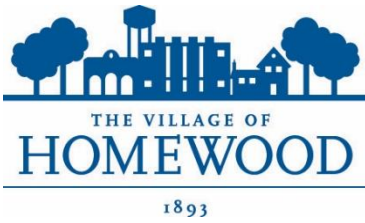


# MEETING AGENDA



## Appearance Commission

Village of Homewood

October 03, 2024

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 September 5, 2024 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 24-34: Wind Creek Casino Site Signage and Sign Variance

B. **Public Meeting** for Case 24-43: Appearance Review for Signage at Essence Salon Suites, 17956 Halsted Street

C. **Public Meeting** for Case 24-44: Appearance Review, Apparel Redefined, 1313-1351 W 175th Street

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

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: **September 5, 2024**

### 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 6:03 pm.

### ROLL CALL:

Members Banks, Preston, Quirke, Kluck, Scheffke, and Chair Hrymak were present. Member Kidd was absent.

In attendance from Village staff was Director of Economic and Community Development Angela Mesaros, Assistant Director of Economic, and Community Development Noah Schumerth, Village Manager Napoleon Haney, Assistant Village Manager, Terrence Acquah, and Building Permit Clerk Charise Campbell. There were four members of the public in the audience, and no members of the public were in attendance at the Zoom virtual meeting.

### APPROVAL OF MEETING MINUTES:

Member Scheffke stated in his comments on page 6 at the bottom of the page to change “must” to “much”. Remove “narrow and” and remove “on”.

Motion for approval of the minutes as amended made by Member Banks; seconded by Member Kluck.

AYES: 4 (Banks, Quirke, Kluck, Scheffke, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 1 (Preston)

ABSENT: 1 (Kidd)

### PUBLIC COMMENTS:

None.

### REGULAR BUSINESS:

Chair Hrymak introduced hearing for Regular Business agenda items. Chair Hrymak concurred and introduced Case 23-07: Appearance Plan Update.

### CASE 24-34: Sign Variance and Sign Review for Wind Creek Casino and Hotel

Staff Liaison Mesaros stated the applicant is not at the meeting and asked that the Case be continued to the October 3 meeting.

**CASE 24-31: Mural Proposal at 2033-2049 Ridge Road**

Assistant Village Manager Acquah introduced the case and gave background on the mural project stating the muralist was introduced by a Board member, the area is having interactive lights being installed. He stated they had met with the artist and were impressed with his body of work and felt it was a great way to introduce this pilot program, and introduced the muralist Nate Otto.

Mr. Otto stated he has been a muralist for 12 years and has done 60 murals including for Paypal, Facebook, and Nike. Mr. Otto stated he has been given guidelines to follow for the mural that include the Homewood colors and Village buildings to use in the mural, that it will take about a week to complete and he plans to use spray paint. And added that he does not plan to create a mock-up, but just create the mural, using spray paint using the Homewood colors, and it would be 6'-7' tall.

Chair Hrymak asked if they were supposed to approve the design or just give input. Both Staff Liaison Mesaros and Assistant Director Schumerth stated just give input.

Member Kluck suggested having the steel plates on the building refinished before doing the mural with Staff Liaison Mesaros asking if the plates were on LouLou Belle and Member Kluck confirming the location.

Member Quirke stated that a lot of detail seemed to be left out of the information including who picks the artist, where the mural goes, and who pays for it. It was also stated that the previous murals had a group that decided what the murals were and where they would go and that if staff or the artist picks there may be complaints and added that it would be easier and nicer to have a group pick. Member Quirke also stated that Flossmoor has a Commission that picks the sculptures and placement locations. And asked about the cost of the proposed mural.

Staff Liaison Mesaros asked who the group was that picked the Richard Haas murals. Chair Hrymak stated he wasn't sure, but it wasn't the Appearance Commission.

Member Quirke stated he loved the idea and asked about the cost of the mural.

Mr. Otto stated this mural is \$7,000 with Staff Liaison Mesaros adding that only 1 mural is under consideration.

Member Preston stated she loves the idea and that it's a fantastic way to spruce up the building with creativity.

Member Scheffke asked the size of the mural and how wide the walkway is. Member Scheffke added that he is concerned about the location as murals are normally viewed from a distance.

Staff Liaison Mesaros stated the walkway is 6 feet and Village Manager Haney stated 6-1/2 feet. Mr. Otto stated it would be 6-7 feet tall and run the length of the wall. Assistant Village Manager Acquah added that it would go to the first window on the wall going south.

Member Banks asked if the mural will be painted directly onto the brick and asked about the wear and tear. Member Banks also asked about the availability to repair the mural in the event of vandalism or damage.

Mr. Otto stated it will last at least 10 years if not longer and that he can cover it with an anti-graffiti coating that would allow for cleaning but typically once he is done he does not come back.

Assistant Village Manager Acquah stated the area is lit and would have cameras.

Chair Hrymak stated the concerns are it's in an enclosed area that won't be well seen and Village money being spent on it when the money can be spent elsewhere. Chair Hrymak stated it is a nice idea and forward thinking and that the lights are a necessity to deter vandalism and stated an idea would be to add a camera for online viewing and asked what the 9 landmarks are.

Assistant Village Manager Acquah stated the camera is a good idea.

Assistant Village Manager Acquah and Mr. Otto stated the water tower, Dairy Queen, the Gottschalk House, the Hibbing Building, the Brewery, the Metra Station, the Village Hall, and the Amtrak Station. Assistant Village Manager Acquah added they went for buildings that have a more unique design.

Member Banks suggested the Dorband-Howe house and asked about the tree at Dairy Queen.

Staff Liaison Mesaros stated that would be a good idea and stated that polls were done when doing the plan and that is where the building ideas came from and asked for other suggestions.

Member Preston suggested the library.

Chair Hrymak asked who had the final say on it.

Mr. Otto stated it would be done freestyle, there would be no mock-up.

Member Banks asked if there was an error that could be fixed Mr. Otto said it could be fixed.

Member Quirke asked about the schedule and time frame to complete it.

Assistant Village Manager Acquah stated there would be a meeting with staff that would, hopefully, be this week. Mr. Otto stated the paint acts differently in cold so it would have to be done before October.

### **CASE 24-29: Appearance Review for Starbucks at 3047 183<sup>rd</sup> Street**

Assistant Director Schumerth presented the case stating the location is an outlet at the retail center with Ollie's. It would be 2,400 square feet and a drive-thru, 25 parking spaces, and landscaping in the former parking lot. The landscaping has been reviewed by the arborist. The building will have a brick veneer, a fiber cement board with a wood finish, and a stucco on the rear of the building. The signage will be submitted later and the signs in the packet are conceptual. The staff recommendation is to approve it with the conditions listed in the packet.

George Arnold, attorney for the applicant, stated the applicant agrees with the recommendations and will make the changes with no issue.

Member Preston stated she is surprised there is another Starbucks coming and this would make 3 in town.

Member Quirke asked how this one would compare with the other ones in town and asked about material pictures.

Staff Liaison Mesaros stated the one on Harwood and the one on Halsted are very different from the one proposed. Mr. Arnold stated he did not have any pictures of the materials.

Chair Hrymak stated that it is pretty straight forward and he likes the removal of the honey locust tree as the male has long spikes. Assistant Director Schumerth stated the arborist recommended the removal of them.

Member Quirke asked about other planned outlots and if they would be along 183<sup>rd</sup> Street also.

Staff Liaison Mesaros stated yes, one and it would be on the other side of the lot in the northeast corner.

Member Scheffke stated in his comments on page 6 at the bottom of the page to change “must” to “much”. Remove “narrow and” and remove “on”.

Motion for approval of Case 24-29 Starbucks at 3047 183<sup>rd</sup> Street as proposed in the site plan. Site details, landscape plans, lighting, electrical plans, and rendering, subject to the conditions listed in the memorandum made by Member Scheffke; seconded by Member Preston

AYES: 5 (Banks, Quirke, Kluck, Preston, Scheffke, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: None

ABSENT: 1 (Kidd)

#### **NEW BUSINESS:**

None

#### **OLD BUSINESS:**

Chair Hrymak complimented the new “parking” signs that have been going up and stated the landscaping at the Brewery is not being maintained. There are weeds, one of the trees is dead and the others are dying. He asked about the status of the Hibbing Building project.

Building Department Secretary Leonard stated the permit has been approved, but he has not applied. Once that has been received the permit can be issued. The sign permit has been issued as well as the permit to remodel the second floor.

Chair Hrymak asked about the former Citgo location.

Staff Liaison Mesaros stated the Village owns it and they have met with a developer who plans to put in a restaurant. A NFR is needed for the remediation. The building will be renovated with outdoor seating,

but the lot won't be disturbed. Member Quirke asked what type of restaurant with Staff Liaison Mesaros stated it's unknown.

Chair Hrymak asked about the status of La Voute and the new restaurant. Building Department Secretary Leonard said the name is going to be Prime 69. They started their business application, but have not completed it and no sign permit has come in yet. Staff Liaison Mesaros stated they want to make an outdoor eating area out of the old drive-thru with a bar. Member Scheffke asked if it would be open or enclosed. Staff Liaison Mesaros stated more of a 3-season type similar to Lassen's.

Member Quirke asked about the status of the Metra station as the sign still says 2024. Staff Liaison Mesaros stated it is April 2025.

Member Preston stated the stairs are staying wet when it rains. Assistant Director Schumerth stated the issue was referred to Napoleon after the last meeting to be part of a call. Staff Liaison Mesaros stated it will be looked into.

Member Quirke asked about a mural on the station boards with Chair Hrymak added on the side facing the tracks. Staff Liaison Mesaros stated she remembers the discussion from when they were in front of the Commission.

#### **ADJOURN:**

A motion was made for adjourning the meeting by Member Scheffke; second by Member Kluck.

AYES: 5 (Members Banks, Preston, Quirke, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: Kidd

The meeting was adjourned at 6:53 pm.

Respectfully submitted,

Noah Schumerth

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: **October 3, 2024**

**To:** Appearance Commission

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

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

**Topic:** Case 24-34: Wind Creek Signage Proposal

### DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application Form	1	Meredith Acosta, Applicant	08/20/2024
Signage Site Plan	3	LH Sign Development	03/12/2024
Parking Garage Signage	14	LH Sign Development	06/20/2024
Site Freestanding Signage	16	LH Sign Development	06/27/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	08/26/2024

### BACKGROUND

LH Companies, the applicant, providing signage design services for Wind Creek Hotel and Casino, is proposing the installation of parking garage signage and signage to support site identification and circulation. This proposal is part of a larger sign submittal between both jurisdictions (Homewood, East Hazel Crest) within which the casino and hotel are located. The portion in Homewood is the parking garage.

The signage submittal includes exterior directional signs that require sign permit review but are not permitted sign types, per Section 30 30-04.b.10 of the Homewood Code of Ordinances, which prohibits any sign not explicitly permitted. The applicant has requested a sign variance to allow the exterior directional signs exceeding three square feet in area.

Exterior parking garage signage and freestanding monument signage are subject to sign permit and design review by the Appearance Commission.

### DISCUSSION

#### Site Context

Wind Creek Hotel and Casino is a hotel and gaming establishment currently under construction at 17400 Halsted Street, near the northwest corner of 175<sup>th</sup> Street and Halsted Street. The hotel and casino sit within both the jurisdiction of Homewood and East Hazel Crest. The hotel/casino are within East Hazel Crest, and the 66,000 square-foot, 725-space parking garage is located within Homewood.

## Signage Review

### Introduction

The applicant has proposed the following exterior signage subject to sign review by the Village of Homewood:

- One (1) freestanding welcome ground sign along Halsted Street (Type 1D)
- One (1) freestanding ground sign along 175<sup>th</sup> Street (Type 1C)
- Two (2) freestanding ground signs with directional and branding information (Type 5B and ST9)
- Three (3) exterior directional signage attached to the parking garage structure

The applicant has proposed additional signage throughout the parking garage and surrounding site area within Homewood. However, all other signs proposed are exempt from review by Section 30-04 of the Village Code of Ordinances due to location within the interior of the parking garage or classification as an exempt directional sign.

### Standards

When reviewing signage, the Appearance Commission should consider the following provisions of Section F (Signage) of the Village Appearance Plan:

- 1. Wall, ground, and identification signs shall be a part of the architectural concept. Size, color, letter, 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 should be avoided.*
- 3. Every sign shall be scaled and designed to conform with relationship to buildings and surrounds.*
- 4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with design.*

In addition, the Appearance Plan states that for any sign review, “the Homewood Municipal Code, as it regulates to signs, shall be part of the criteria of this subsection.” Staff has analyzed the proposed signage and finds that the total signage is within maximum area allowance (800 square feet for the Homewood portion of the Wind Creek site). The sign types are permitted in accordance with the Sign Code, with the exception of three (3) exterior directional signs that require a variance. All other standards in Section 30 of the Code of Ordinances are met by the applicant. Staff finds that the freestanding ground signs are compliant with Section 30 requirements. The exterior directional signage will require a sign variance by the Appearance Commission.

A new freestanding “welcome to Homewood” monument sign is proposed to replace an existing Village monument sign on Halsted within the right-of-way (near the SWC of 174<sup>th</sup> and Halsted). The existing sign matches the other gateway signage in the Village, located at: Ridge Road west of Halsted; 183<sup>rd</sup> Street west of Kedzie, Dixie Highway, south of 187<sup>th</sup> Street; and Dixie Highway south of 175<sup>th</sup> Street.



The proposed gateway sign is designed to match the casino brand of the freestanding signs. The signage includes large gold-colored aluminum tube frames and a grey-and-white sign face constructed from aluminum panels. The signage is not consistent with Village branding (beyond the use of the Village logo). However, the sign matches an additional freestanding sign with the East Hazel Crest logo which will be placed within East Hazel Crest jurisdiction.

Staff previously recommended the replacement of this gateway sign with a sign with more harmonious design with other gateway signage in Homewood. However, the Village has proposed new recommendations to retain the existing signage to match other signs on the Wind Creek signage. The Village is seeking alternative locations for enhanced gateway signage along Halsted Street, which may be subject to future review by the Appearance Commission.

### **Sign Variance**

#### Introduction

The applicant has requested a series of exterior directional signs. Directional signs are defined in the Village's Sign Code as:

*"[signs] conveying directions or instructions for the safety or convenience of the public (vehicular or pedestrian) or necessary for the operation of the premises..."*

The applicant has proposed three exterior directional signs at the top of vehicular entrances at three locations in the parking garage. These signs are designed to guide motorists to entrance and exit lanes at each access point into the garage and provide required information at each access point.

Each directional sign proposed is 16 inches in height and varies from 37' to 39' 4" in length. The signs are between 49.3 to 54.4 square feet in area. The signs are rectangular aluminum tubing (1.5" x 2") with a gold color, surrounding a colored aluminum sign face with white or dark grey color. Lettering on the sign will be acrylic with white or dark grey lettering as necessary to provide contrast from the colored aluminum sign face. The signs will extend across the full span of each vehicular access point.

Directional signs under three square feet in area are exempt from sign permit review. Signs greater than three square feet must meet the requirements of Section 30 (Signs) of the Village Code of Ordinances. However, the sign code does not provide standards for directional signs greater than three square feet in area, nor are directional signs identified as a permitted sign in Section 30-4.(a) of the Village Sign Code.

The proposed signs exceed three square feet in area; therefore a variance is required.

#### Variance Analysis

A variance cannot be granted unless it meets the standards established in Section 30-21 of the Village Code of Ordinances:

1. *A particular hardship does exist (requiring the variation from the ordinance).*

A hardship is created by the unique scale and type of parking structure. The parking structure is Homewood's largest parking structure built to-date. The 725-space parking structure has unique

circulation needs to support the site's hotel and gaming uses, including large driveways and dedicated valet parking entrances. The scale requires larger directional signage than is generally required for other buildings, and Village sign regulations do not address this scale of directional signage.

Other types of permitted sign types in Section 30-4. of the Village Code of Ordinances, including wall signs, ground signs, and blade signs, are unlikely to permit a necessary level of navigation aid at garage entrances because signage guiding navigation through each lane ("entrance," "exit," "valet," etc.) will not be aligned as closely with the lane of travel. Such alternative signage types will also have limitations such as lower visibility for motorists.

Section 30-1 exempts directional signs below 3 square feet in area. Chapter 30 of the Code of Ordinances does not provide standards for directional signs larger than this size.

Staff finds that sufficient hardship exists to permit a variation from sign regulations in Section 30 of the Village Code of Ordinances.

*2. The proposed signage is in harmony with the general purposes and intent of this chapter.*

The signage complies with all other applicable signage regulations in Chapter 30 of the Code of Ordinances, including maximum sign area. The signage does not negatively impact public health, safety, or general welfare. The signage does not disrupt the flow of vehicular or pedestrian traffic and is constructed in a manner that is safe for the public. The signage is not unlawful or unsafe in its construction or location.

Staff finds the proposed directional signage meets the intent and stated purposes of Section 30 (Signs) of the Code of Ordinances.

## RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

**Approve** Case 24-34:

- (1) Wind Creek Signage Proposal, and
- (2) Variation from Section 30-04.b.10 of the Village Code of Ordinances to permit three (3) exterior directional signs that exceed the maximum area of three square feet.









APPLICATION:  
**APPEARANCE REVIEW**  
2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17420 S. Halsted St. Homewood, IL 60430

Property Index Number(s): \_\_\_\_\_

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

**Application Request**

Select all applicable boxes for Appearance Commission requests below.

- New Construction, including:
  - » Building Elevations
  - » Landscape Plan
  - » Lighting, Photometric Plan
  - » Signage
- Existing Development
  - » Exterior Alterations
  - » Landscape Plan
  - » Lighting, Photometric Plan
  - » Signage

**Proposed Development or Alterations:**

Sign Variance

APPLICANT

Name Meredith Acosta  
 Company L & H Signs  
 Address 425 N. 3<sup>rd</sup> St.  
Reading, PA 19601  
 Phone 914-703-0593  
 Email MeredithA@lhasigns.com  
 Role project manager

PROPERTY OWNER

Name Herb Dawson  
 Company Wind Creek Illinois LLC  
 Address 17400 Halsted St.  
Homewood, IL 60430  
 Phone 773-447-9842  
 Email hdawson@weoneil.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.

Meredith Acosta  
Applicant Name

Meredith Acosta  
Applicant Signature

8/20/24  
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: \_\_\_\_\_



173936  
Wind Creek  
Chicago Southland  
Parking Garage Signage  
June 4, 2024



**Headquarters**  
425 North 3rd Street  
Reading, PA 19601  
610.898.9600  
sales@lhsigns.com

[www.lhsigns.com](http://www.lhsigns.com)

**P13** Pink  
To Match: MP08744

**V13** Perfect Match Red  
3M 7725-263

**P12** Beige  
To Match: MP04474

**V12** Oramask 810 Stencil Film

**P11** White Diamond  
To Match: MP04561

**V11** Translucent Cardinal Red  
3M 3630-53

**P10** Blue Sapphires  
To Match: MP13912

**V10** Diffuser  
3M 3635-30

**P9** Green Emeralds  
To Match: MP01068

**V9** Frosted Vinyl  
3M Dusted Crystal

**P8** Red Rubies  
To Match: MP12602

**V8** Reflective Red  
3M 680-72

**P7** Gold Nuggets  
To Match: MP10190

**V7** Reflective Black  
3M 680-85

**P6** Black - **Satin Finish**  
To Match: MP59647

**V6** Black  
3M 180C-12

**P5** Red - **Satin Finish**  
To Match: MP08937

**V5** Cardinal Red  
3M 180C-53

**P4** Grey 2  
To Match: MP07102

**V4** Dark Grey  
3M 180C-41

**P3** Grey 1  
To Match: MP03730

**V3** Double-Layer Translucent Frosted  
3M Frosted Crystal Overlaid on 3M Dusted Crystal

**P2** Bronze  
To Match: MP20509

**V2** Reflective White  
3M 680-10

**P1** White - **Satin Finish**  
To Match: MP03549

**V1** White  
3M 7725-10

**M4** Rowmark ADA Alternative  
3X1-307

**M3** #7328 Trans. White Acrylic

**M2** Poured Resin  
To Match: M1

**M1** First Surface/Edges Sand-Blasted Acrylic

**D6** Green  
To Match: PMS 342C

**D5** Wood Print

**D4** Blue  
To Match: PMS 293C

**D3** Red 1  
To Match: PMS 207C

**D2** Black

**D1** White

**PAINT**

**VINYL**

**MATERIAL FINISHES**

**DIGITAL PRINT**



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**1234567890**

TYPEFACE 5  
**Futura Bold**

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

TYPEFACE 4  
**GOTHAM BOLD**

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 abcdefghijklmnopqrstuvwxyz  
 1234567890

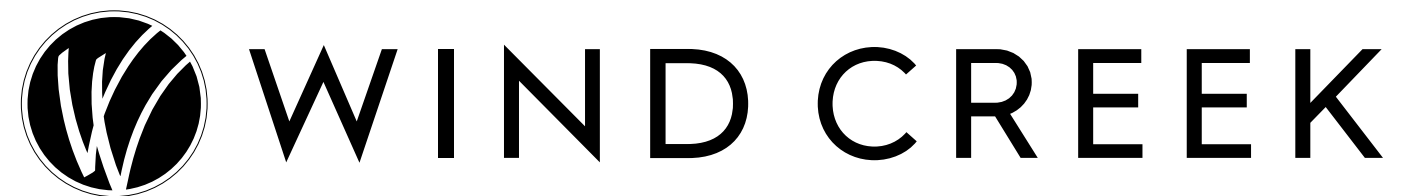
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**GOTHAM CONDENSED BOOK**

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TYPEFACE 2  
**GOTHAM NARROW BOOK**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

TYPEFACE 1  
**GOTHAM BOOK**



SYMBOLS

Account Representative	Design Eng. Matt P.
Project Manager Meredith A.	Engineer Dir. Will W.

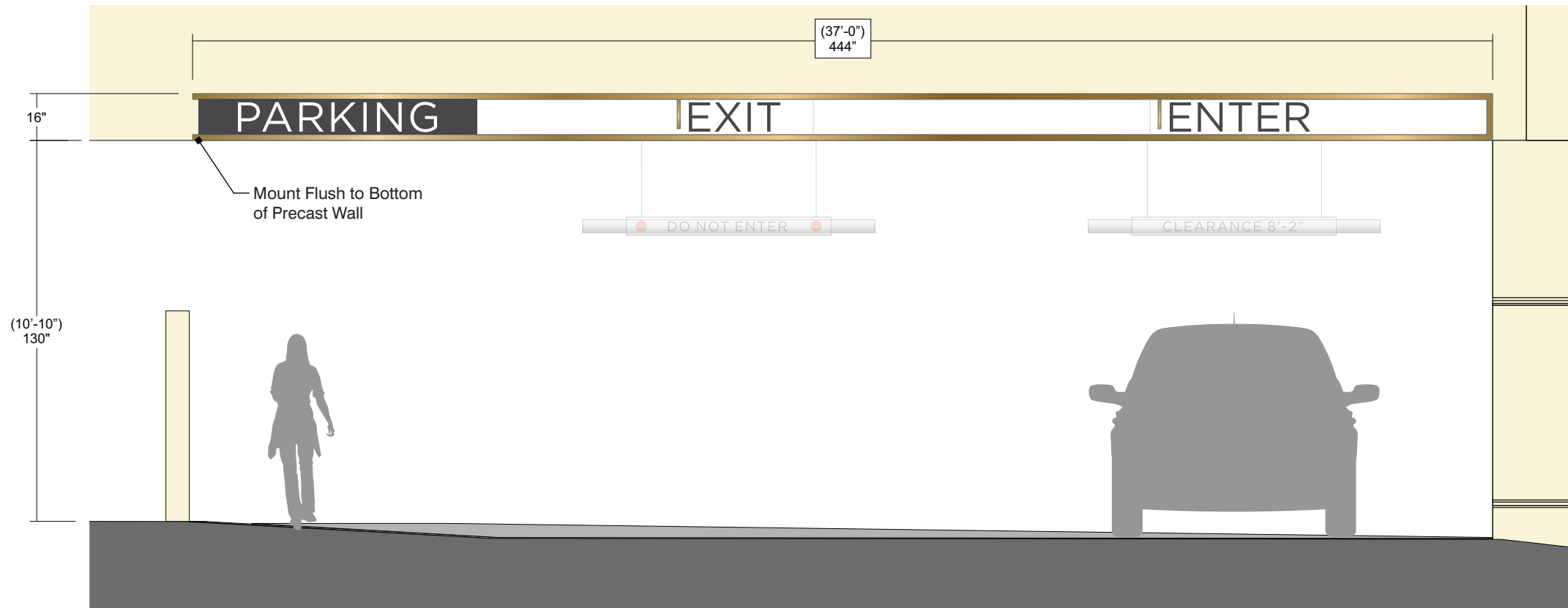
Date Created: 4/29/2024  
 Revisions: Rev 1 - 5.23.24 MP ~ Added V11; Rev 2 - 6.3.24 MP ~ Added M3;  
 Rev 3 - 6.5.24 MP ~ Added V12 & Do Not Enter Symbol;  
 Rev 4 - 7.3.24 MP ~ Added Typeface 3;  
 Rev 5 - 7.5.24 MP ~ Added Symbols, M4, D5, & V13;  
 Rev 6 - 7.12.24 MP ~ Added D6



# 20A | Primary Parking Entry/Exit

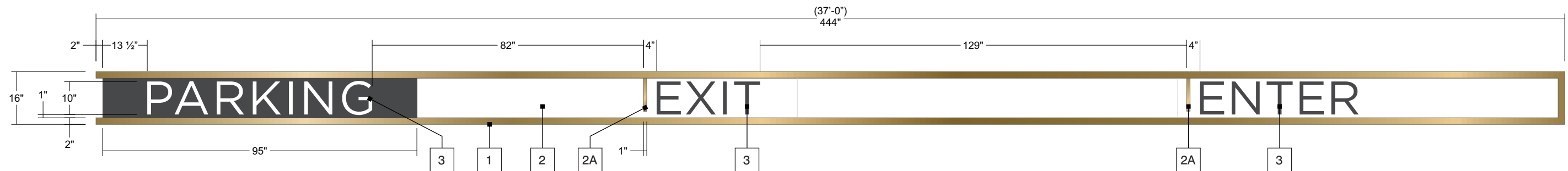
Item 5. A.

