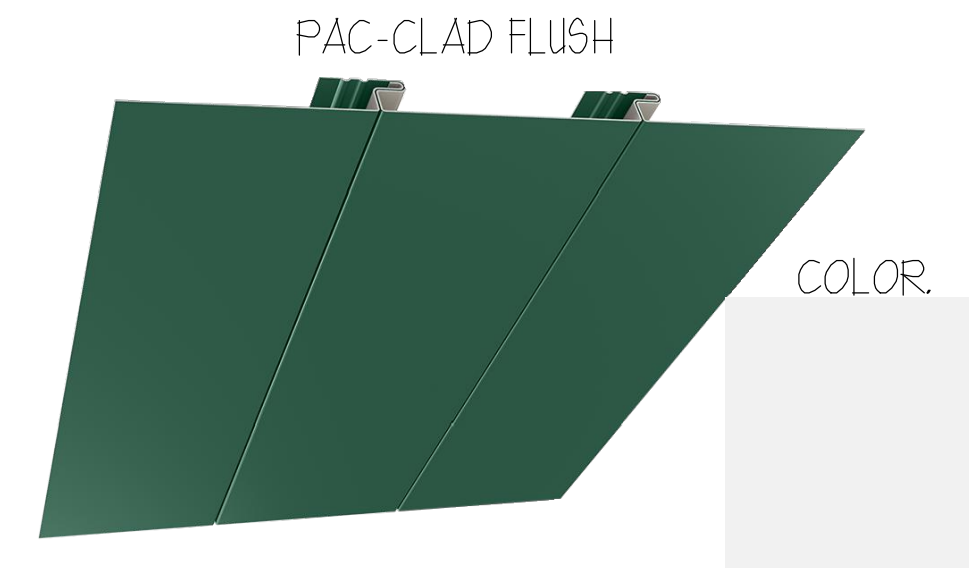
## SELECTED MATERIALS AND COLORS



ARRISCRAFT OR EQUAL  
COLLECTION: ARRIS-Tile  
SERIES: THIN-CLAD RENAISSANCE  
MODEL: RS115  
COLOR: LIMESTONE  
FINISH: SMOOTH



HARDIE BOARD SIDING  
SERIES: HARDIE-PLANK  
COLOR: 5W-6001 GRAYISH  
TEXTURE: SMOOTH



PAC-CLAD SOFFIT  
SERIES: FLUSH & FLUSH WIDE VENT  
THICKNESS: .032  
COLOR: BONE WHITE OR STANDARD  
WIDTH: 12"

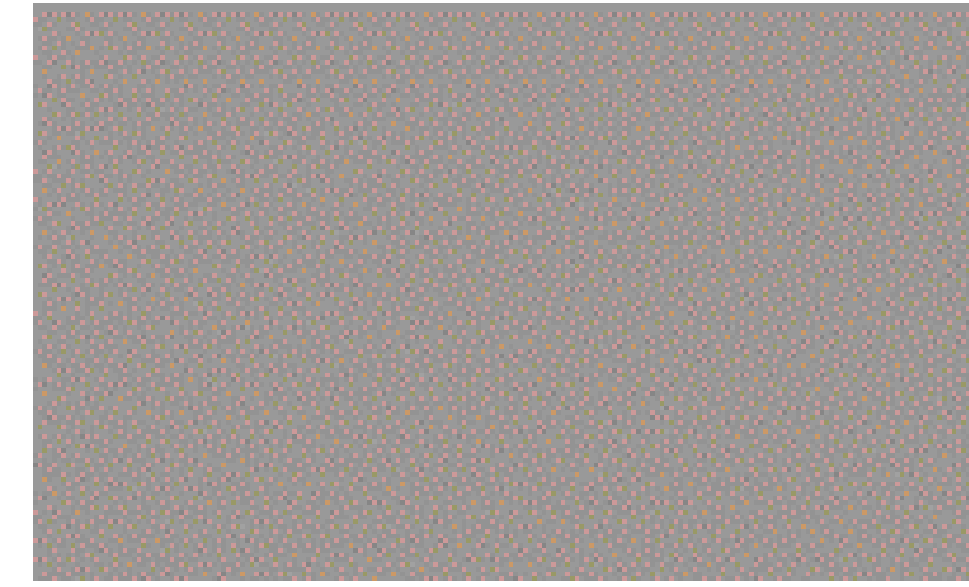
Note: Gutters, Downspouts, and fascia to match soffit color.



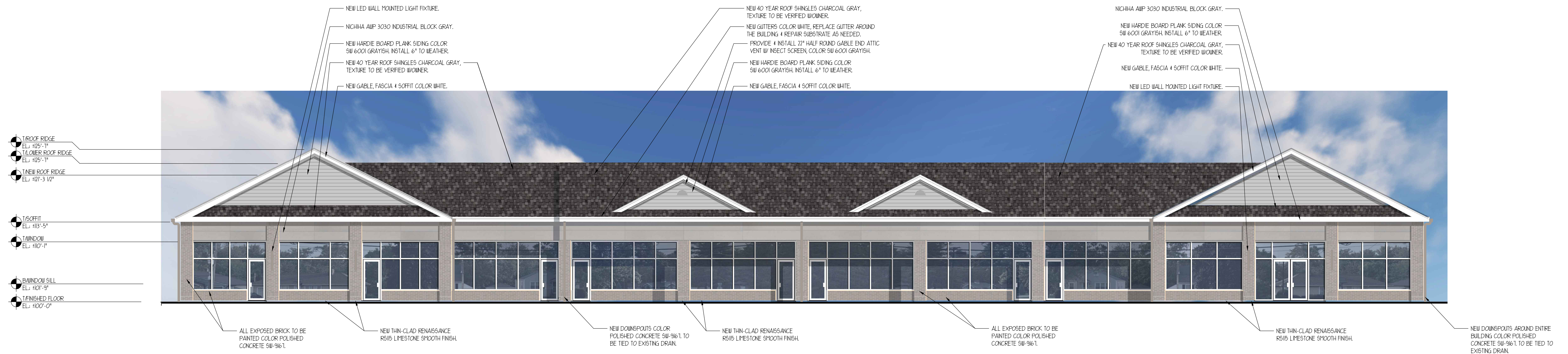
GAF OR EQUAL  
TIMBERLINE ULTRA OR EQUAL  
40 YEAR ROOF SHINGLE  
COLOR: CHARCOAL GRAY  
TEXTURE: VERIFY WITH OWNER



NICHIHA SIDING  
SERIES: CONCRETE  
MODEL: AWP 3030  
COLOR: INDUSTRIAL BLOCK GRAY



BRICK PAINT  
SHERWIN WILLIAMS  
COLOR: 5W-9161 POLISHED CONCRETE



# PROPOSED RENDERED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

## A-2.0R

PROJECT #: 25034  
DATE: 09/17/2025  
REVISIONS: 10/06/2025  
SCALE: AS NOTED

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OWNER:

PWP HOMWOOD LLC

1296 RICHERT DRIVE, SUITE 200  
NAPEVILLE, ILLINOIS 60540

## PARK WEST PLAZA

3003-3029 183RD ST.  
HOMWOOD IL 60430

ARCHITECT/PLANNER:

arete design studio  
architecture • planning • design  
13543 West 185th Street, Mokena, Illinois 60448  
815.485.7333  
arete-ltd.com