S/F | Non-Illuminated | Qty: 1



- 1 **Tube Frame**  
Fabricated 1 1/2" X 2" X 1/8" Aluminum Tube Frame; Color: P2;
- 2 **Face**  
.090" Aluminum; Color: P1 & P4;
- 2A **Face Accent**  
1/4" Clear Acrylic; Color: P2; Secured to Face w/ VHB;
- 3 **FCO Copy**  
1/2" Clear Acrylic; Color: P1 & P4; Secured to Face w/ VHB;
- \* See Drawing "173936\_ST20A" for Fabrication & Install Details;

2 **Front Elevation**  
Scale: 1/4" = 1'



1 **Front View**  
Scale: 3/8" = 1'

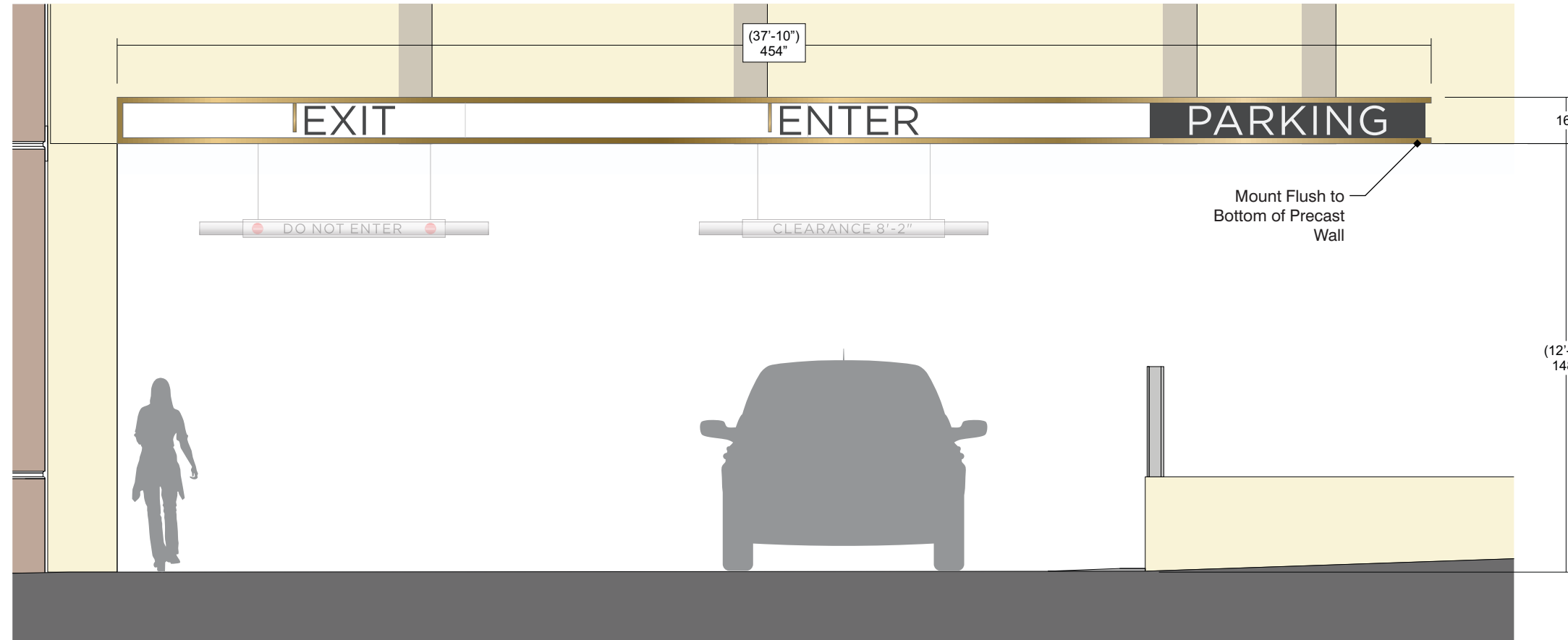
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# 20B | Secondary Parking Entry/Exit

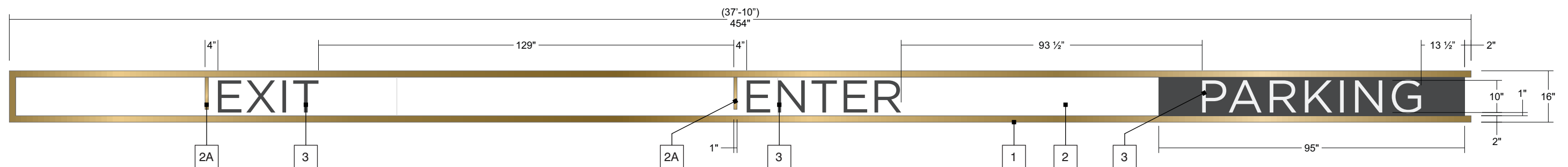
Item 5. A.

S/F | Non-Illuminated | Qty: 1



- 1 **Tube Frame**  
Fabricated 1 1/2" X 2" X 1/8" Aluminum Tube Frame; Color: P2;
- 2 **Face**  
.090" Aluminum; Color: P1 & P4;
- 2A **Face Accent**  
1/4" Clear Acrylic; Color: P2; Secured to Face w/ VHB;
- 3 **FCO Copy**  
1/2" Clear Acrylic; Color: P1 & P4; Secured to Face w/ VHB;
- \* See Drawing "173936\_ST20B" for Fabrication & Install Details;

2 **Front Elevation**  
Scale: 1/4" = 1'



1 **Front View**  
Scale: 3/8" = 1'

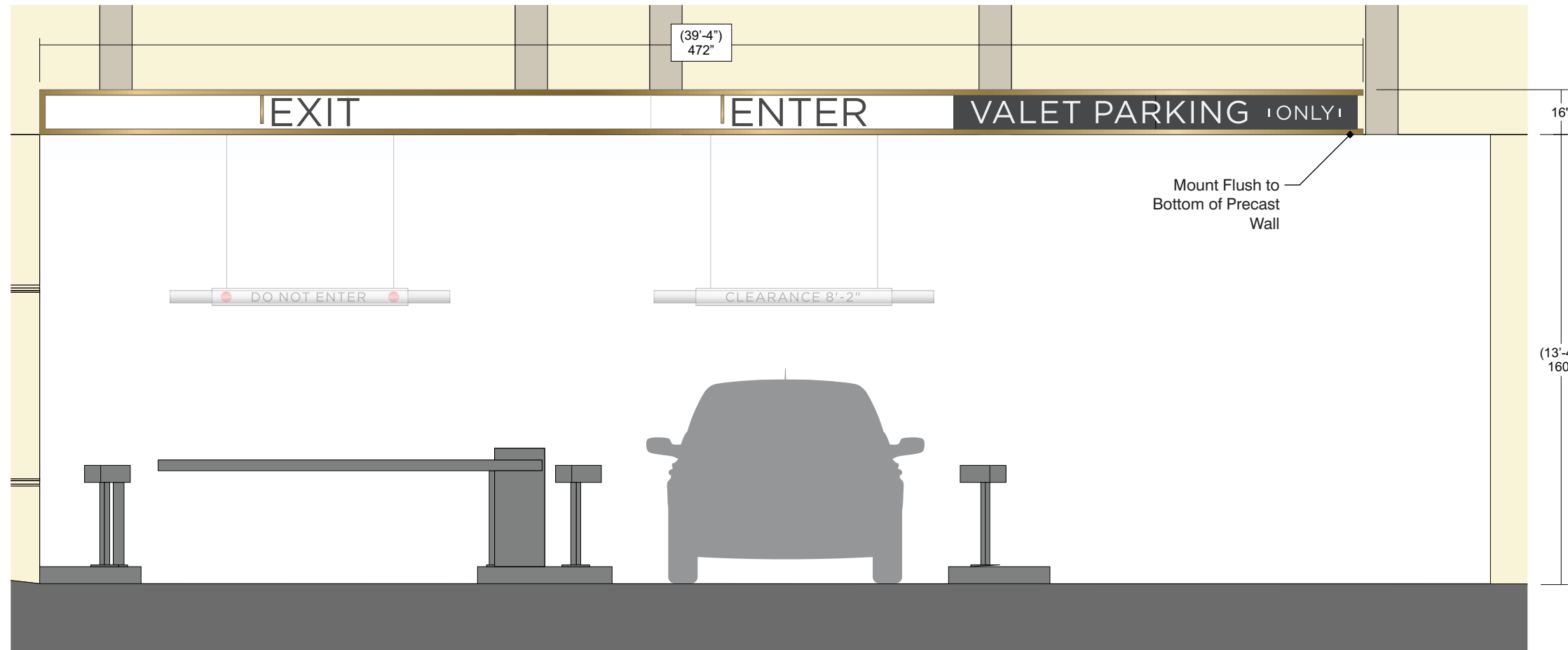
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# 20C | Valet Parking Entry/Exit

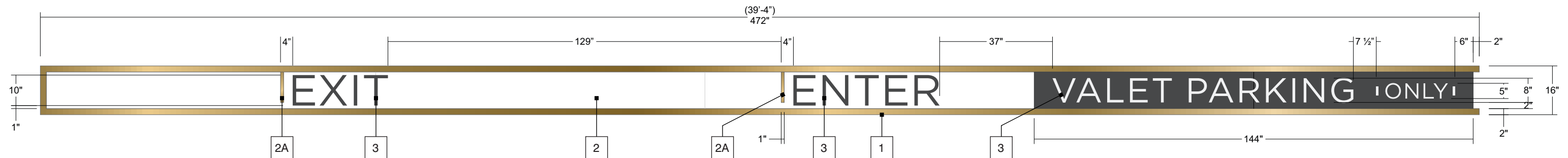
Item 5. A.

S/F | Non-Illuminated | Qty: 1



- 1 **Tube Frame**  
Fabricated 1 1/2" X 2" X 1/8" Aluminum Tube Frame; Color: P2;
- 2 **Face**  
.090" Aluminum; Color: P1 & P4;
- 2A **Face Accent**  
1/4" Clear Acrylic; Color: P2; Secured to Face w/ VHB;
- 3 **FCO Copy**  
1/2" Clear Acrylic; Color: P1 & P4; Secured to Face w/ VHB;
- \* See Drawing "173936\_ST20C" for Fabrication & Install Details;

2 **Front Elevation**  
Scale: 1/4" = 1'



1 **Front View**  
Scale: 3/8" = 1'

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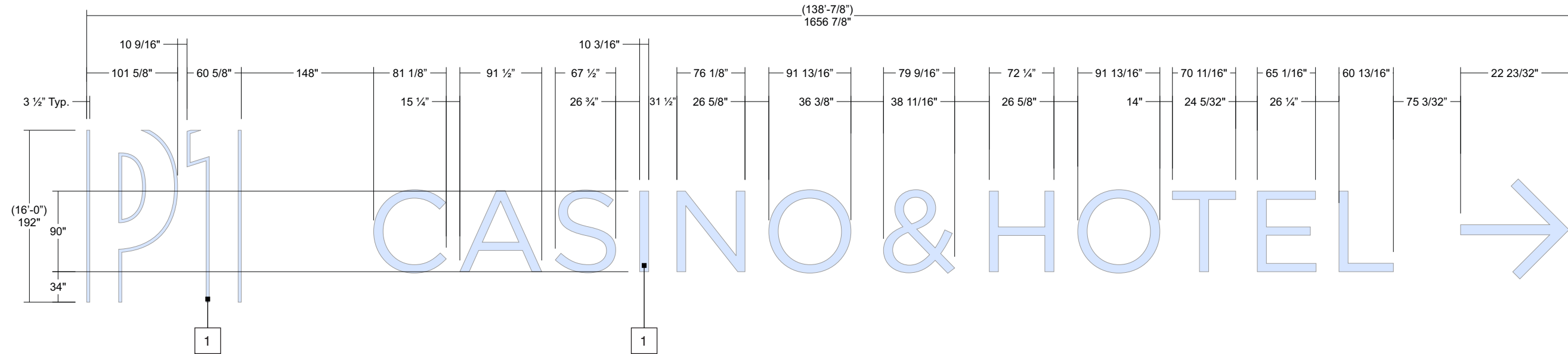


- 1 Stencil  
Die-Cut Vinyl Stencil; Color: V12; Wall Painted by Others;

Paint Level Indicator & Copy Color First (P4)  
Apply Stencil (V12)  
Paint Final Wall Color (P1)  
Wall Painted by Others



2 Front Elevation  
Scale: 3/32" = 1'



1 Front View  
Scale: 3/32" = 1'

Account Representative	Design Eng. Matt P.	Date Created: 6/4/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions:





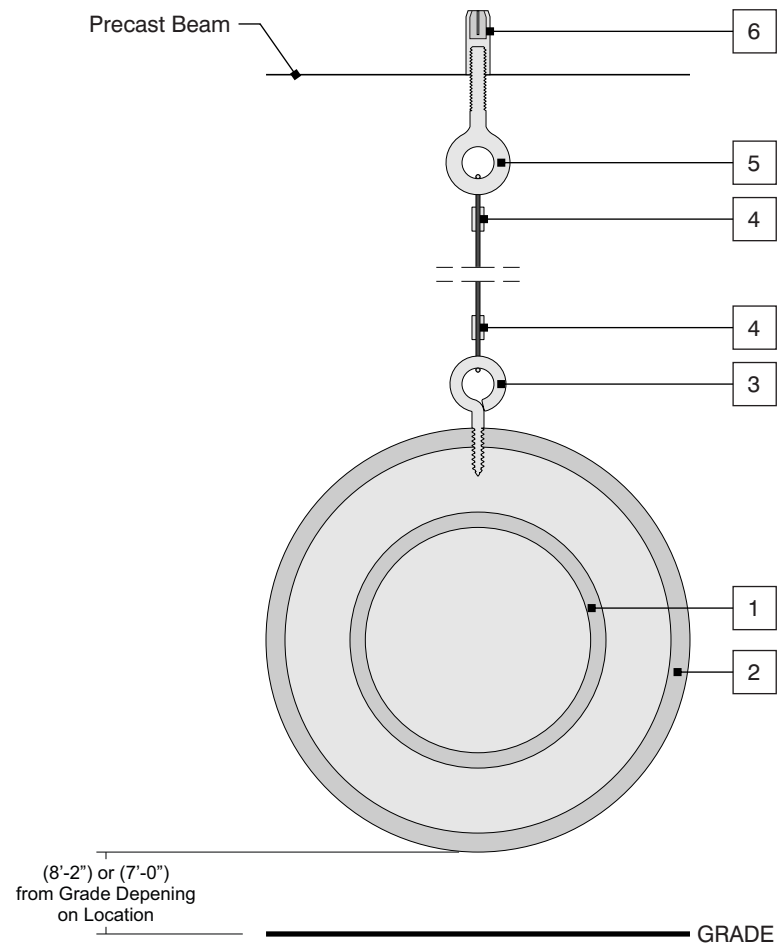
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# 22 | Clearance Bar (Copy)

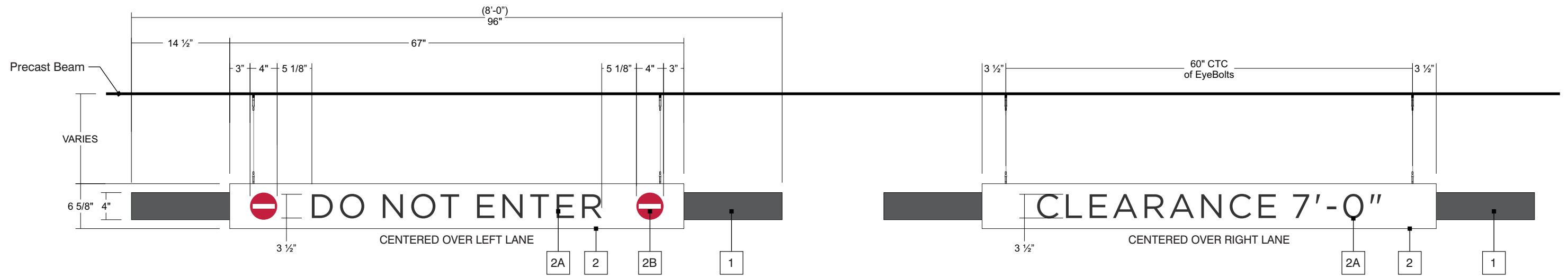
Item 5. A.

S/F | Non-Illuminated | Qty: 14



**3 Typical Section View**  
Scale: 1:3

- 1 Center Tube**  
3 1/2" SCH40 PVC Pipe w/ PVC End Caps; Color: P3;
- 2 Accent Tube**  
6" SCH40 PVC Pipe w/ PVC End Caps - Glued to Center Tube; Color: P1;
- 2A Copy**  
First Surface Applied Vinyl Copy; Typeface: T1; Color: V7;
- 2B Do Not Enter Symbol**  
First Surface Applied Vinyl Symbol; Color: V8;
- 3 Bar Eyebolt**  
3/16" X 1/2" Loop X 1" Shank S.S. Eyebolt - Mc#30425T41; Qty: 4; Pre-Drill PVC Tube w/ 3/32" Drill-Bit;
- 4 Wire Rope**  
1/16" - 7X7 - S.S. Wire Rope w/ Rope Compression Sleeves - Mc#3633T2;
- 5 Precast Beam Eyebolt**  
1/4"-20 X 1" Threaded S.S. Eyebolt - Mc#3032T51; Qty: 4; Secured in Concrete Anchors
- 6 Concrete Anchor**  
1/4"-20 S.S. Female Threaded Anchor - Mc#97082A160; Qty: 4;



**1 Front View @ Location 1015**  
Scale: 1:15

Account Representative	Design Eng. Matt P.	Date Created: 6/4/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions:





**3** Front View @ Locations 2085, 2086, 2087, 2088 , 3059, 3060, 3061, 3062, 3063, & 3064  
 Mounted 7'-0" from Grade  
 Scale: 1:15



**2** Front View @ Locations 1008, 1011, & 1029  
 Mounted 8'-2" from Grade  
 Scale: 1:15



**1** Front View @ Location 1015  
 Mounted 7'-0" from Grade  
 Scale: 1:15



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173936  
Wind Creek  
Chicago Southland  
Site Signage  
April 16, 2024



**Headquarters**  
425 North 3rd Street  
Reading, PA 19601  
610.898.9600  
sales@lhsigns.com

[www.lhsigns.com](http://www.lhsigns.com)

**P13** Pink  
To Match: MP08744

**V13** Perfect Match Red  
3M 7725-263

**P12** Beige  
To Match: MP04474

**V12** Oramask 810 Stencil Film

**P11** White Diamond  
To Match: MP04561

**V11** Translucent Cardinal Red  
3M 3630-53

**P10** Blue Sapphires  
To Match: MP13912

**V10** Diffuser  
3M 3635-30

**P9** Green Emeralds  
To Match: MP01068

**V9** Frosted Vinyl  
3M Dusted Crystal

**P8** Red Rubies  
To Match: MP12602

**V8** Reflective Red  
3M 680-72

**P7** Gold Nuggets  
To Match: MP10190

**V7** Reflective Black  
3M 680-85

**P6** Black - **Satin Finish**  
To Match: MP59647

**V6** Black  
3M 180C-12

**P5** Red - **Satin Finish**  
To Match: MP08937

**V5** Cardinal Red  
3M 180C-53

**P4** Grey 2  
To Match: MP07102

**V4** Dark Grey  
3M 180C-41

**P3** Grey 1  
To Match: MP03730

**V3** Double-Layer Translucent Frosted  
3M Frosted Crystal Overlaid on 3M Dusted Crystal

**P2** Bronze  
To Match: MP20509

**V2** Reflective White  
3M 680-10

**P1** White - **Satin Finish**  
To Match: MP03549

**V1** White  
3M 7725-10

**M4** Rowmark ADA Alternative  
3X1-307

**M3** #7328 Trans. White Acrylic

**M2** Poured Resin  
To Match: M1

**M1** First Surface/Edges Sand-Blasted Acrylic

**D6** Green  
To Match: PMS 342C

**D5** Wood Print

**D4** Blue  
To Match: PMS 293C

**D3** Red 1  
To Match: PMS 207C

**D2** Black

**D1** White

**PAINT**

**VINYL**

**MATERIAL FINISHES**

**DIGITAL PRINT**

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

TYPEFACE 5  
**Futura Bold**

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**1234567890**

TYPEFACE 4  
**GOTHAM BOLD**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

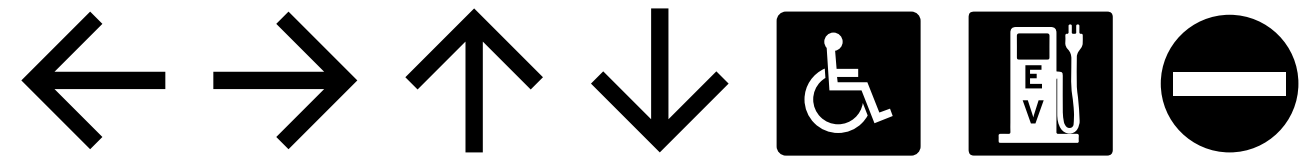
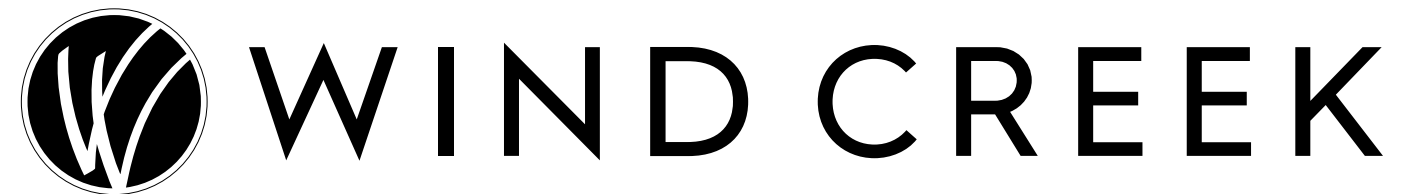
TYPEFACE 3  
**GOTHAM CONDENSED BOOK**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

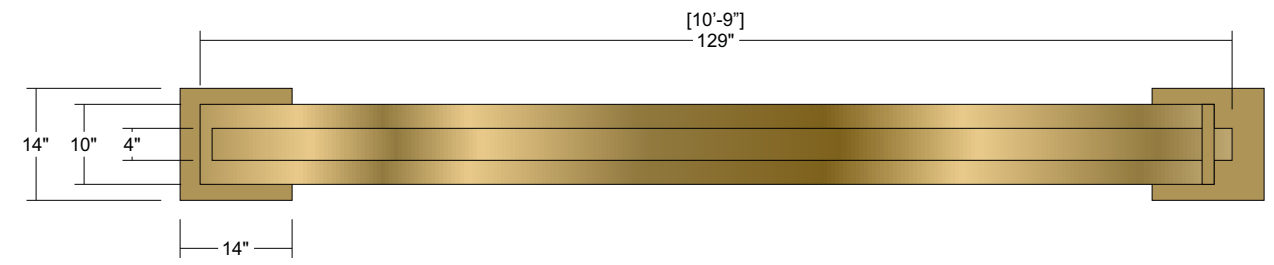
TYPEFACE 2  
**GOTHAM NARROW BOOK**

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 1234567890

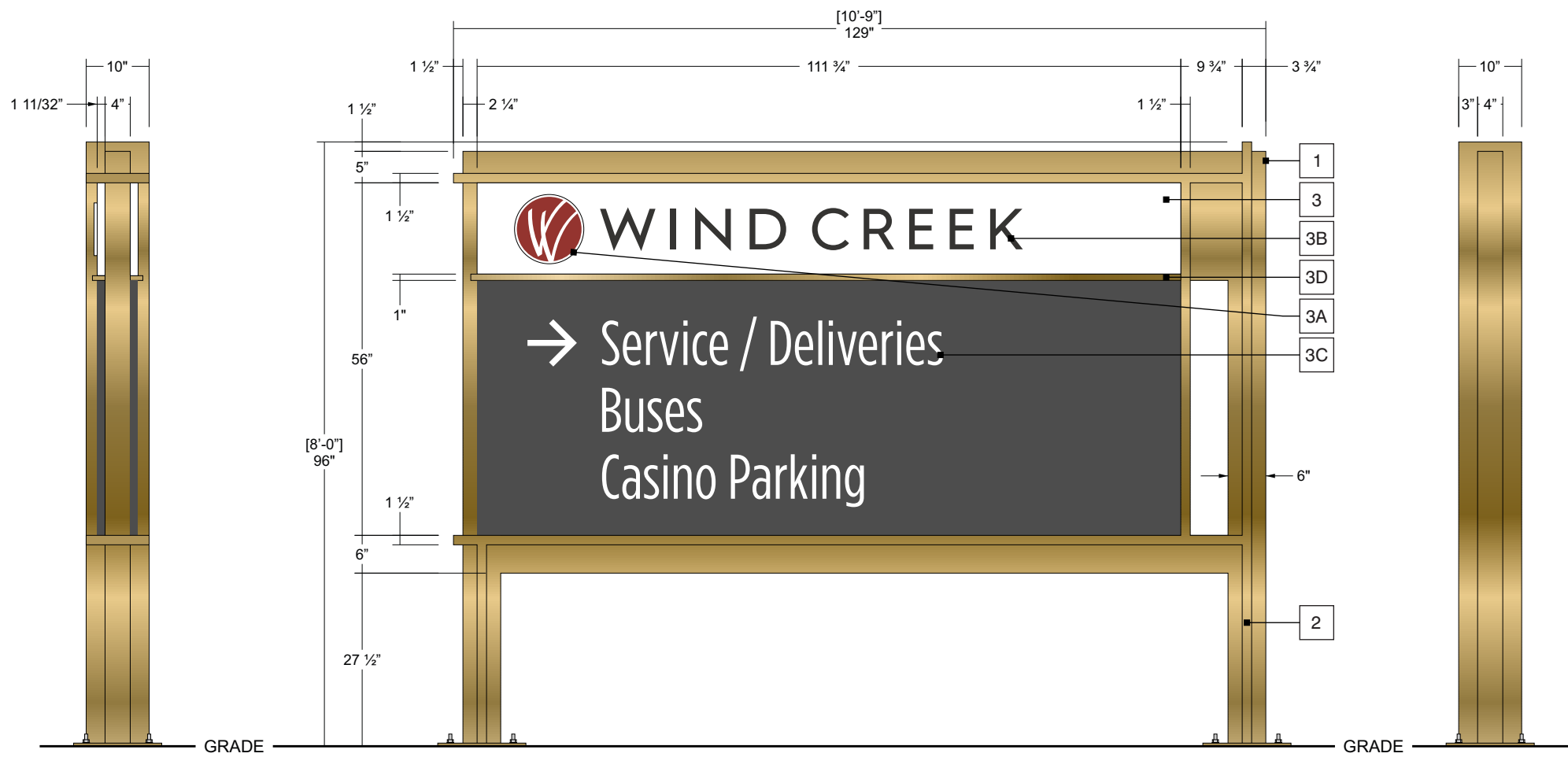
TYPEFACE 1  
**GOTHAM BOOK**



SYMBOLS



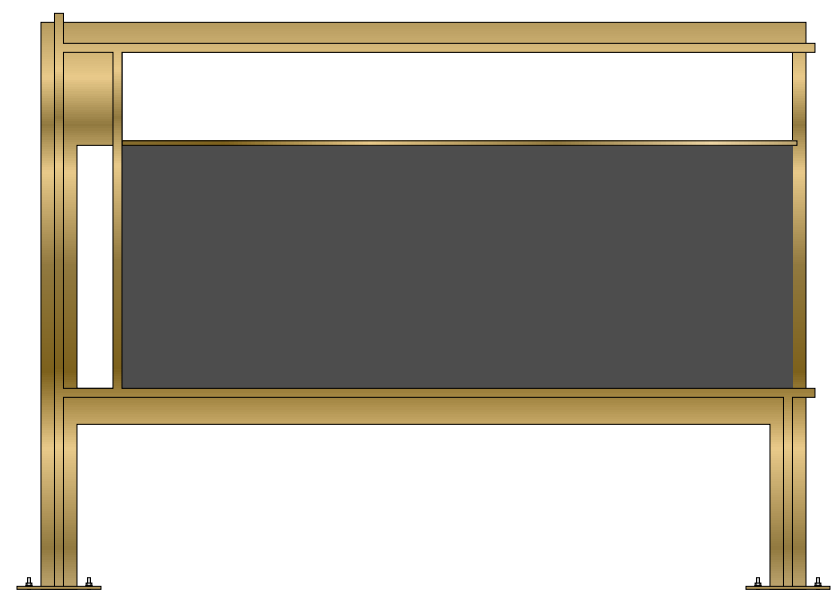
**4 Top View**  
Scale: 1/2" = 1'



**3 Left Side View**  
Scale: 1/2" = 1'

**1 Front View**  
Scale: 1/2" = 1'

**2 Right Side View**  
Scale: 1/2" = 1'

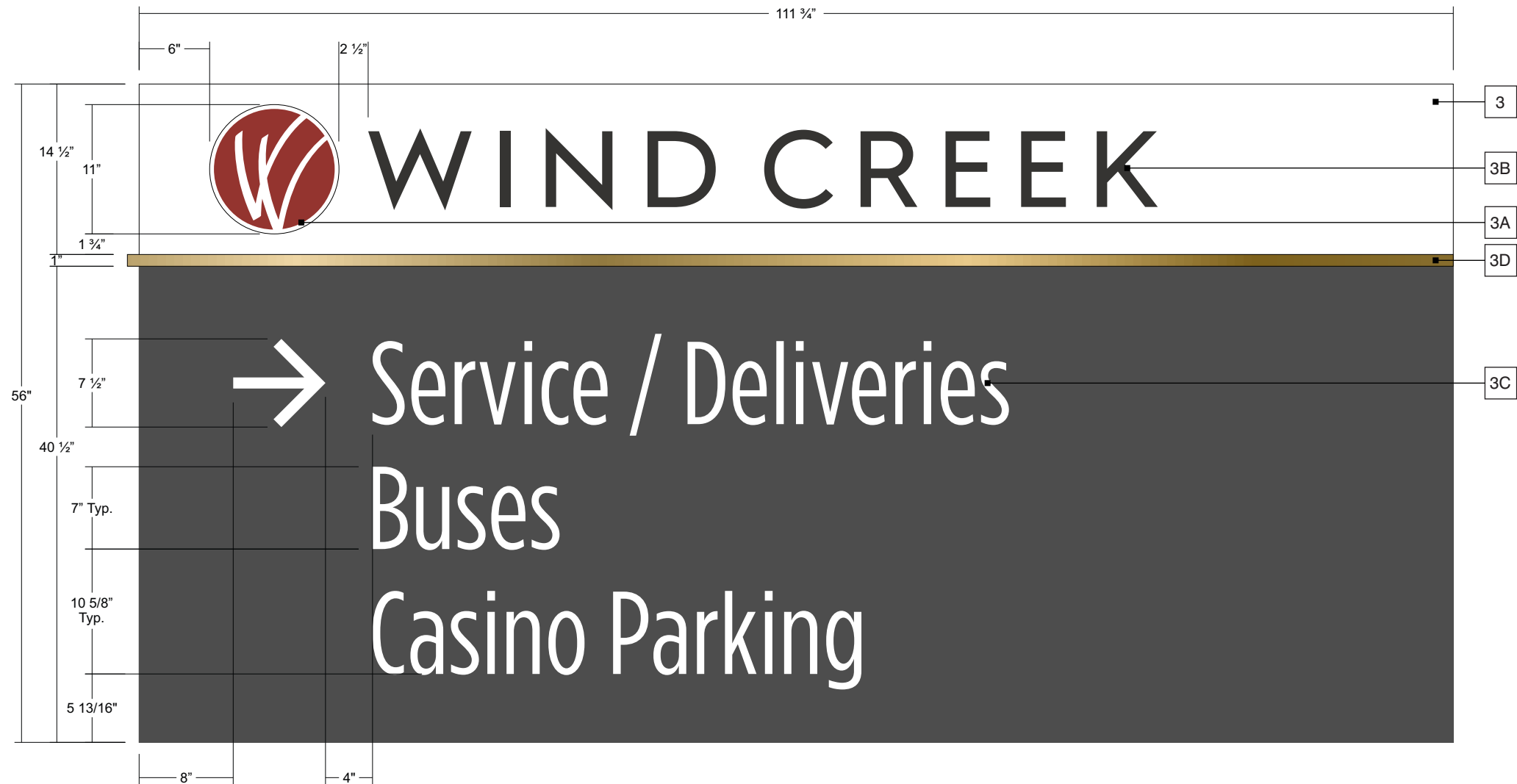


**5 Back View**  
Scale: 3/8" = 1'

- 1 Main Frame**  
4" X 6" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**  
1 1/2" X 3" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front & Back Panel**  
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Logo**  
1/2" Clear Acrylic Logo w/ First Surface Applied Vinyl; Color: P1 & V5; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3B Logo Copy**  
1/2" Clear Acrylic Copy; Color: P4; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3C Directional Copy & Arrows**  
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 3D Accent Tube**  
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;
- \*** See Drawing "173936\_1C" for Fabrication & Install Details;



- 3 Front & Back Panel**  
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Logo**  
1/2" Clear Acrylic Logo w/ First Surface Applied Vinyl; Color: P1 & V5; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3B Logo Copy**  
1/2" Clear Acrylic Copy; Color: P4; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3C Directional Copy & Arrows**  
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 3D Accent Tube**  
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;



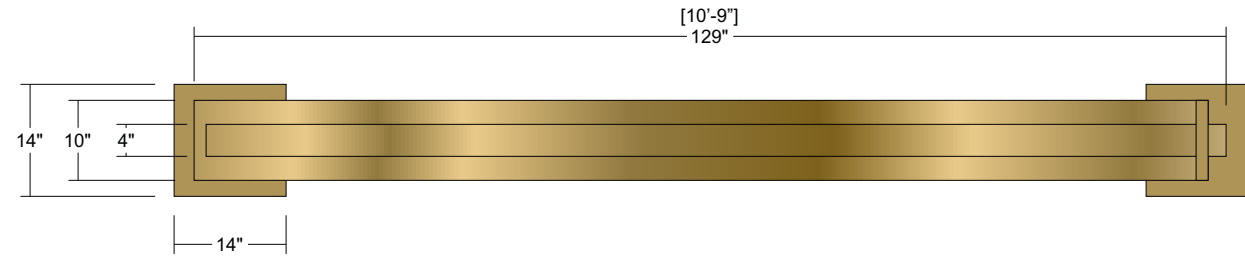
**1 Message Layout**  
Scale: 1"=1'

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;



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**4 Top View**  
Scale: 1/2" = 1'



**3 Left Side View**  
Scale: 1/2" = 1'

**1 Front View**  
Location "1D-003"  
Scale: 1/2" = 1'

**2 Right Side View**  
Scale: 1/2" = 1'



**5 Back View**  
Scale: 3/8" = 1'

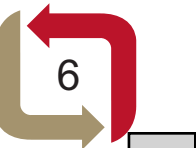
- 1 Main Frame**  
4" X 6" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**  
1 1/2" X 3" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front & Back Panel**  
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A FCO Copy**  
1/2" Clear Acrylic Copy; Color: P1; Secured to Front & Back Panel w/ 1/32" Black Exterior VHB;
- 3B Logo**  
First Surface Digitally Printed Logo; Color: Varies per Logo;  
Client to Provide High Resolution Artwork Prior to Fabrication;
- 3C Accent Tube**  
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;
- \*** See Drawing "173936\_1C" for Typical Fabrication & Install Details;

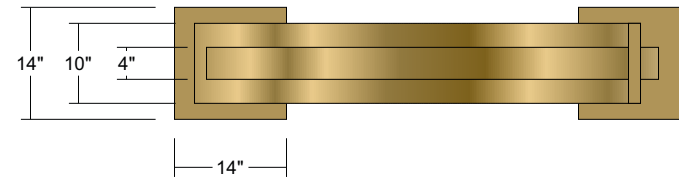


- 3 **Front & Back Panel**  
 Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A **FCO Copy**  
 1/2" Clear Acrylic Copy; Color: P1; Secured to Front & Back Panel w/ 1/32" Black Exterior VHB;
- 3B **Logo**  
 First Surface Digitally Printed Logo; Color: Varies per Logo;  
 Client to Provide High Resolution Artwork Prior to Fabrication;
- 3C **Accent Tube**  
 1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;

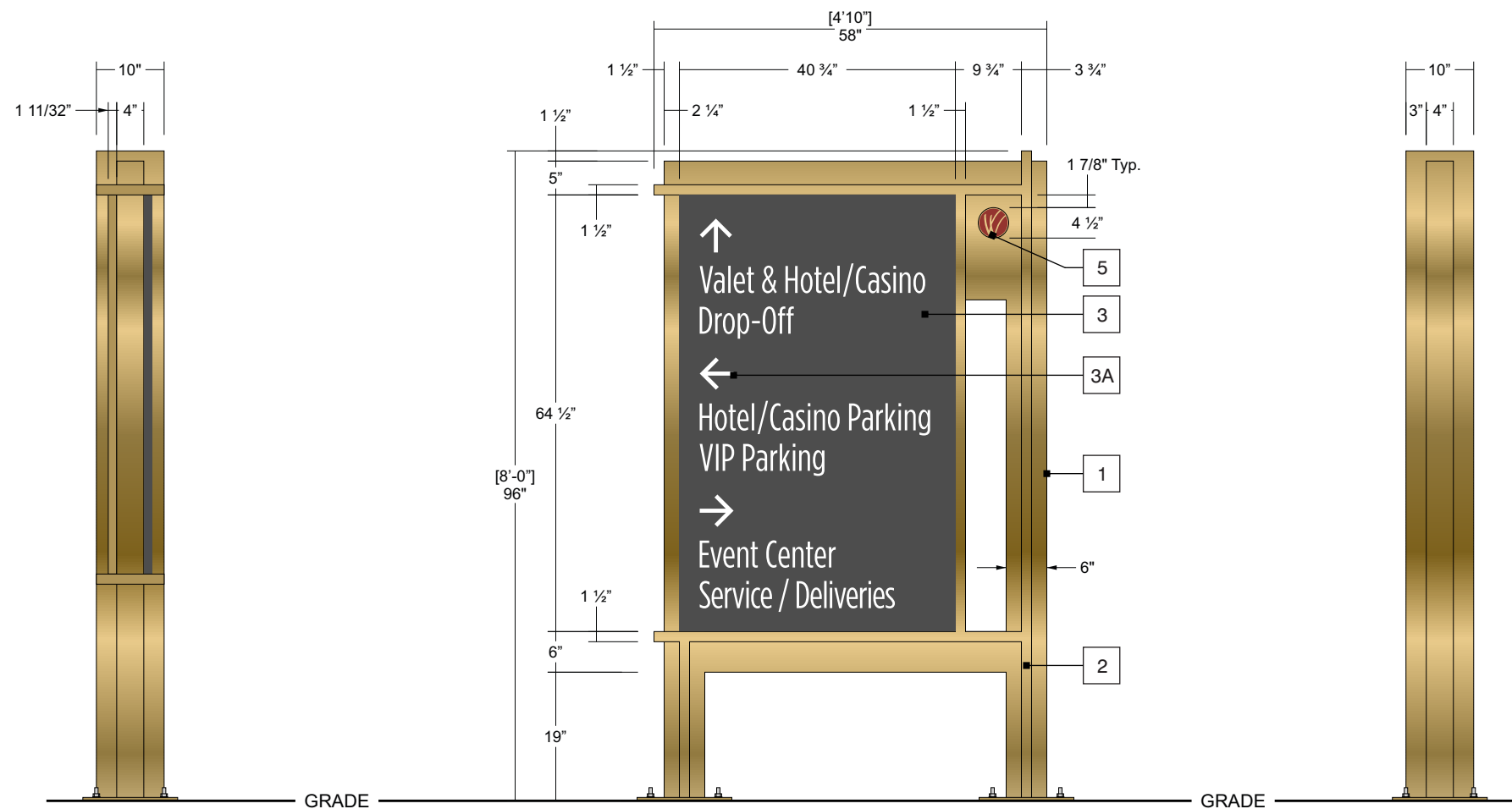
**1 Typical Message Layout**  
 Scale: 1"=1'

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;





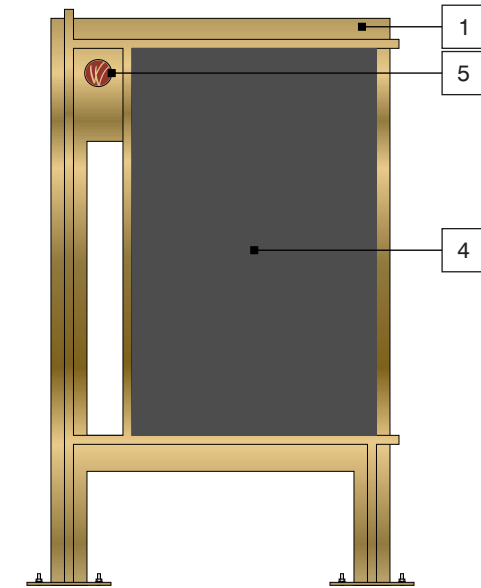
**4 Top View**  
Scale: 1/2" = 1'



**3 Left Side View**  
Scale: 1/2" = 1'

**1 Front View**  
Scale: 1/2" = 1'

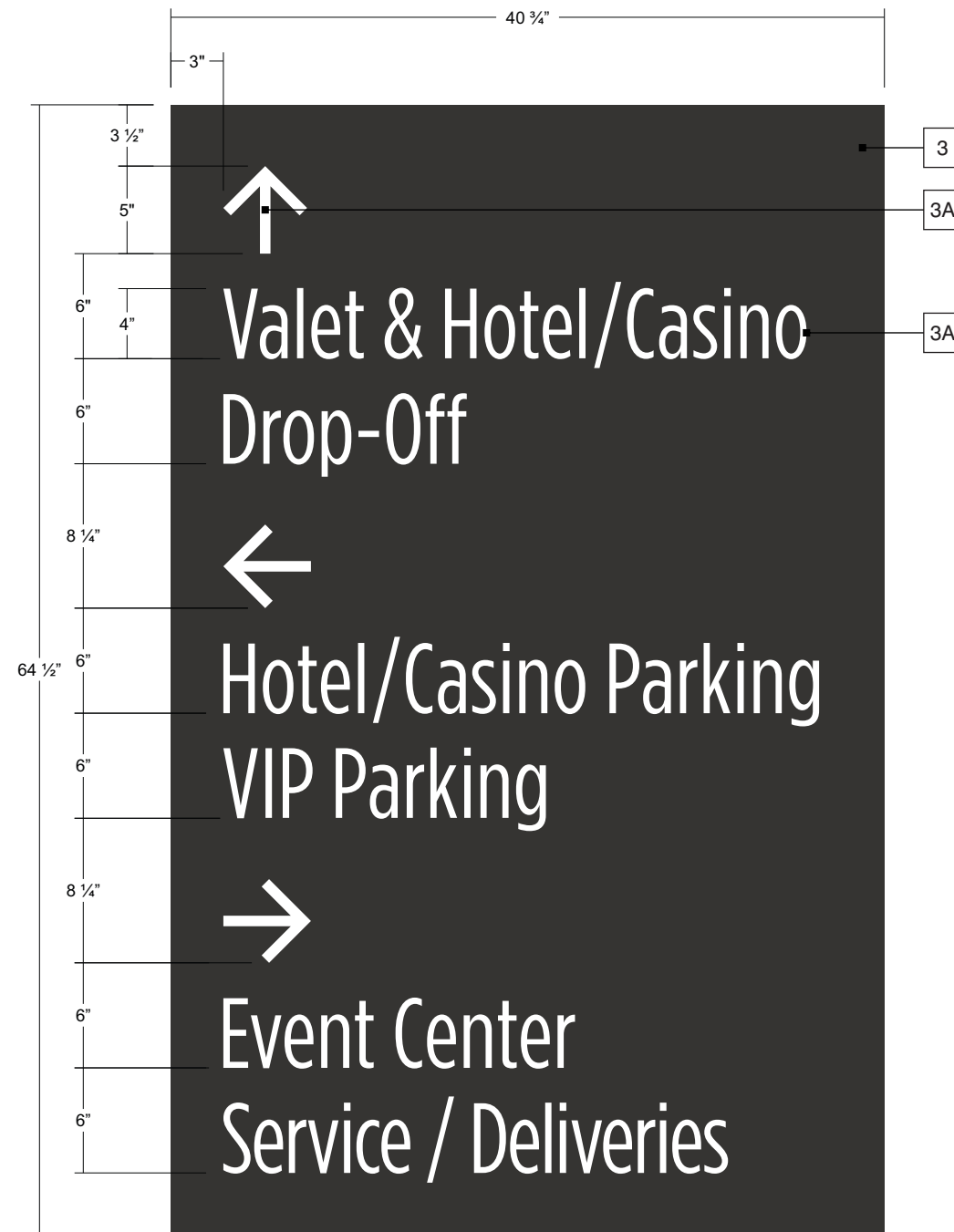
**2 Right Side View**  
Scale: 1/2" = 1'



**5 Back View**  
Scale: 3/8" = 1'

- 1 Main Frame**  
3" X 4" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**  
1" X 1 1/2" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front Panel**  
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Copy & Arrows**  
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 4 Back Panel**  
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 5 Logo**  
.063" Aluminum w/ First Surface Digitally Printed Logo; Color: P2 w/ D3; Secured to Main Frame w/ 1/32" Black Exterior VHB;
- \*** See Drawing "173936\_5B" for Fabrication & Install Details;

- 3 **Front Panel**  
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW  
- Fasteners Painted to Match Panel Color;
- 3A **Copy & Arrows**  
First Surface Applied Vinyl Copy & Arrows; Color: V2;



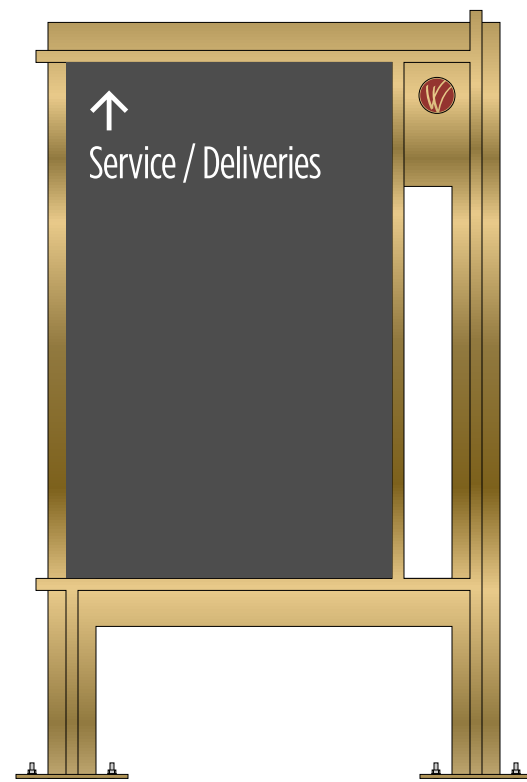
1 **Typical Message Layout**  
Scale: 1:10

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;

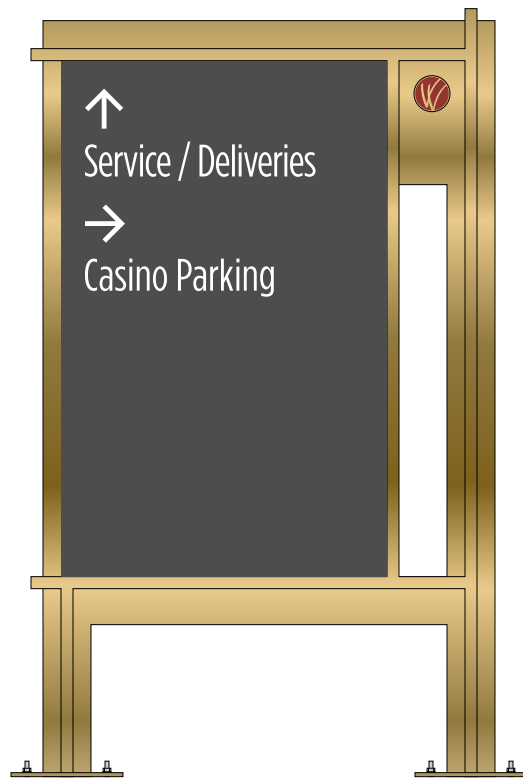




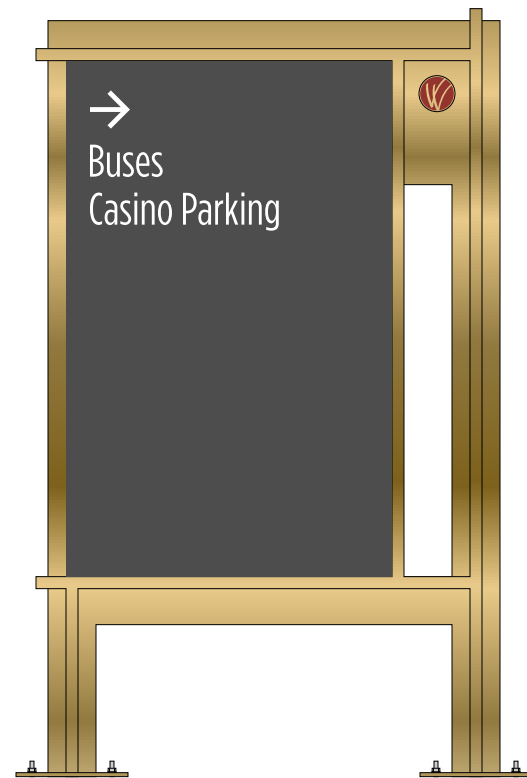
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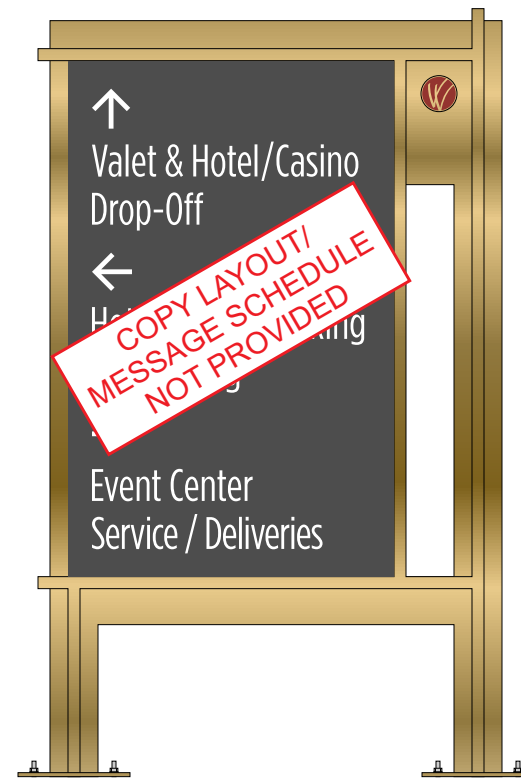
Location: 0068



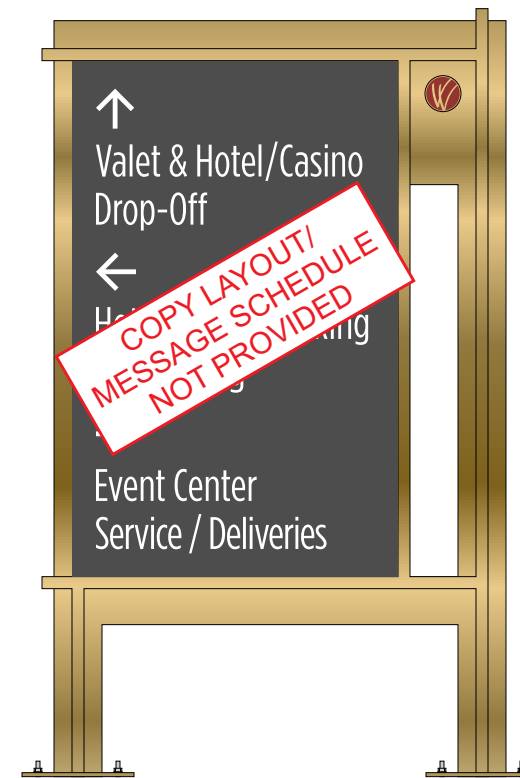
Location: 0005



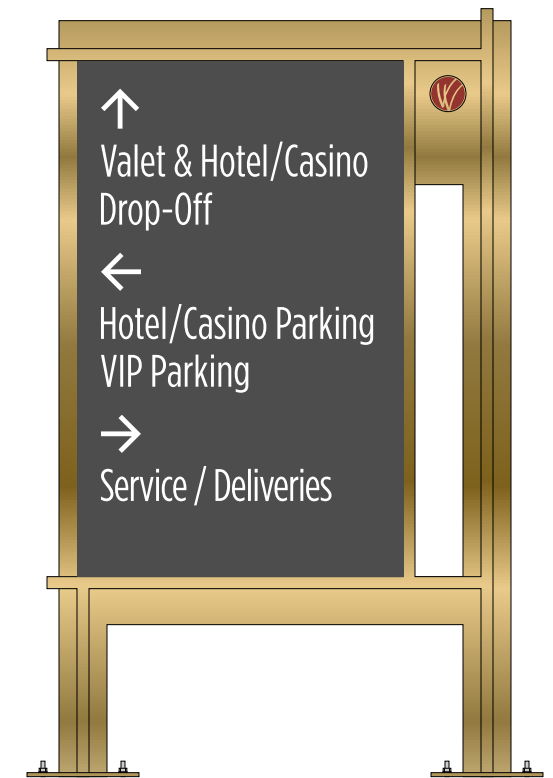
Location: 0017



Location: 0025



Location: 0027

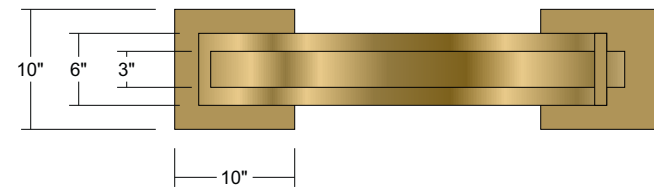


Location: 0036

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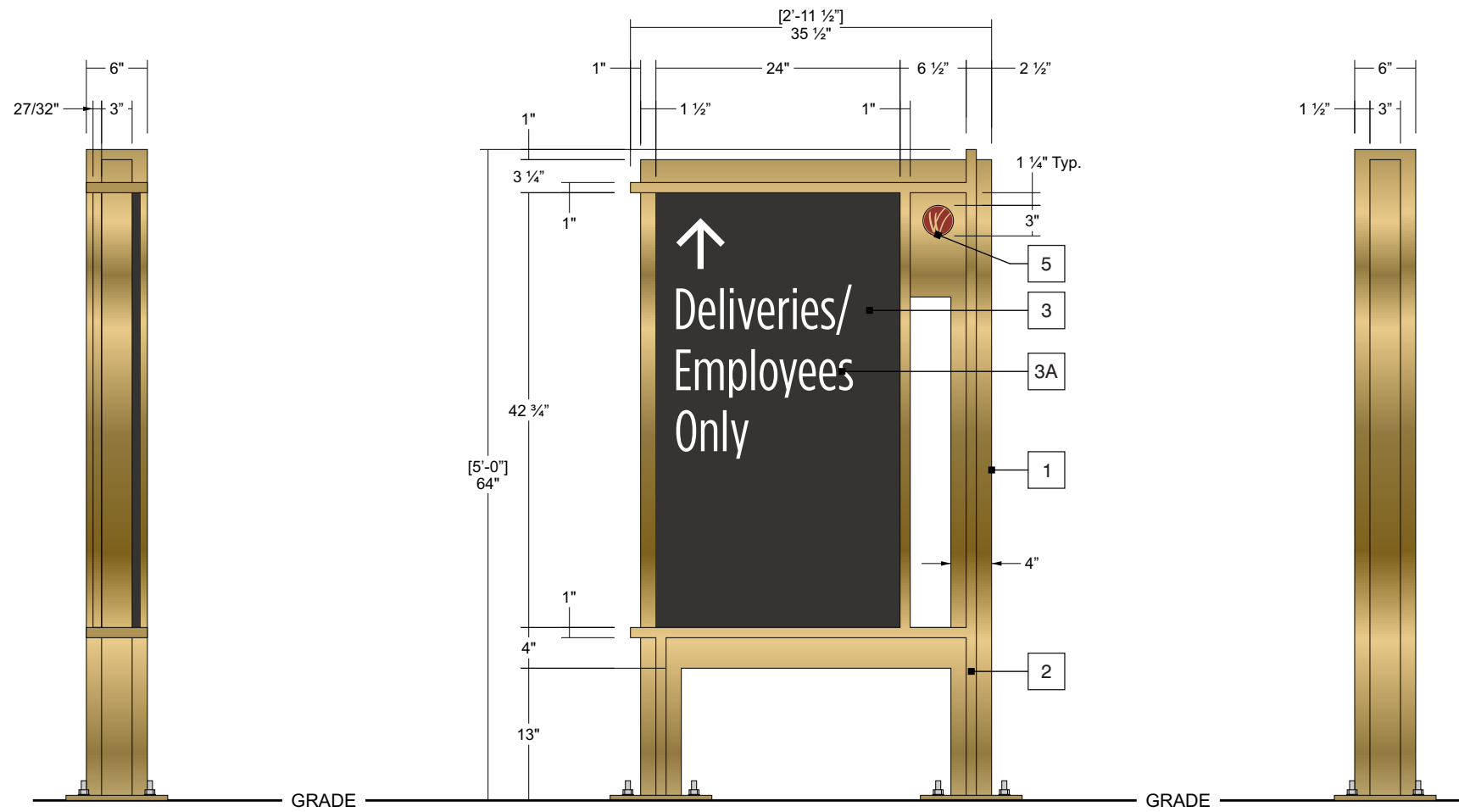






**4 Top View**  
Scale: 3/4" = 1'

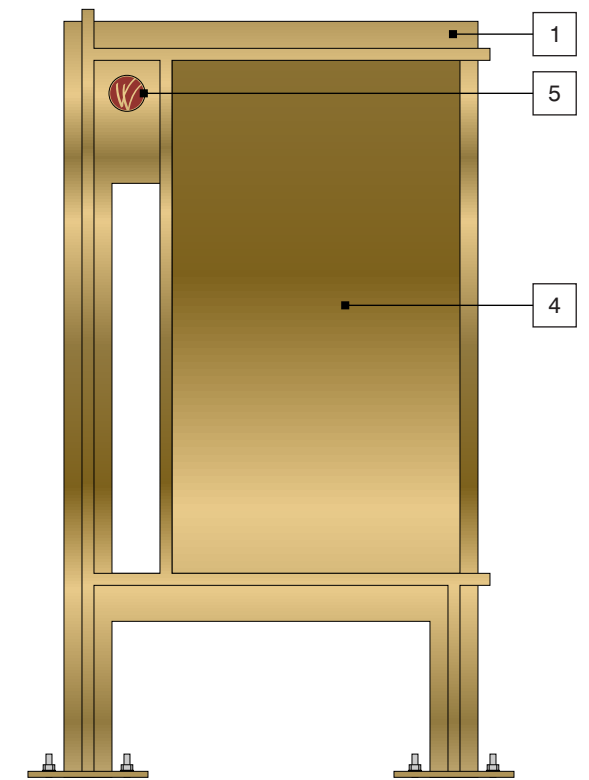
- 1 Main Frame**  
3" X 4" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**  
1" X 1 1/2" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front Panel**  
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Copy & Arrows**  
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 4 Back Panel**  
Fab'd Aluminum Panel; Color: P2; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 5 Logo**  
.063" Aluminum w/ First Surface Digitally Printed Logo; Color: P2 w/ D3; Secured to Main Frame w/ 1/32" Black Exterior VHB;
- \*** See Drawing "173936\_ST9" for Fabrication & Install Details;



**3 Left Side View**  
Scale: 3/4" = 1'

**1 Front View**  
Scale: 3/4" = 1'

**2 Right Side View**  
Scale: 3/4" = 1'

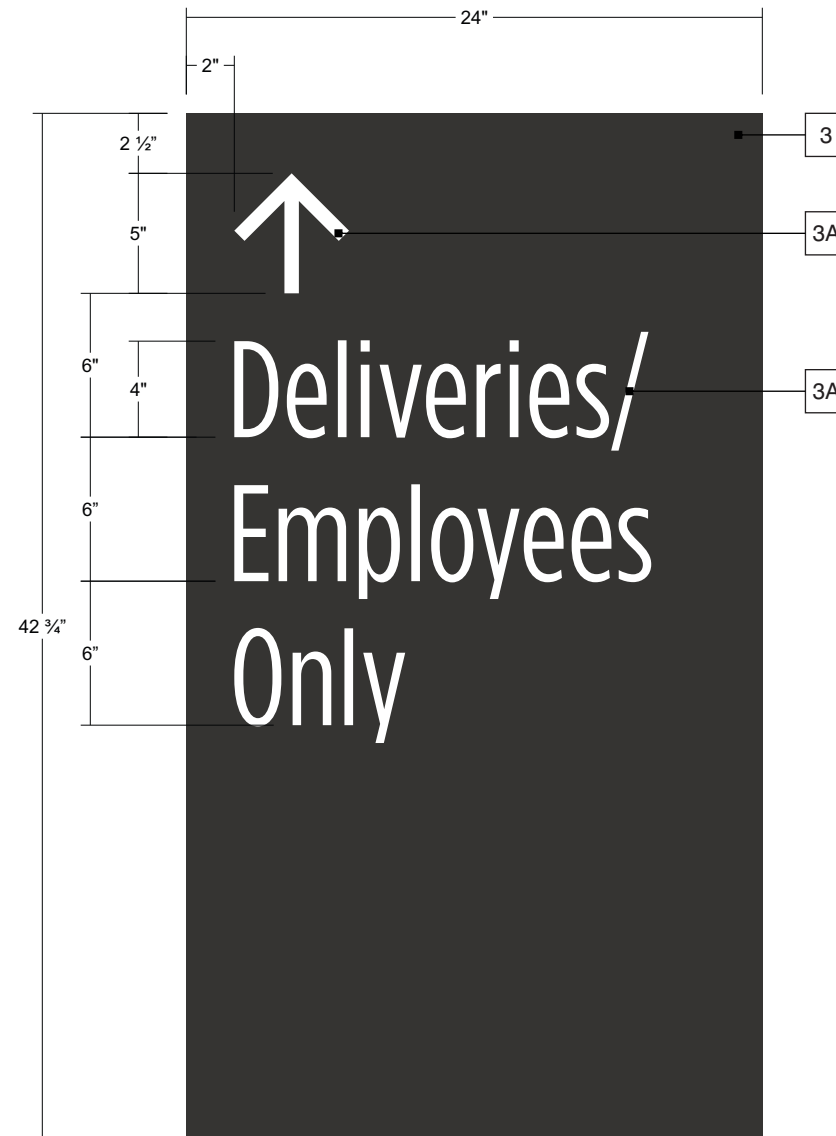


**5 Back View**  
Scale: 3/4" = 1'

Account Representative	Design Eng. Matt P.
Project Manager Meredith A.	Engineer Dir. Will W.



- 3 **Front Panel**  
 Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW  
 - Fasteners Painted to Match Panel Color;
- 3A **Copy & Arrows**  
 First Surface Applied Vinyl Copy & Arrows; Color: V2;



**1 Typical Message Layout**  
 Scale: 1:8

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;

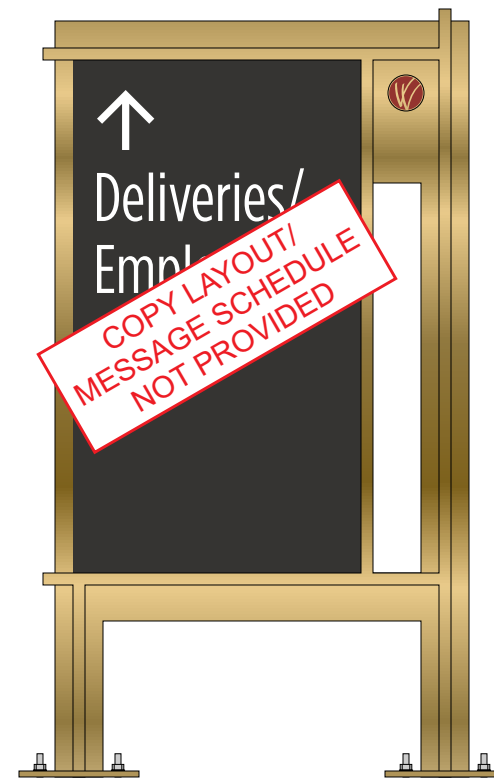




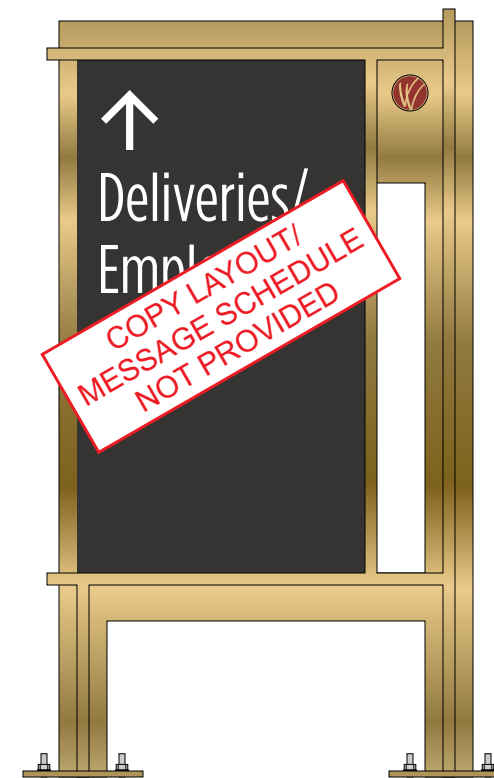
Location: 0006



Location: 0029



Location: 0041



Location: 0046



Location: 0047

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;



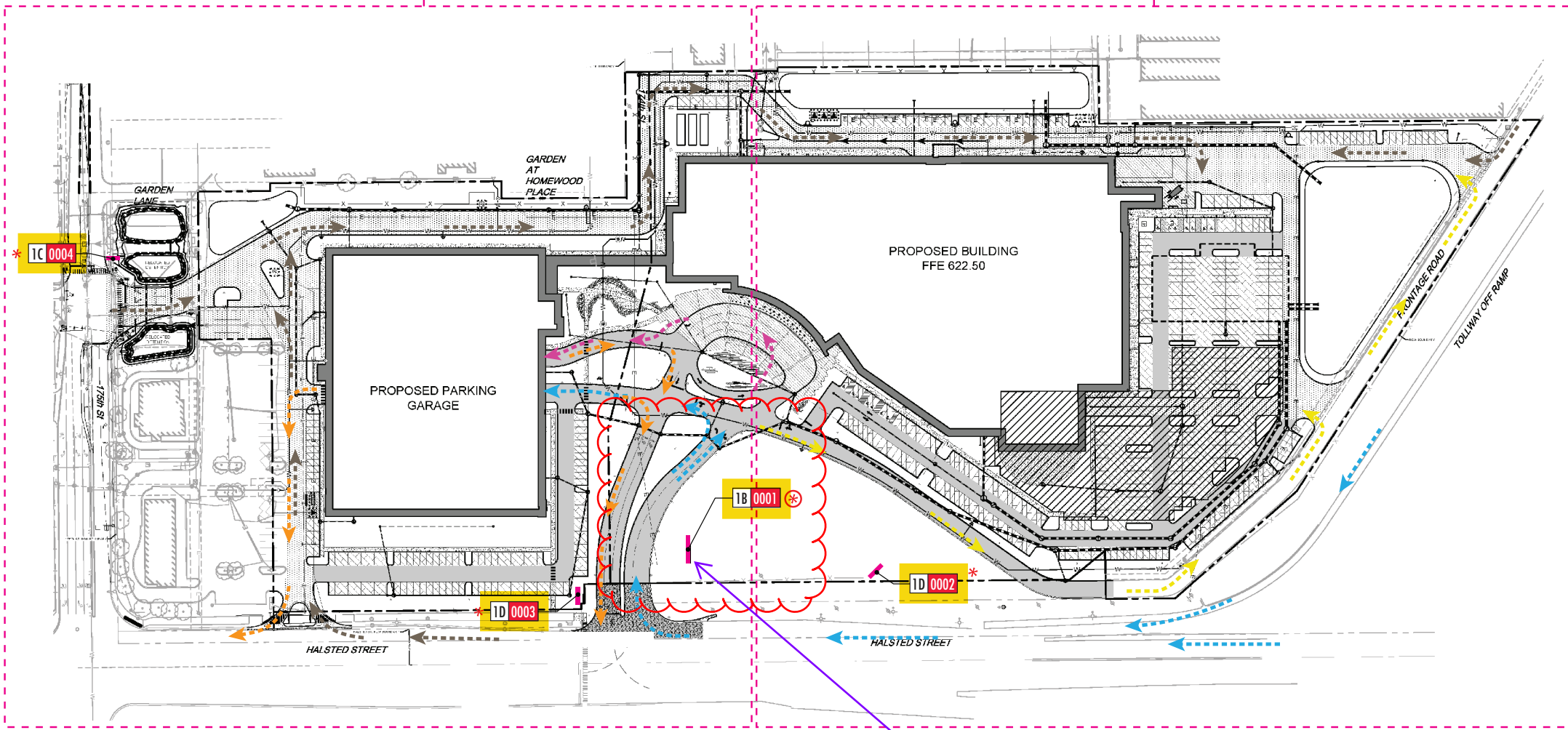
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 - POWER REQUIRED AT SIGN LOCATION

SOUTH PLAN




NORTH PLAN










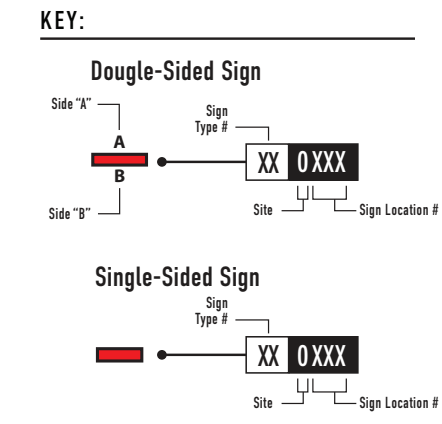
SITE SIGNAGE LOCATION PLAN 

SITE PLAN SHOWN FOR REFERENCE ONLY - UPDATED SITE PLAN TO BE PROVIDED

Pylon

- LEGEND:**
-  Site ID (Halstead Ave.)
  -  Site ID (175th Street)
  -  Homewood/ E. Hazel Crest Sign

-  Electrical Power Required
-  Data Required
-  Primary Guest Traffic In
-  Primary Guest Traffic Out
-  VIP / Valet Traffic
-  Secondary/Bus/Service Traffic
-  Employee Traffic



\* See Message Schedule for Sign Type (ST) and message of any particular sign.

109 Vickerh Street . Roswell, GA 30075-4926 . Phone 770.645.2828

PROJECT: Wind Creek Casino - Chicago: Bid Set

FILE NAME: Exterior & Interior Signage

TITLE: Site Signage Location Plans

PROJECT NO: 22.125

DATE: 2024.03.12

REVISIONS:

**LORENC DESIGN**  
**SHEET NUMBER**

**0.01**

These drawings are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes.



PROJECT NO: 22.125  
DATE: 2024.03.12

REVISIONS:

109 Vickerh Street, Roswell, GA 30075-4926 . Phone 770.645.2828

PROJECT: Wind Creek Casino - Chicago: Bid Set  
FILE NAME: Exterior & Interior Signage

TITLE: Site Signage Location Plans

LORENC DESIGN  
SHEET NUMBER

0.02

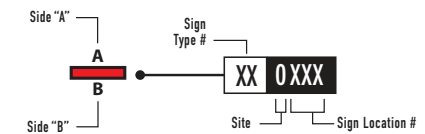
LEGEND:

- 1B Site ID (Halstead Ave.)
- 1C Site ID (175th Street)
- 1D Homewood/ E. Hazel Crest Sign
- 5B Vehicular Directional
- 9 Service Directional
- 10A Regulatory Sign - STOP
- 10B Regulatory Sign - DO NOT ENTER
- 10C Regulatory Sign - YIELD
- 10D Regulatory Sign - TRUCKS ONLY
- 13 Bus Parking ID
- 14 Handicapped Parking Sign
- 15A Reserved (Employee) Parking Sign
- 15B Reserved (EV) Parking Sign
- 15C Reserved IGB Parking Sign
- 40 Building Logo - Level 16
- 45 ID @ Porte Cochere

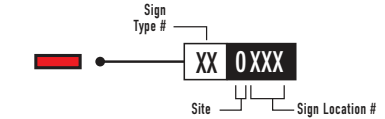
- \* Electrical Power Required
- Data Required

KEY:

Double-Sided Sign

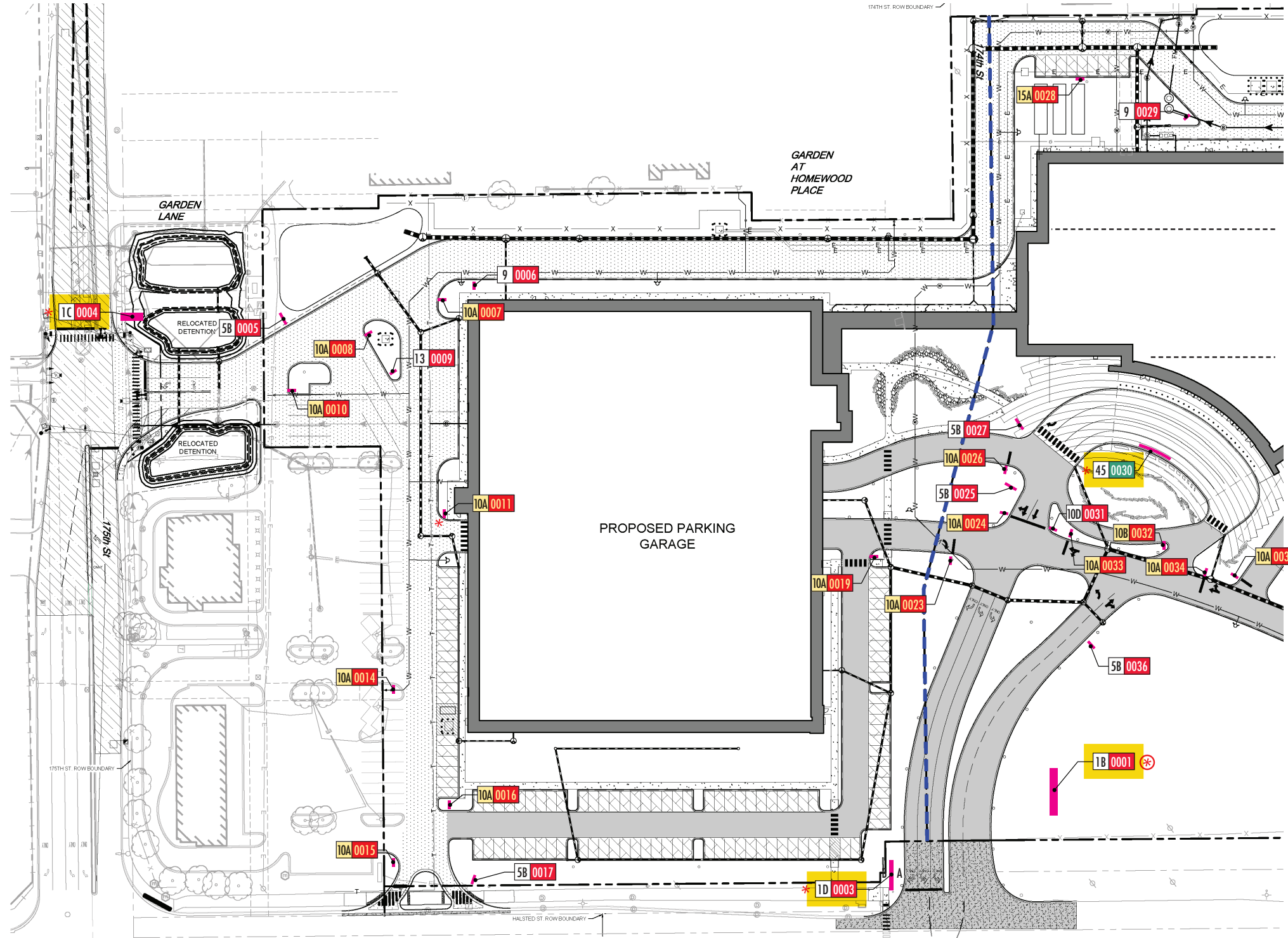


Single-Sided Sign



\* See Message Schedule for Sign Type (ST) and message of any particular sign.

POWER REQUIRED AT SIGN LOCATION

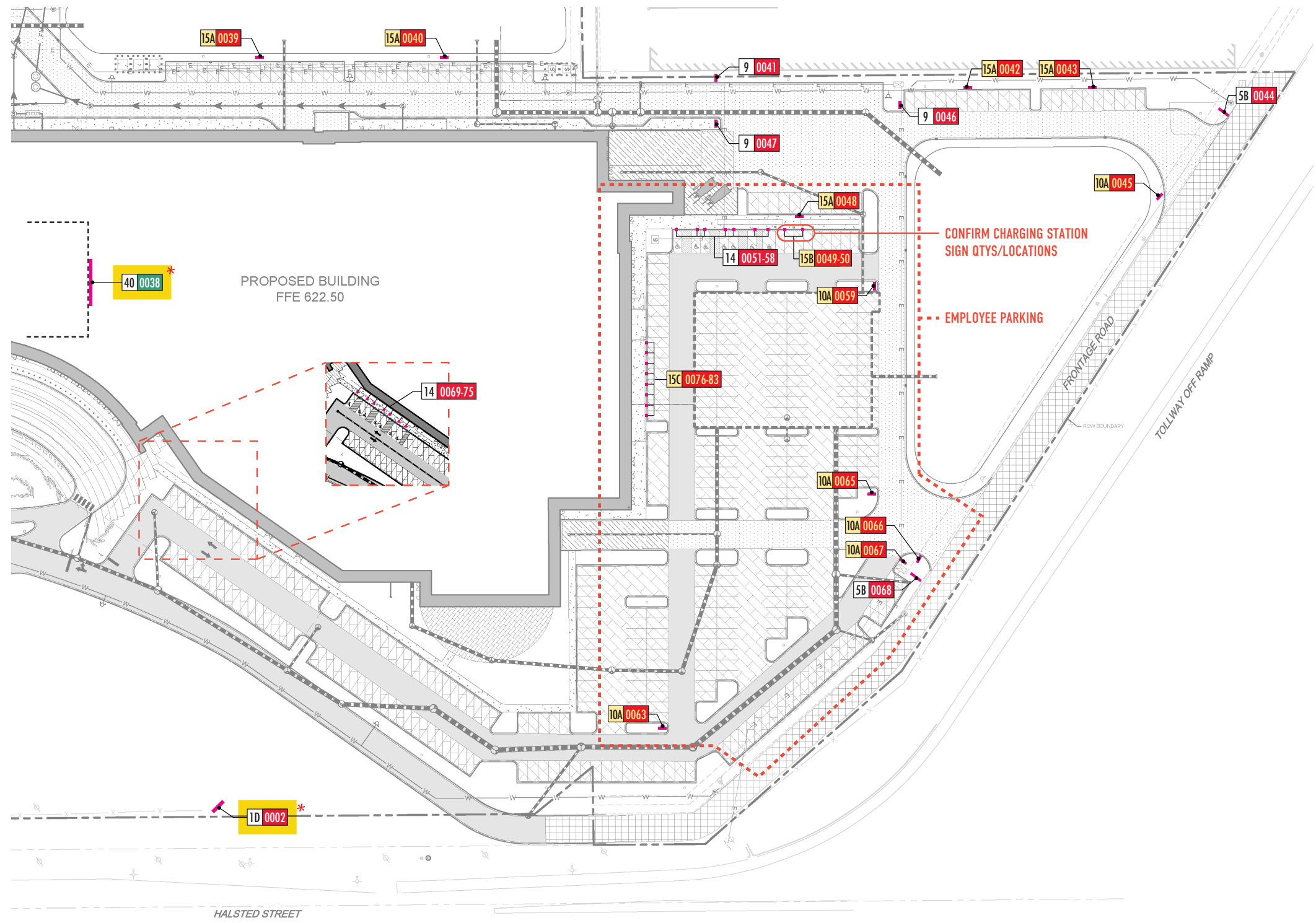


SITE PLAN SHOWN FOR REFERENCE ONLY - UPDATED SITE PLAN TO BE PROVIDED

SITE SIGNAGE LOCATION PLAN (SOUTH)



 - POWER REQUIRED AT SIGN LOCATION

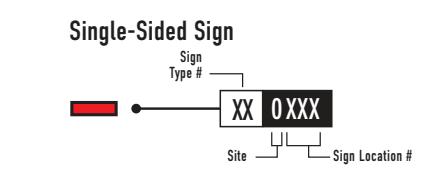
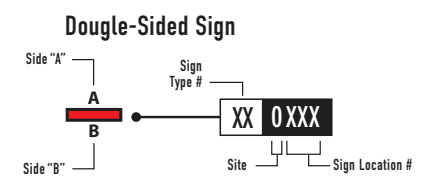


**LEGEND:**

- 18 Site ID (Halstead Ave.)
- 1C Site ID (175th Street)
- 1D Homewood/ E. Hazel Crest Sign
- 5B Vehicular Directional
- 9 Service Directional
- 10A Regulatory Sign - STOP
- 10B Regulatory Sign - DO NOT ENTER
- 10C Regulatory Sign - YIELD
- 10D Regulatory Sign - TRUCKS ONLY
- 13 Bus Parking ID
- 14 Handicapped Parking Sign
- 15A Reserved (Employee) Parking Sign
- 15B Reserved (EV) Parking Sign
- 15C Reserved IGB Parking Sign
- 40 Building Logo - Level 16
- 45 ID @ Porte Cochere

- \* Electrical Power Required
- Data Required

**KEY:**



\* See Message Schedule for Sign Type (ST) and message of any particular sign.

SITE PLAN SHOWN FOR REFERENCE ONLY - UPDATED SITE PLAN TO BE PROVIDED

**SITE SIGNAGE LOCATION PLAN (NORTH)** 

PROJECT NO: 22.125  
 DATE: 2024.03.12  
 REVISIONS:  
 PROJECT: Wind Creek Casino - Chicago: Bid Set  
 FILE NAME: Exterior & Interior Signage  
 TITLE: Site Signage Location Plans

These drawings are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes.

# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: October 3, 2024**

**To:** Appearance Commission

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

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

**Topic:** Case 24-43: Signage at Essence Salon Suites, 17956 Halsted Street



**APPLICANT INFORMATION**

APPLICANT	Rona Abid, Reesha Printing and Signs
ACTION REQUESTED	Appearance Review
ADDRESS	17956 Halsted Street
PIN	29-32-401-032

**DOCUMENTS FOR REVIEW**

Title	Pages	Prepared by	Date
Application	1	Rona Abid, Applicant	09/23/2024
Landlord Approval Letter	1	M & J Wilkow	04/09/2024
Original Sign Package	5	Reesha Printing and Signs	04/09/2024
Staff Exhibits	6	Noah Schumerth, Asst. Dir. ECD	09/24/2024

**BACKGROUND**

The applicant submitted a permit application on April 12, 2024, for new business signage at 17956 Halsted. The Village approved and issued the sign permit on April 29, 2024. The sign permit included plans for two cabinet letter signs and a large non-illuminated aluminum sign for Essence Salon Suites.

The signs were installed in July 2024. The signage does not reflect the illustrations submitted in the approved sign permit application. While the dimensions on the initial drawings match the constructed signage, renderings provided by the applicant in the initial sign permit application do not match the installed signage. No additional information on the scale or location of the signs was provided.

New drawings submitted by the applicant align with the constructed signage on the building. According to Section 28-30(a) of the Homewood Code of Ordinances, all projects subject to permit review shall be



brought forward to the Appearance Commission for review unless the Chief Building Inspector or Director of Economic and Community Development has determined that such a review is not required.

The Staff have determined that the signs as constructed and installed should be reviewed by the Appearance Commission.

## DISCUSSION

The recently constructed signage at Essence Salon Suites is compliant with all applicable sign regulations in Section 30 of the Village Code of Ordinances. However, the signage as constructed is not compliant with renderings submitted by the applicant as part of the sign permitting process.

The signs constructed for Essence Salon Suites measure 295 square feet of area. This signage area is broken out over three signs:

- Cabinet letter sign (east frontage): 113 square feet
- Aluminum non-illuminated sign (south frontage): 48 square feet
- Cabinet letter sign (south frontage): 134 square feet

The building within which the tenant is located has two frontages, and is permitted 800 square feet of total signage (330' linear frontage \* 2.5 = 825 sq. ft., 800' maximum). For multi-tenant buildings such as the subject property, the Homewood Sign Code assigns responsibility for dividing signage allowances to the property owner. A letter from the property owner approving the signage as installed is attached to this memo.

### Appearance Plan Review

In reviewing the sign proposal, the Appearance Commission may wish to consider the following applicable standards from Section F (Signs) of the Appearance Plan:

1. Wall, ground and identification sign 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. The wall signage on the eastern frontage of the building is aligned nearly flush to the adjacent wall. This placement shifts the signage significantly further to the right side of the tenant frontage than initially proposed. The placement is similar to signage directly to the north (FedEx Office), however, the Fed Ex signage is shifted to this direction because it is centered directly over the storefront (which is also shifted towards the walls).

The signage on the southern frontage covers the entire wall face and has edges within several inches of the trim and architectural details surrounding the wall face.

The appearance plan discourages signage at this distance from neighboring walls or other architectural elements. The placement of signage on the eastern frontage centers signage above the storefront system in the front of the business.

The constructed tenant signage takes up 36% of the allowable signage for the center. Essence Salon Suites occupies approximately 40% of the frontage of the building, and approximately 30% of the square footage of the building. The total sign area is proportionate to the business' frontage and relationship with other businesses in the building.

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. The signs conflict with the existing architectural trim of the building. The materials are legible and not at risk of accelerated decay.
3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surroundings. The signage on the eastern frontage of the Essence Salon Suites tenant space has a similar height compared to neighboring signage at FedEx office and Athletico Physical Therapy. However, the wall face of the Essence Suites signage is narrower than the wall face on which neighboring signage is placed. Signs constructed for other tenants in the building have a 2'-4' distance between the top and bottom trim of the wall face, while the Essence Salon Suites signage details are nearly flush with the top and bottom of the wall face.

The lettering on the sign has approximately a 2'-3' separation between the letters and the perimeter of the wall face, similar to other signs on the eastern side of the building. The original sign proposal rendered a smaller sign with greater separation between the top and bottom of the wall face to match existing signage constructed for other tenants in the building.

The sign on the eastern frontage shares a centerline with other tenant signage on the same frontage.

The sign on the southern frontage of the building has no separation between the sign and all four sides of the wall face, creating a sign area that is larger than any other tenant sign in the surrounding vicinity.

4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. The color choice for the signs incorporates the corporate color palate for Essence Salon Suites. The colors do not directly conflict with other signs or architectural features in the vicinity of the signs.

Lighting is appropriate for the type of signage and meets the standards in Section 30 of the Homewood Code of Ordinances.

5. The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this subsection. The signs meet the standards of Section 30 of the Homewood Municipal Ordinance and building codes adopted by the Village of Homewood. Code compliance is one part of the criteria for Appearance Review approval, as the Appearance Plan guidelines shall also be used to evaluate the appropriate design for improvements constructed in the Village.

In addition to the Appearance Plan guidelines for signage projects, the following shall be included in the Appearance Commission's evaluation of any design submission:

1. Conformance to all ordinances of the Village of Homewood, including all amendments;
2. Use of exterior space
3. Architectural concept and aesthetic value
4. Material selection
5. Compatibility with adjoining buildings, miscellaneous structures and space
6. Circulation – vehicular, pedestrian and parking

### STAFF COMMENTS

Should the Appearance Commission recommend changes to the signage, the changes shall be made before the issuance of a certificate of occupancy for the business. If the Appearance Commission does not recommend changes to the signage, no further changes will be required before the issuance of a certificate of occupancy for the business.

### RECOMMENDED APPEARANCE COMMISSION ACTION

Upon review of the signage included in this design review application, the Appearance Commission may wish to make the following recommendation:

**Approve** Case 24-43, Appearance Review for Signage at Essence Salon Suites, 17956 Halsted Street, incorporating any design recommendations provided by the Appearance Commission in the design evaluation.















# M&JWILKOW

## Landlord's Approval Review

Essence Salon Suites

Washington Park Plaza

Homewood, IL.

Project Name & Space Number

Center Name

Location

Project Scope: New sign installed


### REVIEW STATUS

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Approved                         | <input type="checkbox"/> Not Approved           | <input type="checkbox"/> Submit Sign Shop Drawings     |
| <input checked="" type="checkbox"/> Approved as Noted     | <input type="checkbox"/> Revise & Re-Submit     | <input type="checkbox"/> Submit Materials Sample board |
| <input checked="" type="checkbox"/> Signage Shop Drawings | <input type="checkbox"/> Make Corrections Noted | <input type="checkbox"/> Submit Load Calculations      |
| <input type="checkbox"/> Other                            |   | <input type="checkbox"/> Submit Specified Item         |

Review is only for general conformance with Landlord established criteria. This review does not constitute or waive the requirements of the lease agreement or the need for the Tenant to comply with all applicable Federal, State and Local laws, building codes and ordinances. Tenant is responsible for the structural integrity of any material and systems proposed. Tenant is responsible for field verifying all dimensions and conditions for all existing and/or new construction. Landlord review is required for all sign work not fully detailed.

Signage must meet all national, state, and local codes; must obtain any required permits. Internally illuminated channel letters. No light leaks, No sign manufacturer labels visible to the public. Visible raceway not permitted. Trim caps to match the returns. No gold colored trip caps permitted. All work/installations must be coordinated with Mall Management.

Reviewed & Approved Date: 4/9/24

(Sign) 

(Print) Laura Murphy

Additional Landlord comments:

**LANDLORD REVIEW - M & J WILKOW**

<input type="checkbox"/> PRELIM	<input type="checkbox"/> FINAL
<input checked="" type="checkbox"/> SIGN	<input type="checkbox"/> OTHER _____

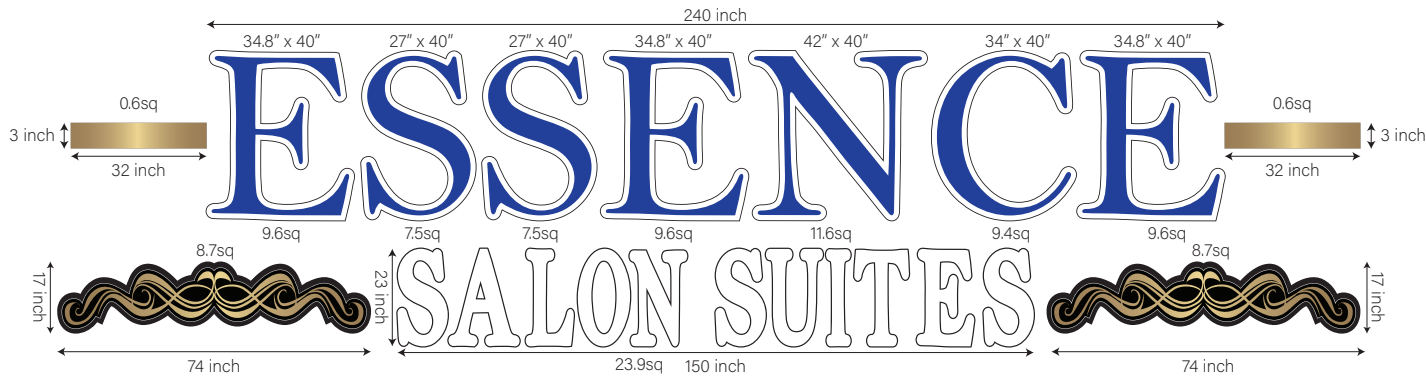
These drawings have been reviewed for design intent only. Actual field conditions are required to be verified by Tenant's Architect and/or Contractor. It is Tenant's obligation to comply with all established Tenant Design Criteria as set forth in the lease agreement, lease plan, construction manual, rules and regulations, bulletins or as otherwise notified. It is also the Tenant's obligation to comply with all applicable laws, ordinances, building codes and regulations. One (1) copy of the Landlord stamped drawings is required to be kept on the job site at all times.

<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED
	<input checked="" type="checkbox"/> REVISE & RESUBMIT

DATE: 4/9/24 BY: M & J Wilkow

- LETTER HEIGHT AND S.F. OF SIGN MUST MEET LOCAL CODE, LEASE /CRITERIA REQUIREMENTS.
- ALL WORK MUST MEET LOCAL CODE.
- ANY ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN.
- S.F. OF SIGN MUST NOT EXCEED 70% OF SIGNBAND S.F.
- COORDINATE INSTALLATION WITH MALL PROPERTY TEAM.
- SUBMIT INSURANCE AND PERMITS TO MALL PROPERTY TEAM.
- COORDINATE EXACT PLACEMENT OF SIGN WITH ON SITE PROPERTY TEAM.

- TYPICAL NOTES:
- NO EXPOSED HARDWARE, CONNECTORS, OR WIRING.
  - NO LIGHT LEAKS.
  - 24 HOUR/7 DAY TIMER REQUIRED- SIGN MUST BE ILLUMINATED DURING MALL HOURS.
  - SIGNBAND MUST BE REFURBISHED TO LIKE NEW CONDITION.
  - NO HOLES OR MARKS FROM PREVIOUS SIGNS ARE ALLOWED.
  - FIRST CLASS WORKMANSHIP IS REQUIRED.
  - ANY NEW OR EXISTING PENETRATIONS MUST BE MADE WATER TIGHT.
  - PROVIDE WEEP HOLES FOR ADEQUATE DRAINAGE.



SUBMIT ANY PROPOSED TEMP SIGNAGE.

AFTER SIDE

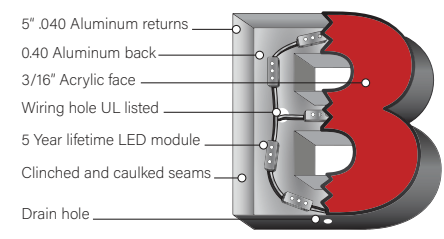
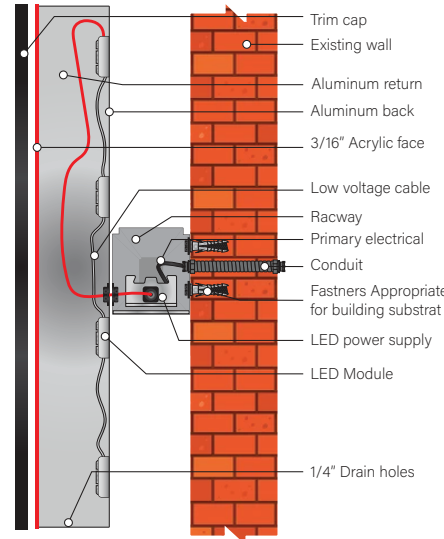


BEFORE SIDE



Storefront: 96" x 360" = 240Sqft  
 70% of signage = 168sqft  
 Sign is 68" x 307" = 145SQFT

RACEWAYS MUST BE PAINTED TO MATCH BACKGROUND/SIGNBAND COLOR.  
 SIGN MUST MATCH D.B.A. IN LEASE.



Perspective view



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

Channel Letters\* are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.

7236 W. 90th Place Bridgeview, IL 60455  
 708-233-6677 Bill 708-228-1552  
 Orders@Reeshaprinting.com www.Reeshaprinting.com



I authorize Reesha Printing & Signs to do a Sign on My Building  
 Located on: 17956 Halsted St, Homewood, IL 60430

Name \_\_\_\_\_ Signature \_\_\_\_\_  
 Phone \_\_\_\_\_ Date \_\_\_\_\_



Side & front Item 5. B.

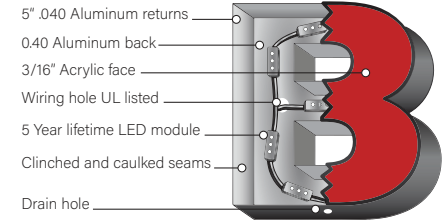
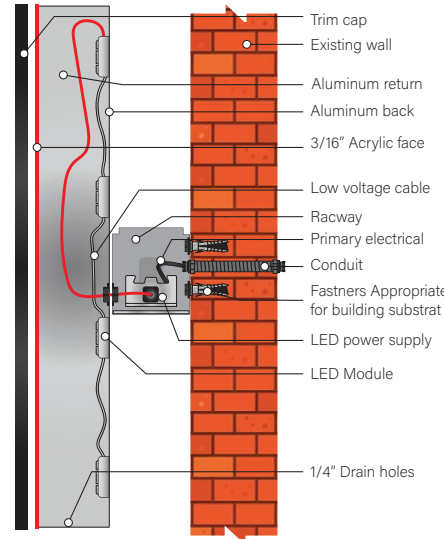


**AFTER FRONT**



RACEWAY MUST BE PAINTED TO MATCH BACKGROUND.

Standard front face lit-led illuminated w/raceway same wall color - Channel letter Sign



**BEFORE FRONT**



Perspective view



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED  
 \*Channel Letters\* are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.



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 708-233-6677 Bill 708-228-1552  
 Orders@Reeshaprinting.com www.Reeshaprinting.com



I authorize Reesha Printing & Signs to do a Sign on My Building  
 Located on: 17956 Halsted St, Homewood, IL 60430

Name \_\_\_\_\_ Signature \_\_\_\_\_  
 Phone \_\_\_\_\_ Date \_\_\_\_\_

**PROPOSED SIGN** *Front*

**Location:** 17956 Halsted St, Homewood, IL 60430



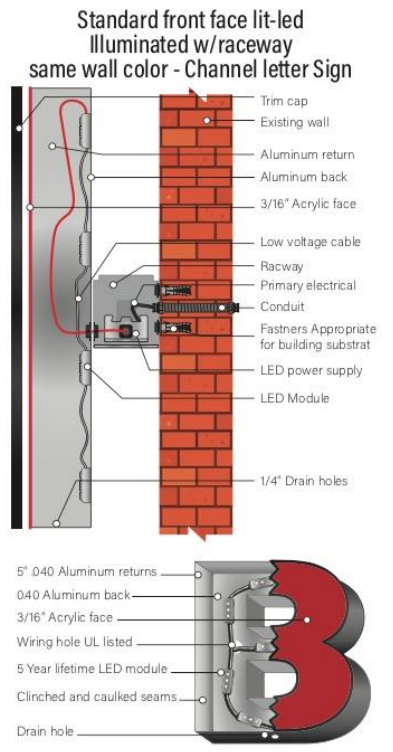
**AFTER FRONT**



**BEFORE FRONT**



**3D Side & front view**



**3D Perspective view**



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

\*Channel Letters\* are intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.



7236 W. 90th Place Bridgeview, IL 60455  
 708-233-6677 Bill 708-228-1552  
 Orders@Reeshaprinting.com www.Reeshaprinting.com



I authorize Reesha Printing & Signs to do a Sign on My Building  
 Located on: 17956 Halsted St, Homewood, IL 60430

Name ..... Signature .....  
 Phone ..... Date .....

**PROPOSED SIGN** *Front Aluminum non-luminated sign*

**Location:** 17956 Halsted St, Homewood, IL 60430

4ft x 12ft Aluminum

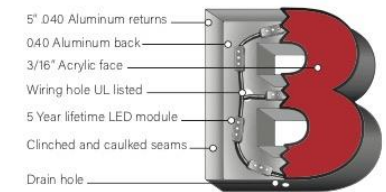
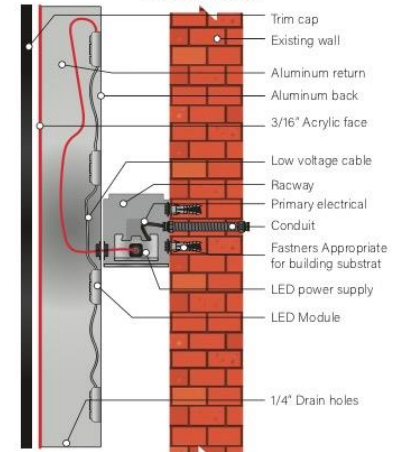


**FRONT AFTER**



**3D Side & front view**

Standard front face lit-led illuminated w/raceway Channel letter



**3D Perspective view**



ALL ELECTRICAL COMPONENTS ARE TO BE UL APPROVED

Channel Letters\* are intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes, including proper grounding and bonding of the entire sign.\*



7236 W. 90th Place Bridgeview, IL 60455  
 708-233-6677 Bill 708-228-1552  
 Orders@Reeshaprinting.com www.Reeshaprinting.com



I authorize Reesha Printing & Signs to do a Sign on My Building  
 Located on: 17956 Halsted St, Homewood, IL 60430

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



# VILLAGE OF HOMEWOOD



**MEMORANDUM**

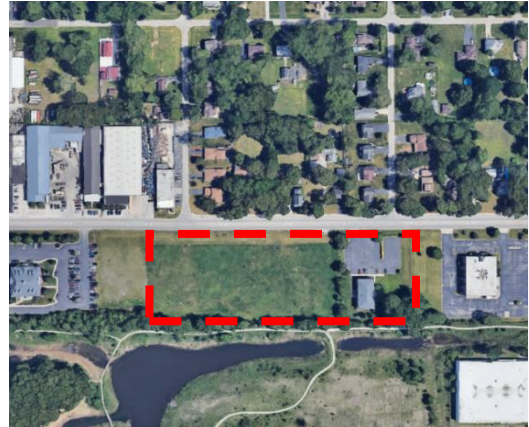
**DATE OF MEETING:** October 3, 2024

**To:** Appearance Commission

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

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

**Topic:** Case 24-44: Appearance Review, Apparel Redefined, 1313-1351 W 175<sup>th</sup> Street



**APPLICATION INFORMATION**

APPLICANT	John LaRoy, Apparel Redefined
ACTION REQUESTED	Appearance Review
ADDRESS	1313-1351 W 175 <sup>th</sup> 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 Form	3	John LaRoy, Applicant	08/21/2024
Site Plan Exhibits	4	Bruce F. Roth, Architect	10/24/2023
Floor Plans	2	Bruce F. Roth, Architect	10/24/2023
Elevations	1	Bruce F. Roth, Architect	10/24/2023
Plat of Survey	1	DesignTek Engineering	10/07/2023
Landscape Plans	2	Metz and Company Landscape Arch.	10/18/2023
Color Renderings	4	Bruce F. Roth, Architect	10/24/2023
Photos of Surrounding Properties	3	John LaRoy, Applicant	08/14/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/06/2024

**BACKGROUND**

John LaRoy of Apparel Redefined, a custom apparel printing and monogramming company, has proposed to move a new headquarters and production facility to Homewood. Apparel Redefined proposes to redevelop a vacant lot at 1351 W 175th Street with a 45,900-square-foot production facility and to renovate the 8,900-square-foot office building directly to the east at 1313 W 175th Street for its headquarters. The proposed project requires an Appearance Review.



## DISCUSSION

The proposed site is approximately four (4) acres of vacant land at 1351 W 175<sup>th</sup> Street and an 8,900-square-foot building with 56 parking spaces at 1313 175th. The office building is currently vacant. The remainder of the site is undeveloped. The Village purchased the four-acre site in 1992 as part of a larger development of Prairie Lakes Business Park. In 2023, the village purchased the office building in anticipation of this project. The site is classified as an Industrial use in the Village Comprehensive Plan and is located in the M-1 Limited Manufacturing zoning district.

Building Improvements: The project will connect the existing 8,900-square-foot office building to a new 45,900-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. Metal siding is prohibited in Section 44-05-11(b) of the Homewood 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 meeting on September 12, the Planning & Zoning Commission unanimously voted to approve the modification from the zoning ordinance in support of the application.

The Appearance Commission must approve the appearance of the materials on the building to allow the design to proceed as proposed. See Staff Comments.

Parking and Site Circulation: The proposed development will include 109 parking spaces, including 56 existing parking spaces. The total number of parking spaces is significantly greater than the 66 spaces required for the development (1 space per 500 square feet of office or sales area, PLUS 1 space per 1,000 square feet of other floor area). The new building will be 45,900 square feet, with 44,000 square feet of area in the new building used for production/"working floor space," and 1,500 square feet in the new building as office/non-industrial space. The industrial area requires 45 parking spaces, and the 10,410 square feet (combined office space from both buildings) require 21 parking spaces. TOTAL spaces = 66.

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, provide security and allow space for additional stormwater, if required. The Planning & Zoning Commission unanimously voted to approve the modification from the zoning ordinance in support of the application, and the Appearance Commission may consider the proposed parking design.

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 Village Arborist has reviewed the landscape plans and provided the following comments:

- Autumn blaze maples (*Acer Jeffers red*) proposed in perimeter landscaping are not sustainable in the proposed locations due to frost cracking, and should be replaced with hills oak, shumard or red oak var trees.

- Grey dogwoods (*cornus racemosa*) are not recommended and should be replaced with diervilla, cameacyparis, or caryopteris trees.
- Juniper (*Juniperus*) and yew (*Taxus m. densiformus/Hicksii*) species are overplanted in the Village and should be replaced or drastically thinned out and varied with other shrubs. Swap for more native perennials.
- Substitute catamint (*calamantia*) for Russian sage.
- Replace all daylilies with coreopsis for yellow flowering plants.

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 175<sup>th</sup> 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. All signage will be submitted as a separate sign permit application.

### **Appearance Review Standards Review**

The staff has completed a review and provided comments on this project utilizing Village Appearance Plan design guidelines:

*B.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.* The proposed development includes off-street parking within the required front setback permitted via the Planned Development process. The applicant has provided sufficient landscaping to fully screen the parking area from the street (81 shrubs/grasses), reducing the impact of the parking area on the quality of the streetscape and providing a clear transition between the site and Village ROW.

*C.2. Attractive landscape transition to adjoining properties shall be provided.* The proposed development maintains the mature stand of trees currently located along the southern boundary of the subject site. The Planning and Zoning Commission conditioned approval of the Site Plan on the addition of a berm along the southern boundary of the site to improve the landscape transition between the subject site and the Izaak Walton Preserve to the south.

*D.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.* The Village Arborist has requested changes to the plant palette proposed for the development, due to poor winter hardiness, difficulty of maintenance, or non-native plant status.

*D.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.* The applicant has proposed the inclusion of loading areas on the interior of the

building, with “roll in/roll out” entrances at the front of the building. Plantings, including shrubs and trees, are proposed immediately adjacent to the door entrances to soften their visual impact and provide some screening of elements generally discouraged from within public view.

E.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. The applicant has proposed a corrugated metal panel prohibited on new buildings constructed by the Homewood zoning ordinance (Section 44-05-11, Village Zoning Ordinance). However, the material is complementary to the industrial use. Nearby buildings, including Homewood Disposal and Canadian National Railroad, use similar materials. The material is also used nearby at Morrison Container in Glenwood, IL (see Staff Exhibits).

The material requires minimal cleaning and repair/maintenance. However, staff has concerns about the installation of the material and the potential for improper joints near doorways, windows, and material transitions which may allow for water infiltration and poor appearance. With proper installation, staff finds the material is complementary and requires minimal maintenance.

The applicant has proposed cladding in primarily grey metal paneling. Red, as an accent, is in alignment with Apparel Redefined branding. The red color will be used sparingly near Apparel Redefined logos on the building. Staff finds that the use of color is compliant with Appearance Plan guidelines.

F.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 signage on adjacent buildings. The applicant has proposed new wall signage and modifications to existing monument signage on the site. The proposed wall sign will include the Apparel Redefined name and logo and is a primary focal point of detail on the front façade. The applicant has also proposed to use the existing monument sign for businesses located within the office building at 1313 W 175<sup>th</sup> Street, replacing the sign plate on the existing sign structure. The staff has recommended that any changes to the exterior color of the office building be reflected in the color of the monument sign to meet Appearance Plan guidelines. See Recommended Appearance Commission Action.

H.3. Exterior lighting shall not be designed to permit an adverse effect on neighboring properties. The proposed development includes five (5) new shielded parking light poles across four acres of new development area. The development will also retain two (2) parking light poles in the existing parking lot adjacent to the office building at 1313 W 175<sup>th</sup> Street. The lights are placed in a manner which does not impact neighboring properties, including residential property in East Hazel Crest to the north of the site and Izaak Walton Preserve to the south. Lighting is minimized on the south side of the property to avoid impacts on the nature preserve area adjacent to the subject site.

I.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. The proposed metal cladding materials on the building are determined by

staff to have sufficient durability and wear resistance with proper installation. The applicant has proposed foundation landscaping and curbing to minimize the risk of potential damage from vehicles when metal materials are placed immediately adjacent to parking and circulation routes.

In addition to the Appearance Plan guidelines in Sections B-I, the Appearance Commission shall use the Factors for Evaluation in Section J of the Appearance Plan to evaluate the quality of the proposed design. These factors include:

1. Conformance with all ordinances of the Village of Homewood including all amendments thereto;
2. Use of exterior space;
3. Architectural concept and aesthetic value;
4. Material selection;
5. Compatibility with adjoining buildings, miscellaneous structures and space;
6. Circulation – vehicular, pedestrian, and parking.

#### STAFF COMMENTS

The Planning and Zoning Commission recommended approval of a Planned Development encompassing the six parcels comprising the Apparel Redefined site at its meeting on September 12, 2024. 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.

#### RECOMMENDED APPEARANCE COMMISSION ACTION

Upon review of the proposed development with the guidelines of the Appearance Commission and other relevant Village ordinances and plan documents, the Appearance Commission may wish to make the following motion:

**Approve** Case 24-44, Appearance Review for Apparel Redefined at 1313-1351 W 175<sup>th</sup> Street, site plan, floor plans, elevations, landscape plan, and renderings submitted by Bruce F. Roth, Architect, and Metz and Company Landscape Architects, submitted August 21, 2024, subject to the following conditions:

1. A revised landscape plan with the plant materials as proposed by the Village Arborist shall be submitted prior to the issuance of building permits.
2. All final color and material modifications on the office building at 1313 W 175<sup>th</sup> Street shall be applied to the structural elements of the monument signage on the site.

PIN: 29-32-101-068-0000, 29-32-101-067-0000, 29-32-101-066-0000,  
29-32-101-076-0000, 29-32-047-0000; 29-32-048-0000

Case 24-44 AC – Appearance Review

October 3

Item 5. C.



PIN: 29-32-101-068-0000, 29-32-101-067-0000, 29-32-101-066-0000,  
29-32-101-076-0000, 29-32-047-0000; 29-32-048-0000

Case 24-44 AC – Appearance Review

October 3

Item 5. C.





# APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

## PROPERTY INFORMATION

Street Address: 1351 and 1313 175th St. Homewood, IL 60430

Property Index Number(s): 29-32-101-066, -067 -068,-076,-047,-048

### 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

Application Request	Proposed Development or Alterations:
<i>Select all applicable boxes for Appearance Commission requests below.</i>	
<input checked="" type="checkbox"/> New Construction, including: <ul style="list-style-type: none"> <li>» Building Elevations</li> <li>» Landscape Plan</li> <li>» Lighting, Photometric Plan</li> <li>» Signage</li> </ul> <input type="checkbox"/> Sign Variance	<input checked="" type="checkbox"/> Existing Development <ul style="list-style-type: none"> <li>» Exterior Alterations</li> <li>» Landscape Plan</li> <li>» Lighting, Photometric Plan</li> <li>» Signage</li> </ul>

## APPLICANT

Name John LaRoy

Company A&R Screening, LLC DBA Apparel Redefined

Address 4611 136th St.  
Crestwood, IL 60418

Phone 708-598-2480

Email john.laroy@apparelredefined.com

Role CEO

## PROPERTY OWNER

Name Village of Homewood

Company \_\_\_\_\_

Address 2020 Chestnut Ave.  
Homewood, IL 60430

Phone 708-798-3000

Email https://www.village.homewood.il.us/

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.

John LaRoy  
Applicant Name

John LaRoy  
John LaRoy (Aug 21, 2024 10:54 CDT)  
Applicant Signature

08/21/2024  
Date

## Staff Notes

*Do not write below this line.*

CASE NO: _____	Fee: _____ <input type="checkbox"/> 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: _____






# Appearance Commission Application 20240821 copy

Final Audit Report

2024-08-21

Created:	2024-08-21
By:	Joseph Pilewski (joe.pilewski@pilewski-associates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5gl9ZpAYhDVMZrmWmzebFc1WUSueE7vT

## "Appearance Commission Application 20240821 copy" History

-  Document created by Joseph Pilewski (joe.pilewski@pilewski-associates.com)  
2024-08-21 - 3:25:33 PM GMT- IP address: 23.118.82.71
-  Document emailed to John LaRoy (john.laroy@apparelredefined.com) for signature  
2024-08-21 - 3:25:38 PM GMT
-  Email viewed by John LaRoy (john.laroy@apparelredefined.com)  
2024-08-21 - 3:54:20 PM GMT- IP address: 66.102.6.233
-  Document e-signed by John LaRoy (john.laroy@apparelredefined.com)  
Signature Date: 2024-08-21 - 3:54:58 PM GMT - Time Source: server- IP address: 208.59.238.109
-  Agreement completed.  
2024-08-21 - 3:54:58 PM GMT



**NEW HEADQUARTERS FACILITY**  
**EXISTING OFFICE RENOVATION**  
**AND NEW PRODUCTION FACILITY**  
 1313 175th STREET, HOMEWOOD, ILLINOIS 60430

FOR:



**APPAREL REDEFINED**  
 4611 136th STREET, CRESTWOOD, ILLINOIS 60418

**Bruce F. Roth**  
 ARCHITECT  
 743 Selborne Road, Riverside, Illinois 60546  
 708-443-5195 (H), 708.663.8306 (C)  
 email: brucefroth@gmail.com  
 web: brucefrotharchitect.wordpress.com

PROJECT LOCATION  
 175th STREET  
 SOUTH HALSTED STREET



AREA MAP

**SHEET INDEX**

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

**October 24, 2023**  
**Village Board & Planning Department Review**

**BRUCE F. ROTH**  
 ARCHITECT

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 708.443.5195 (H), 708.663.8306 (C)  
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LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT

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 TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. 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 OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PROJECT



**APPAREL REDEFINED**  
**HEADQUARTERS FACILITY**  
 1313 175th Street  
 Homewood  
 Illinois 60430

SHEET

**COVER PAGE**

SEAL

SEAL

2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW	
REV	DATE	ISSUE

BY	NUMBER
BFR	G-00
PROJECT	-

**BRUCE F. ROTH**  
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**EXISTING SITE DATA**  
ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403  
ZONING DISTRICT: M-1 LIMITED MANUFACTURING  
  
SITE AREAS:  
PROPERTY 1 (LOT D, 1, 2, & 3): 187,500 SF 4.30 Acres  
PROPERTY 2 (HUEY PLAZA): 55,500 SF 1.27 Acres  
TOTAL AREA: 243,000 SF 5.58 Acres  
  
EXISTING BUILDING AREAS:  
BASEMENT LEVEL: 4,705 SF  
FIRST FLOOR LEVEL: 4,705 SF  
SECOND FLOOR LEVEL: 4,705 SF  
TOTAL AREA 1st & 2nd LEVEL: 9,410 SF  
EXISTING PARKING: 65 SPACES (3 ACCESSIBLE SPACES)

**ZONING REQUIREMENTS**  
**BULK REQUIREMENTS:**  
LOT WIDTH: N/A  
LOT AREA: N/A  
FRONT YARD SETBACK: 40 FEET  
EXTERIOR SIDE YARD SETBACK: 40 FEET  
INTERIOR SIDE YARD: 25 FEET  
REAR YARD SETBACK: 40 FEET  
BUILDING COVERAGE: N/A  
BUILDING HEIGHT: 40 FEET  
ALLOWABLE IMPERIOUS SURFACE: 70%  
**PARKING REQUIREMENTS:**  
OFFICE AND SALES AREA: 1 PER 500 SF  
OTHER AREAS: 1 PER 1000 SF

PROJECT  
**APPAREL REDEFINED**  
HEADQUARTERS FACILITY  
1313 175th Street  
Homewood  
Illinois 60430

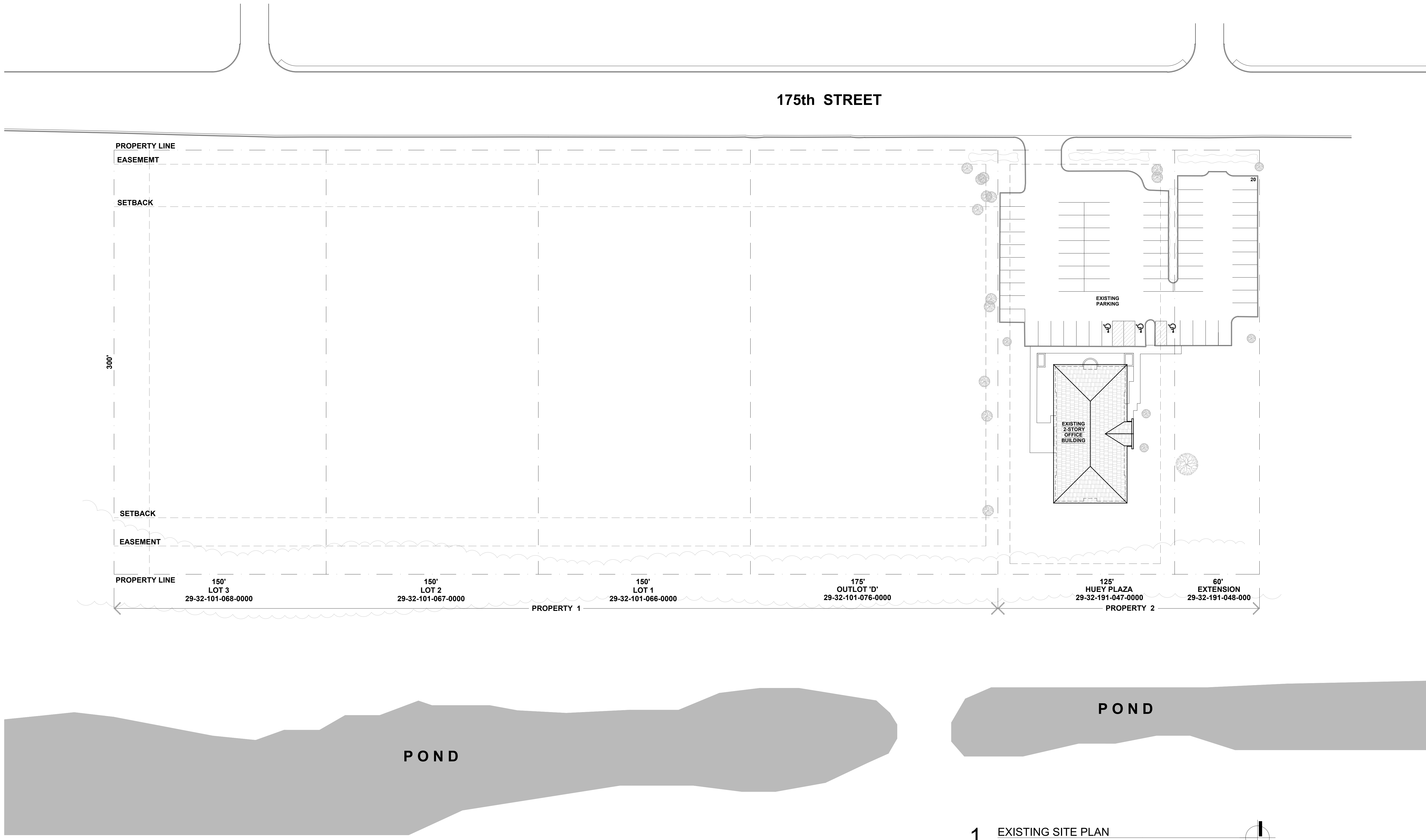
SHEET  
EXISTING  
SITE PLAN

SEAL

2023-10-04 VILLAGE BOARD & PLANNING DEPARTMENT REVIEW

REV	DATE	ISSUE

BY BFR	NUMBER A-01
PROJECT -	



1 EXISTING SITE PLAN  
SCALE: 1" = 30'-0"  
0 30 60  
[North Arrow]

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**PROJECT**  
  
**APPAREL REDEFINED**  
**HEADQUARTERS FACILITY**  
1313 175th Street  
Homewood  
Illinois 60430

**SHEET**  
**OVERALL SITE PLAN AND FUTURE EXPANSION**

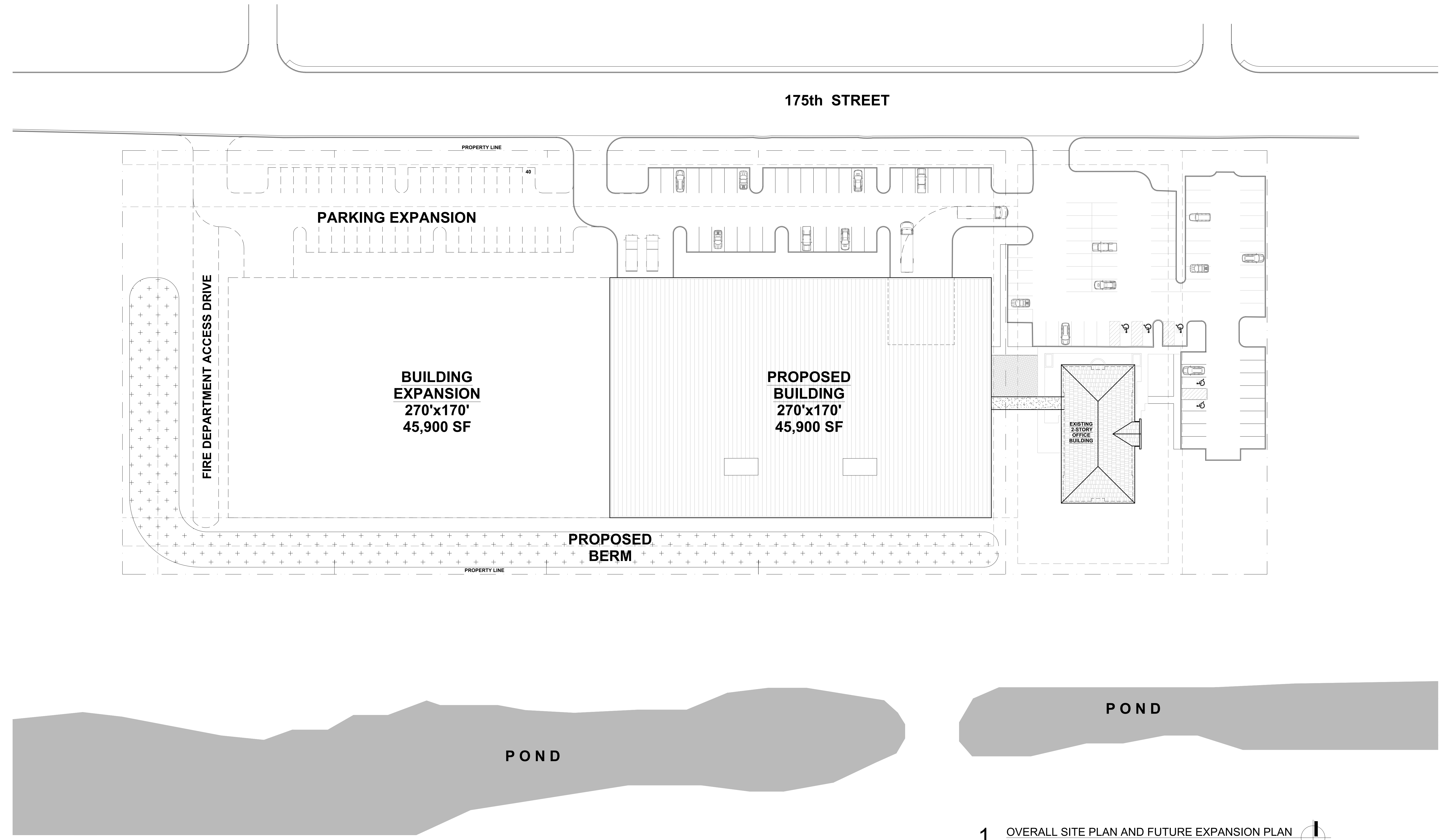
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2023-10-04	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW	
REV	DATE	ISSUE

BY  
**BFR**

PROJECT  
-

NUMBER  
**A-02**



**1 OVERALL SITE PLAN AND FUTURE EXPANSION PLAN**  
SCALE: 1" = 30'-0"  
0 30 60

### EXISTING SITE DATA

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403

ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:  
 PROPERTY 1 (LOT D, 1, 2, & 3): 187,500 SF 4.30 Acres  
 PROPERTY 2 (HUEY PLAZA): 55,500 SF 1.27 Acres  
 TOTAL AREA: 243,000 SF 5.58 Acres

EXISTING BUILDING AREAS:  
 BASEMENT LEVEL: 4,705 SF

FIRST FLOOR LEVEL: 4,705 SF  
 SECOND FLOOR LEVEL: 4,705 SF  
 TOTAL AREA 1st & 2nd LEVEL: 9,410 SF

EXISTING PARKING: 65 SPACES (3 ADA)

### PROPOSED SITE DATA

EXISTING PROPERTY - (LOT 1)

BUILDING AREAS (FOOTPRINT):  
 EXISTING & PROPOSED BUILDING 4,999 SF

PARKING AREAS:  
 EXISTING & PROPOSED PARKING: 71 SPACES (5 ADA)

REQUIRED PARKING (M-1 DISTRICT):  
 OFFICE & SALES AREAS (9,998 SF): 21 SPACES

REQUIRED ACCESSIBLE SPACE: 2 SPACES

SITE AREAS:  
 BUILDING FOOTPRINT: 4,999 SF  
 PAVEMENT (IMPERVIOUS): 29,811 SF  
 TOTAL IMPERVIOUS SURFACES: 34,810 SF 63%

LANDSCAPING (PERVIOUS): 20,690 SF  
 TOTAL SITE AREA: 55,500 SF 1.27 ACRES

PROPOSED PROPERTY (LOT 2)

BUILDING AREAS (FOOTPRINT):  
 PROPOSED BUILDING 45,992 SF

PARKING AREAS:  
 PROPOSED PARKING: 39 SPACES

REQUIRED PARKING (M-1 DISTRICT):  
 OTHER AREAS (44,992 SF): 45 SPACES

REQUIRED ACCESSIBLE SPACE: 3 SPACES

SITE AREAS:  
 BUILDING FOOTPRINT: 45,992 SF  
 PAVEMENT (IMPERVIOUS): 17,687 SF  
 TOTAL IMPERVIOUS SURFACES: 63,679 SF 34%

LANDSCAPING (PERVIOUS): 123,710 SF  
 TOTAL SITE AREA: 187,500 SF 4.30 ACRES

TOTAL - LOT 1 AND 2 COMBINED

BUILDING AREAS (FOOTPRINT):  
 EXISTING OFFICE BUILDING 4,999 SF  
 PROPOSED BUILDING 45,992 SF  
 TOTAL BUILDING AREAS: 50,991 SF

PARKING AREAS:  
 EXISTING & PROPOSED (LOT 1): 71 SPACES (5 ADA)  
 PROPOSED PARKING (LOT 2): 39 SPACES (0 ADA)  
 TOTAL PARKING AREAS: 109 SPACES (5 ADA)

REQUIRED PARKING (M-1 DISTRICT):  
 OFFICE & SALES AREAS (10,410 SF): 21 SPACES  
 OTHER AREAS (44,900 SF): 45 SPACES  
 TOTAL REQUIRED PARKING: 66 SPACES

REQUIRED ACCESSIBLE SPACE: 5 SPACES

SITE AREAS:  
 BUILDING FOOTPRINTS: 50,991 SF  
 PAVEMENT (IMPERVIOUS): 47,489 SF  
 TOTAL IMPERVIOUS SURFACES: 98,480 SF 41%

LANDSCAPING (PERVIOUS): 144,440 SF  
 TOTAL SITE AREA: 243,000 SF 5.58 ACRES

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PROJECT

**APPAREL REDEFINED**

**HEADQUARTERS FACILITY**

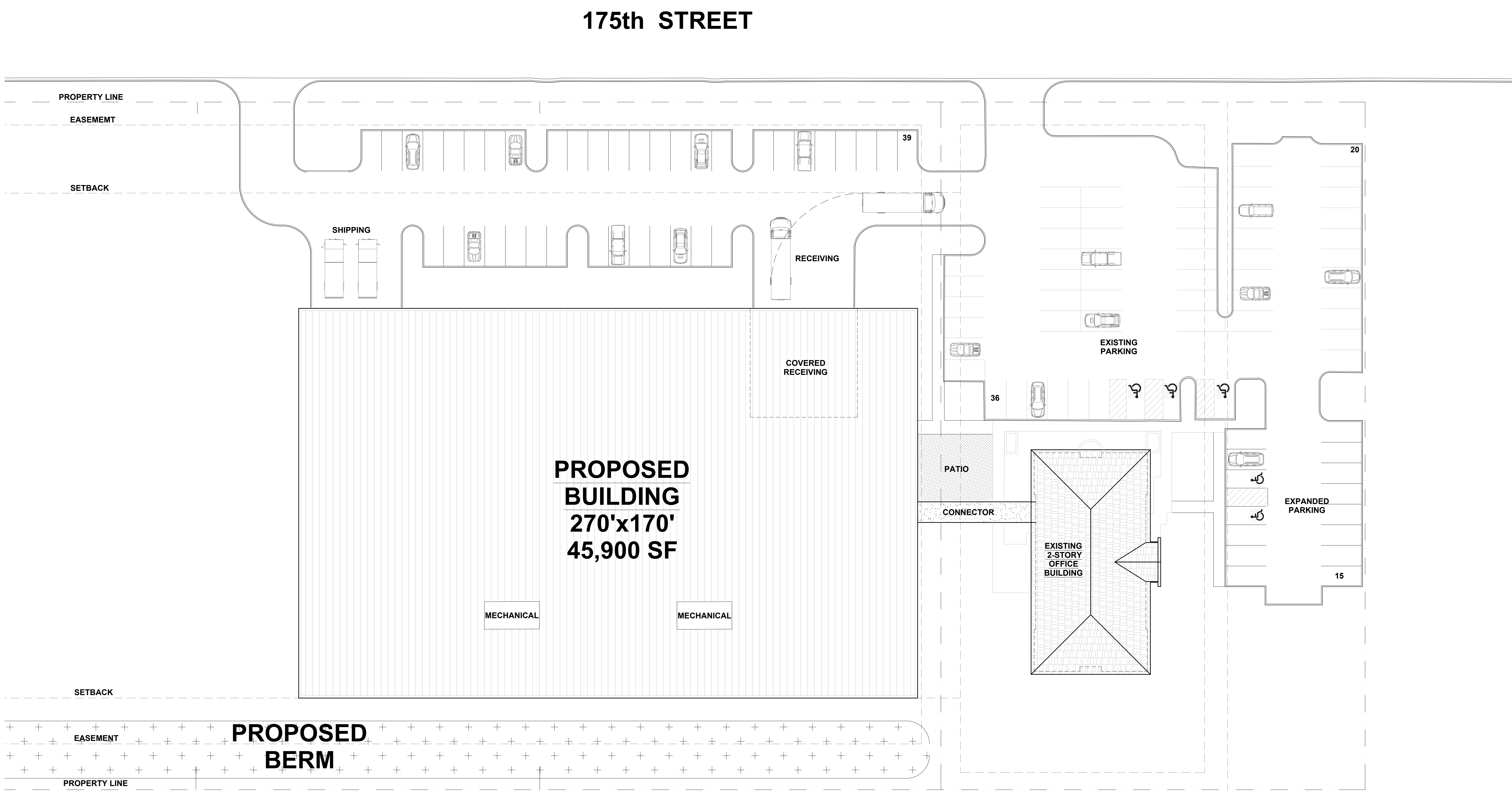
1313 175th Street  
 Homewood  
 Illinois 60430

SHEET

**ARCHITECTURAL SITE PLAN**

SEAL

2023-10-04 VILLAGE BOARD & PLANNING DEPARTMENT REVIEW		
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BY	NUMBER	
BFR	A-03	
PROJECT	-	



**1 PARTIAL ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 20'-0"  
 0 20 40'

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**PROJECT**  
  
**HEADQUARTERS FACILITY**  
 1313 175th Street  
 Homewood Illinois 60430

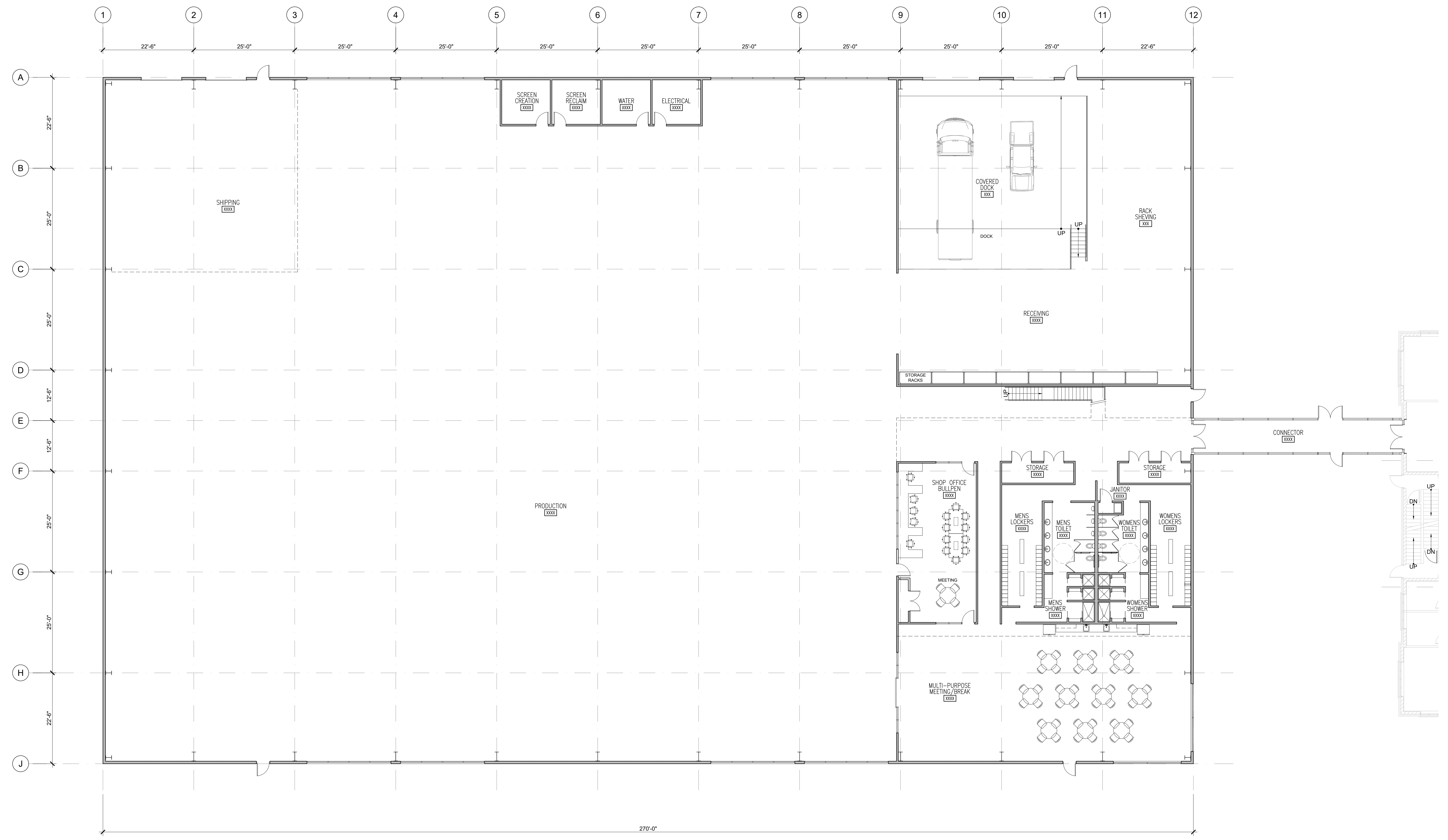
**SHEET**  
**PRODUCTION FACILITY GROUND FLOOR PLAN**

**SEAL**

**REV**

2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW
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	ISSUE

BY	NUMBER
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-	



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

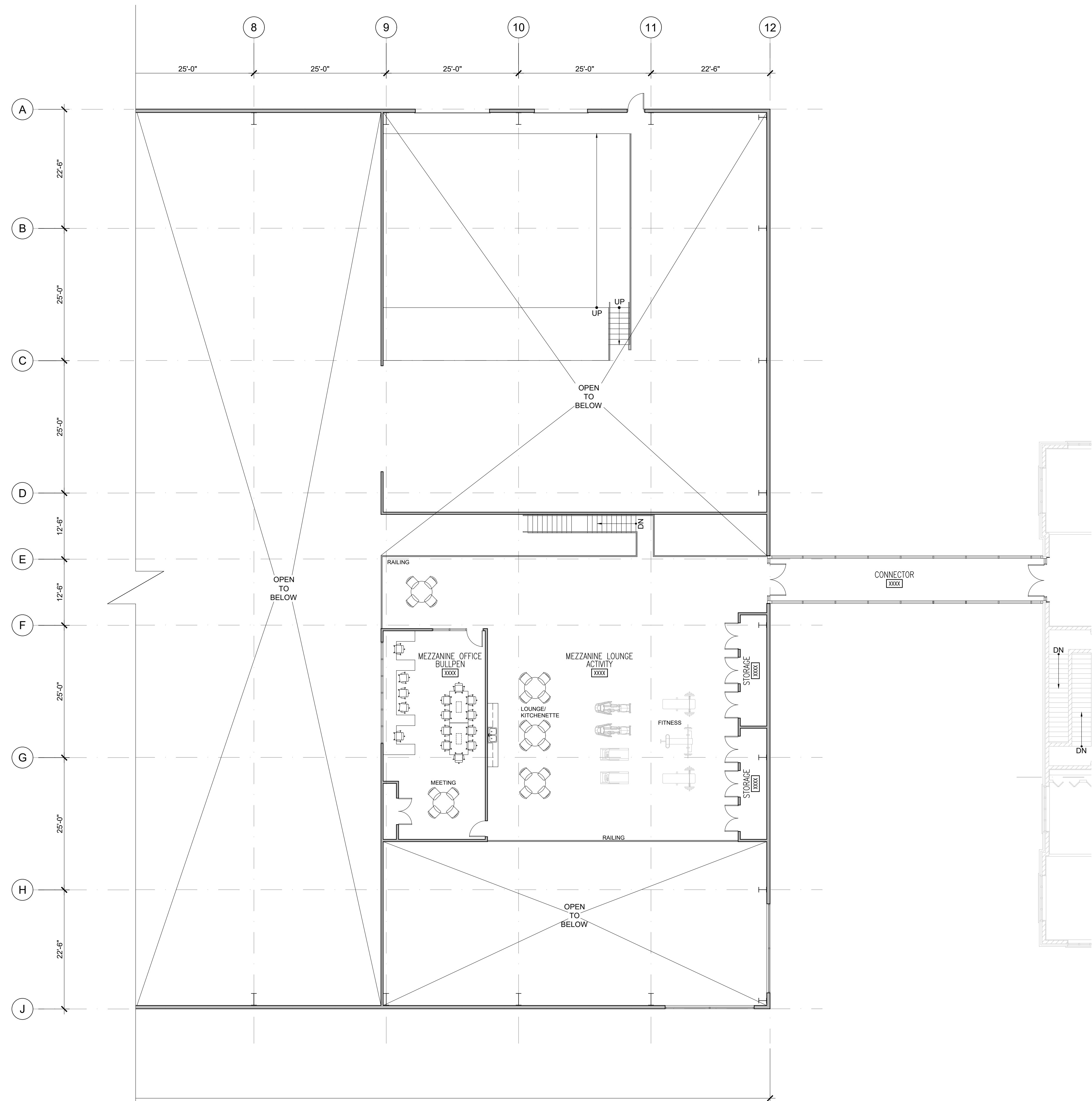
**BRUCE F. ROTH**  
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**HEADQUARTERS FACILITY**  
1313 175th Street  
Homewood  
Illinois 60430

**PRODUCTION FACILITY  
MEZZANINE FLOOR PLAN**



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

SEAL

2023-10-24 VILLAGE BOARD & PLANNING DEPARTMENT REVIEW	
REV	ISSUE

<b>BY</b> BFR	<b>NUMBER</b> A-11
<b>PROJECT</b> -	

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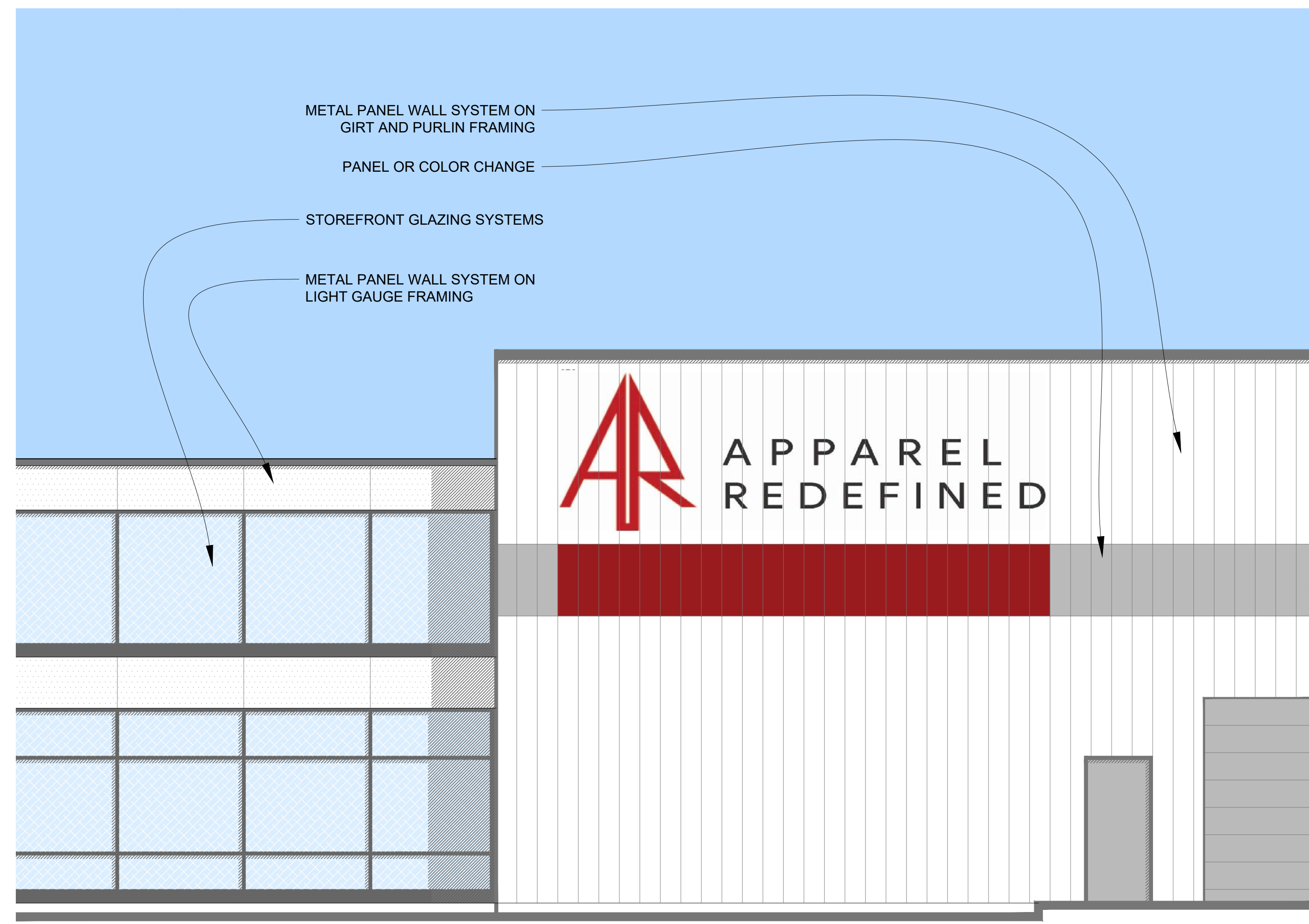
**PROJECT**  
**APPAREL REDEFINED**  
**HEADQUARTERS FACILITY**  
1313 175th Street  
Homewood  
Illinois 60430

**SHEET**  
**PRODUCTION FACILITY EXTERIOR ELEVATIONS**

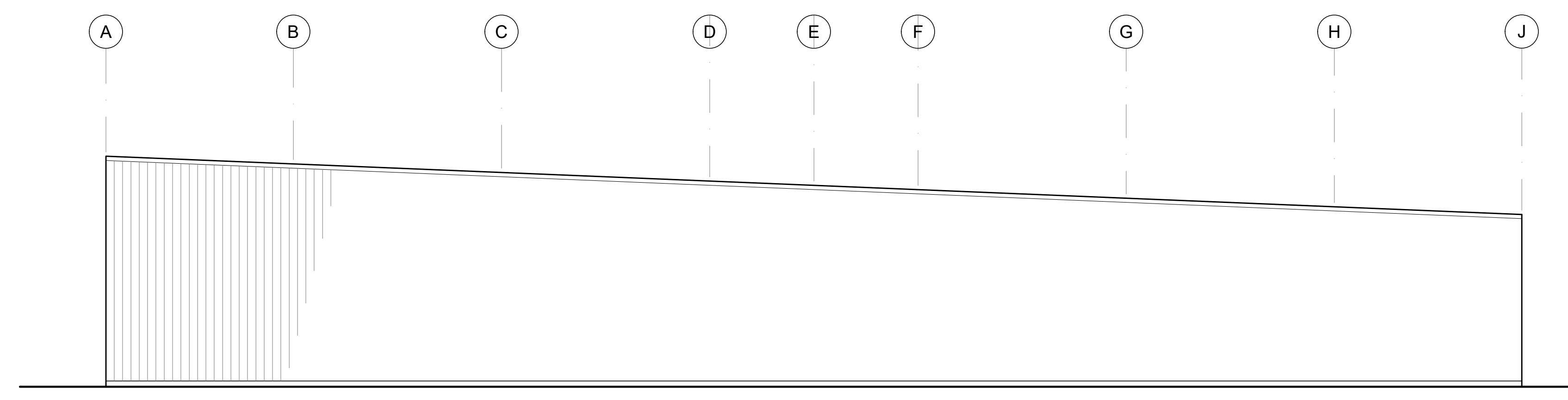
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REV	DATE	ISSUE

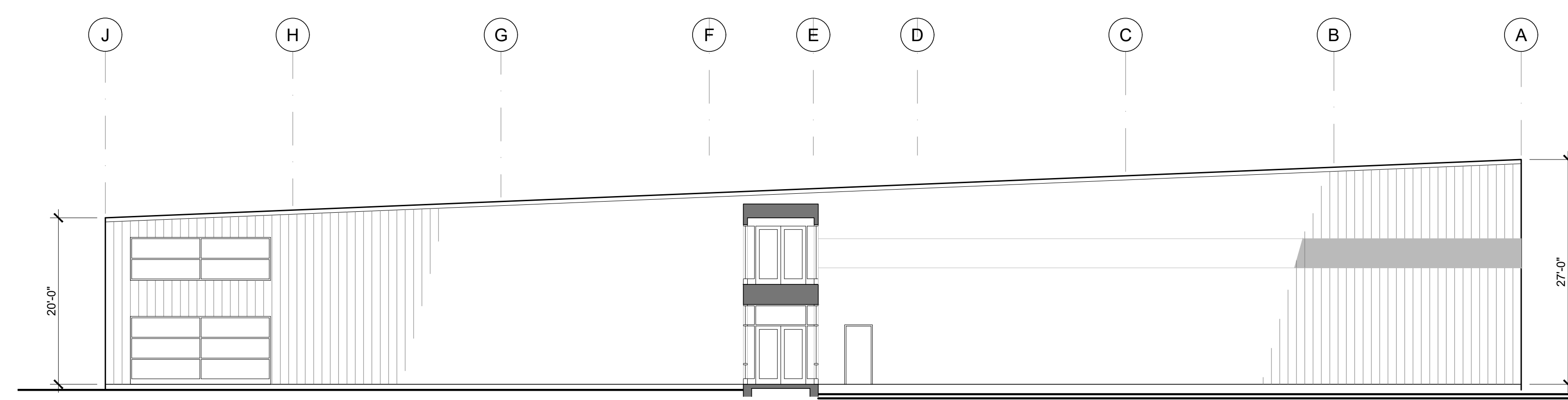
2023-10-04	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW	
BY	NUMBER	
BFR	A-30	
PROJECT		
-		



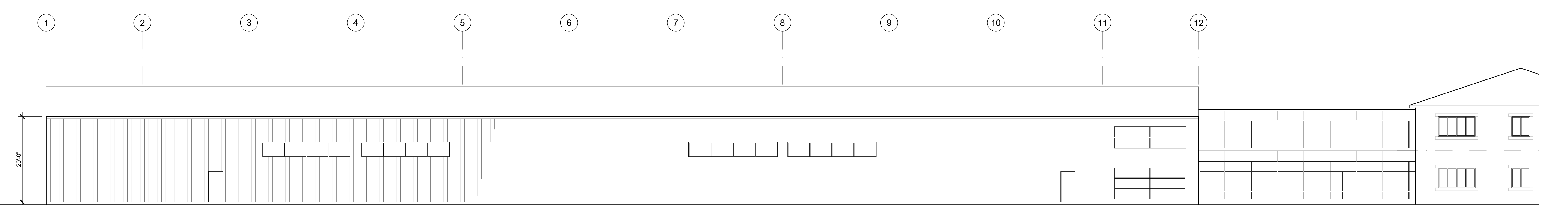
**5 PARTIAL ENLARGED ELEVATION**  
SCALE: 1/4" = 1'-0"



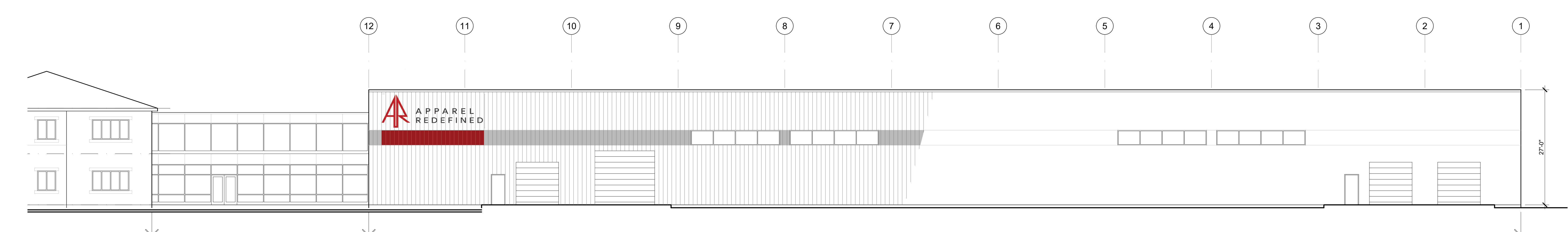
**4 PRODUCTION FACILITY - WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 PRODUCTION FACILITY - EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

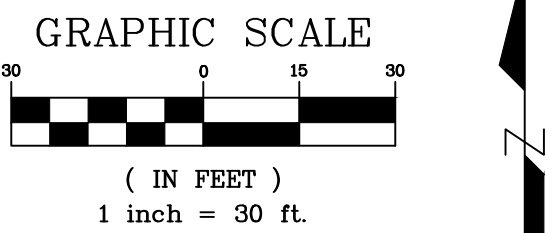


**2 PRODUCTION FACILITY - SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**1 PRODUCTION FACILITY - NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

# PLAT OF SURVEY & TOPOGRAPHIC SURVEY



**BASIS OF BEARING**  
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM, EAST ZONE, 2011 ADJUSTMENT

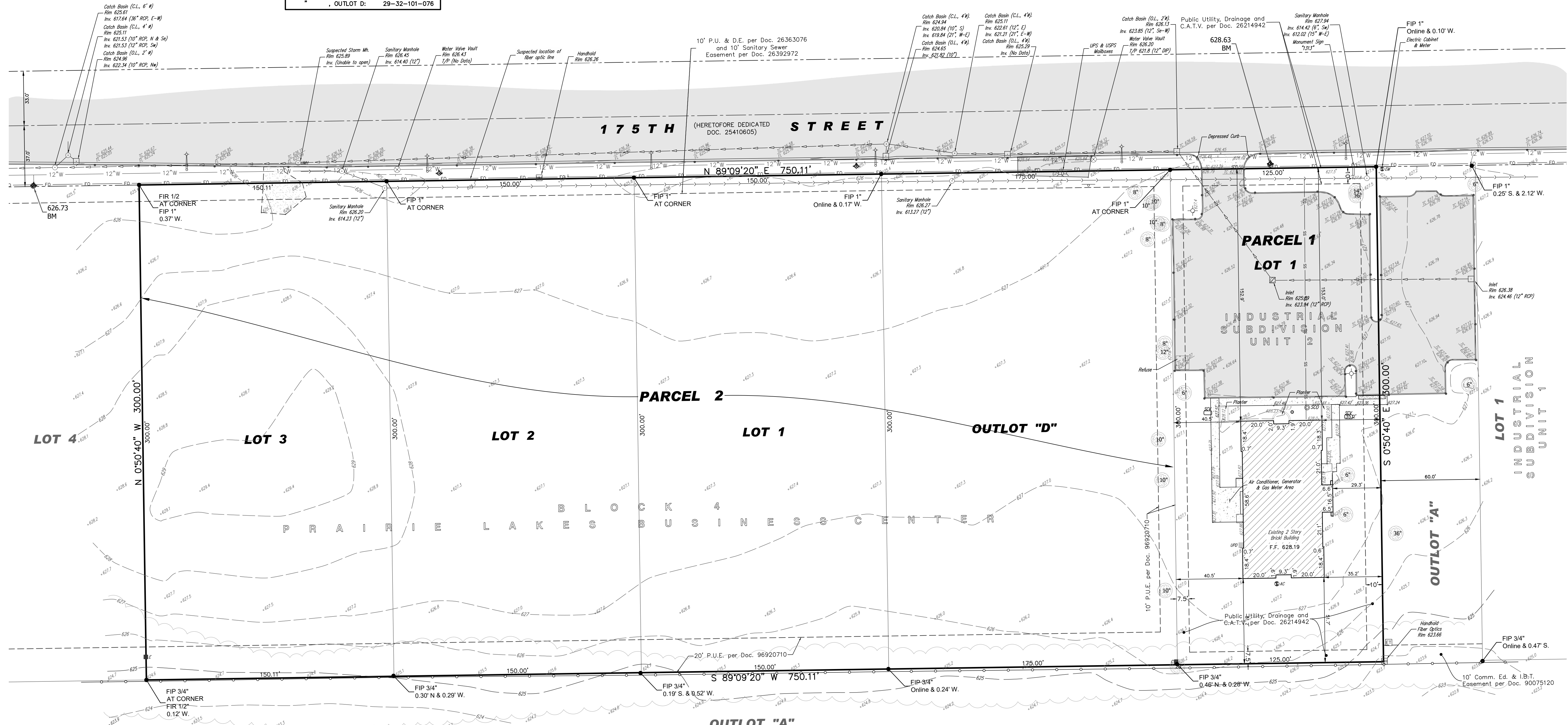
**SITE DATA**  
GROSS AREA OF PARCELS ONE & TWO: 225,034 SQUARE FEET OR 5.17 ACRES

PARCEL IDENTIFICATION NUMBERS	
PARCEL ONE, LOT 1:	29-32-101-047
PARCEL TWO, LOT 1:	29-32-101-066
LOT 2:	29-32-101-067
LOT 3:	29-32-101-068
OUTLOT D:	29-32-101-076

**LEGAL DESCRIPTION**

**PARCEL 1:**  
LOT 1 IN INDUSTRIAL SUBDIVISION NO. 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT NO. 26214942 IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
LOTS 1, 2, 3 AND OUTLOT "D" IN BLOCK 4, ALL IN PRAIRIE LAKES BUSINESS CENTER, BEING A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



### GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

UNLESS OTHERWISE NOTED, ALL EASEMENT AND SETBACK LINES SHOWN HEREON ARE PER INDUSTRIAL SUBDIVISION UNIT 2 AND PRAIRIE LAKES BUSINESS CENTER.

OBTERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

ALL DISTANCES ALONG BOUNDARY / PROPERTY LINES ARE RECORD. TO OBTAIN RECORD BEARINGS, ADD 00° 50' 40".

LEGEND	
	BENCHMARK
	MAILBOX
	SPRINKLER CONTROL VALVE
	HANDHOLD
	TRANSFORMER PAD
	CATCH BASIN
	STORM INLET
	SANITARY CLEANOUT
	CLOSED LID MANHOLE
	WATER VALVE HYDRANT
	CABLE TV PEDESTAL
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	TEL, ELEC., CABLE PEDESTALS
	ELECTRIC METER
	GAS METER
	FOUND IRON REBAR
	FOUND IRON PIPE
	DECIDUOUS TREE
	W/ TRUNK SIZE
	LIGHT POLE W/MAST ARM

LINE TYPES	
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	ADJACENT LOT LINE
	CENTERLINE
	EASEMENT LINE
	CHAINLINK FENCE
	UNDERGROUND FIBER OPTIC
	WATER MAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	BARRIER CURB
	CURB & GUTTER
	DEPRESSED CURB & GUTTER
	CONTOUR LINE

ABBREVIATIONS	
###	EXIST. SPOT ELEVATION
D.E.	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
EXIST.	EXISTING
F.F.	FINISHED FLOOR
H.C.	HANDICAP PARKING
INV	INVERT
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
T/P	TOP OF PIPE
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
SS	SANITARY SERVICE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(### ##) RECORD/DEED	
### ##	MEASURED

HATCHING	
	ASPHALT SURFACE
	ADA DETECTABLE WARNING
	BUILDING LIMITS
	CONCRETE SURFACE
	GRAVEL SURFACE

BENCHMARKS	
SITE BENCHMARKS:	
THE SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 175TH STREET, 64 FEET WEST OF THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON. ELEVATION: 626.73 (NAVD 88)	
THE SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 175TH STREET, 64 FEET WEST OF THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON. ELEVATION: 628.63 (NAVD 88)	

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

STEVEN J. LAUB  
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35-3160  
MY CURRENT LICENSE RENEWS NOV. 30, 2024

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

NO.	DATE	REVISIONS DESCRIPTION

JOHN LAUB  
PLAT/TOPOGRAPHIC SURVEY FOR  
1313 175TH STREET  
HOMewood, IL 60430

DESIGNTEK ENGINEERING, INC.  
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING  
9930 W. 190TH STREET, SUITE 1  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4692  
ILL. PROF. LIC. NO.: 184-003740



PROJECT INFORMATION  
Project No.: 23-0028  
Scale: 1" = 30'  
Date: 10/10/2023  
Field Date: 10/07/2023  
Drawn By: SJL  
Checked By: MJF

1 OF 1

EXISTING CONDITIONS

L:\Projects\2023\23-0028\Survey\Map\Topographic\23-0028\_Topographic\_Plat\_10/10/2023\_11:49:14 AM.Bw\_SJL



**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 Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, 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 (c.l.).

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 perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

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.

Sod shall be mineral base only.

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.

**APPAREL REDEFINED**

**NEW HEADQUARTERS FACILITY**

1313 175th Street  
Homewood, Illinois

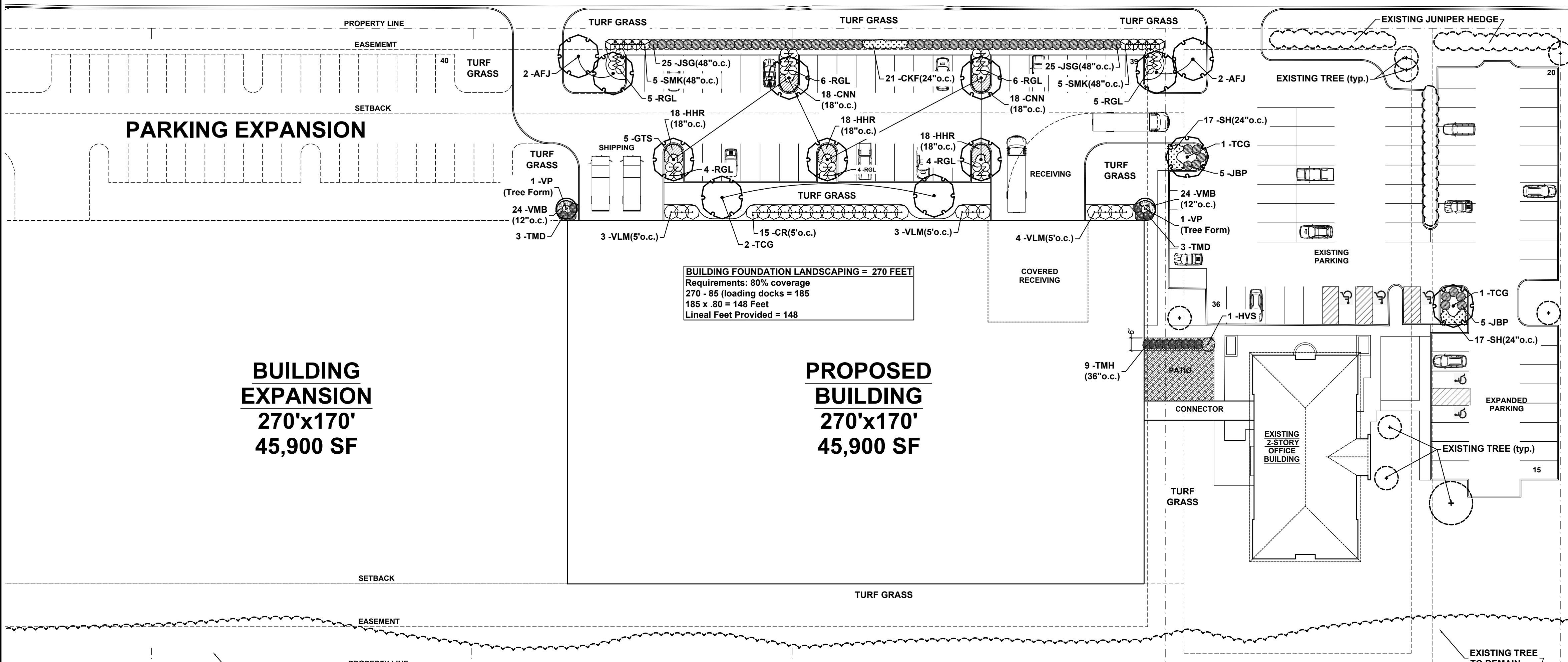
**PARKING LOT PERIMETER LANDSCAPING = 243 FEET**  
Requirements: Three (3) shrubs or ornamental grasses per foot  
243 divided by 3 = 81 shrubs or ornamental grasses  
Plant Material Provided = 81

**175th STREET**

**BUILDING FOUNDATION LANDSCAPING = 270 FEET**  
Requirements: 80% coverage  
270 - 85 (loading docks) = 185  
185 x .80 = 148 Feet  
Lineal Feet Provided = 148

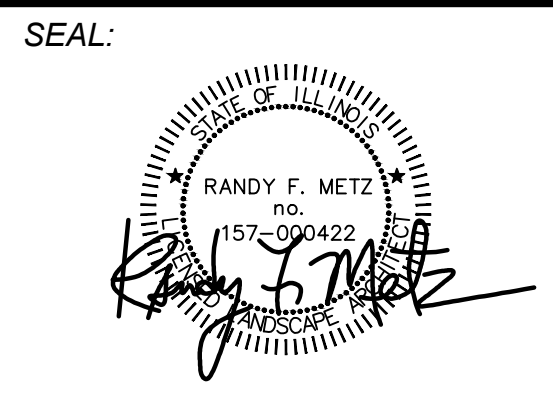
**BUILDING EXPANSION**  
270'x170'  
45,900 SF

**PROPOSED BUILDING**  
270'x170'  
45,900 SF



**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
<b>DECIDUOUS SHADE TREES</b>				
AFJ	4	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
GTS	5	Gleditsia t. 'Skyline'	Skyline Honeylocust	2.5" BB
TCG	4	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2.5" BB
<b>DECIDUOUS ORNAMENTAL TREES</b>				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6" Bb.c.
<b>DECIDUOUS SHRUBS &amp; SHRUB ROSES</b>				
CR	15	Cornus racemosa	Grey Dogwood	30" #5
HVS	1	Hydrangea p. 'Renny'	Vanilla Strawberry Hydrangea	#5/24"
RGL	34	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5/24"
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VLM	10	Viburnum l. 'Mohican'	Mohican Viburnum	3" BB
<b>EVERGREEN SHRUBS</b>				
JSG	50	Juniperus c. 'Sea Green'	Sea Green Juniper	24" #5
JBP	10	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#5
TMD	6	Taxus m. 'Densiflora'	Dense Yew	24" BB
TMH	9	Taxus m. 'Hicksii'	Hicks Yew	30" BB
<b>ORNAMENTAL GRASS</b>				
CKF	21	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SH	34	Sporobolus heterolepis	Prairie Dropseed	#1
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
CNN	36	Calamintha n. spp. Nepata	Lesser Catamint	#1
HHR	54	Hemerocallis 'Happy Returns'	Happy Returns Daylily	from 24 flat
VMB	2	Vinca minor 'Bowles'	Periwinkle (48 plants)	



**METZ & COMPANY**  
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3903  
www.metz-company.com

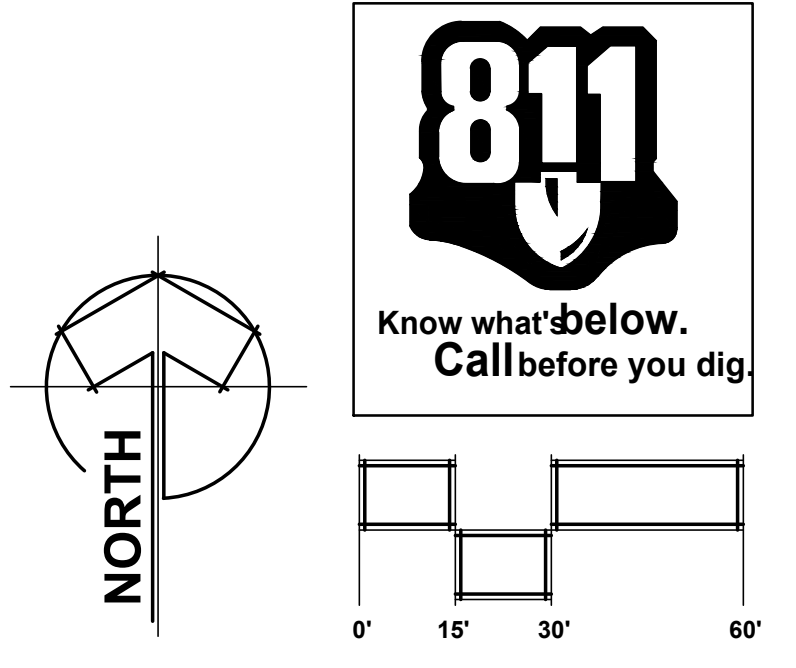
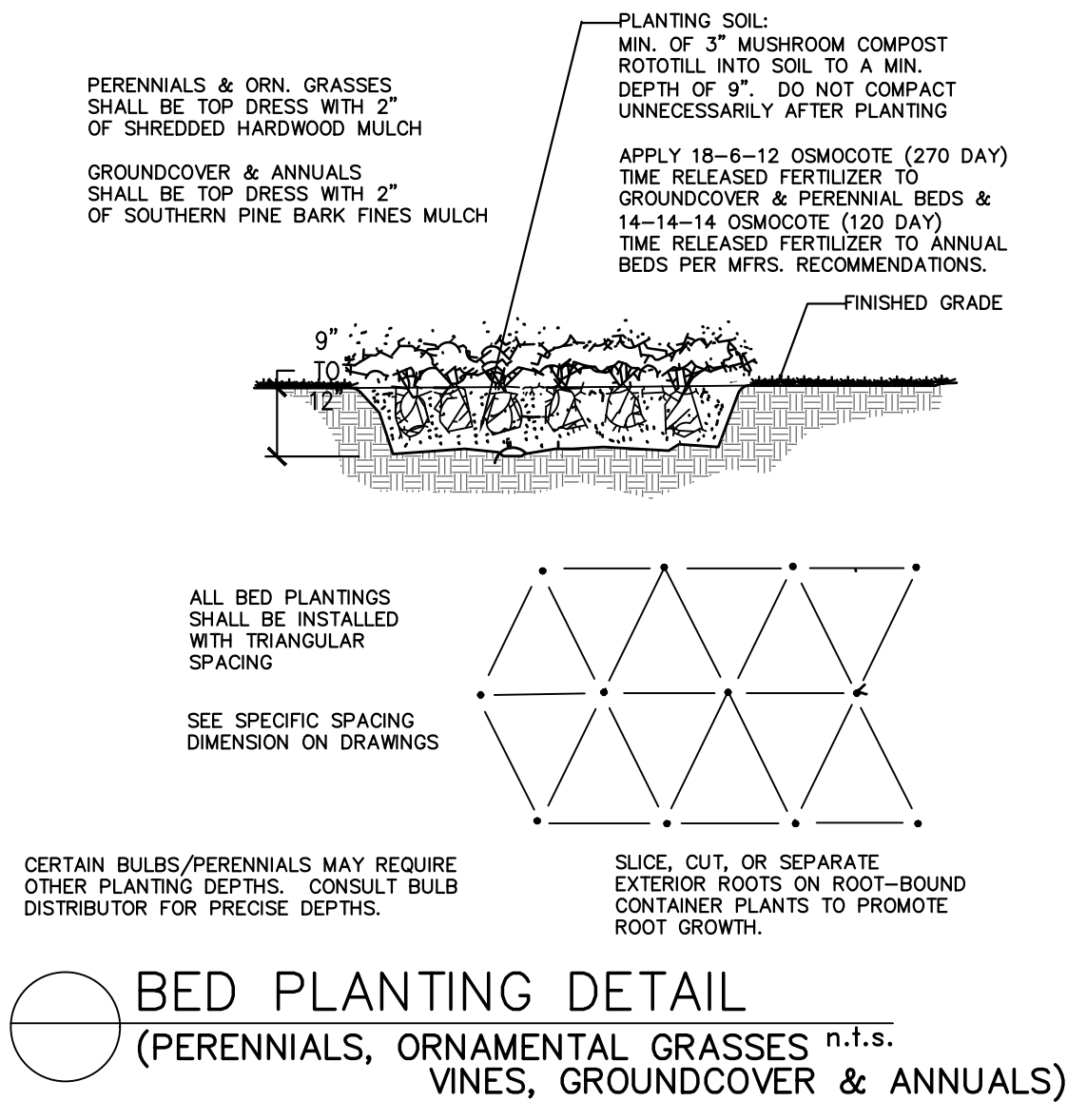
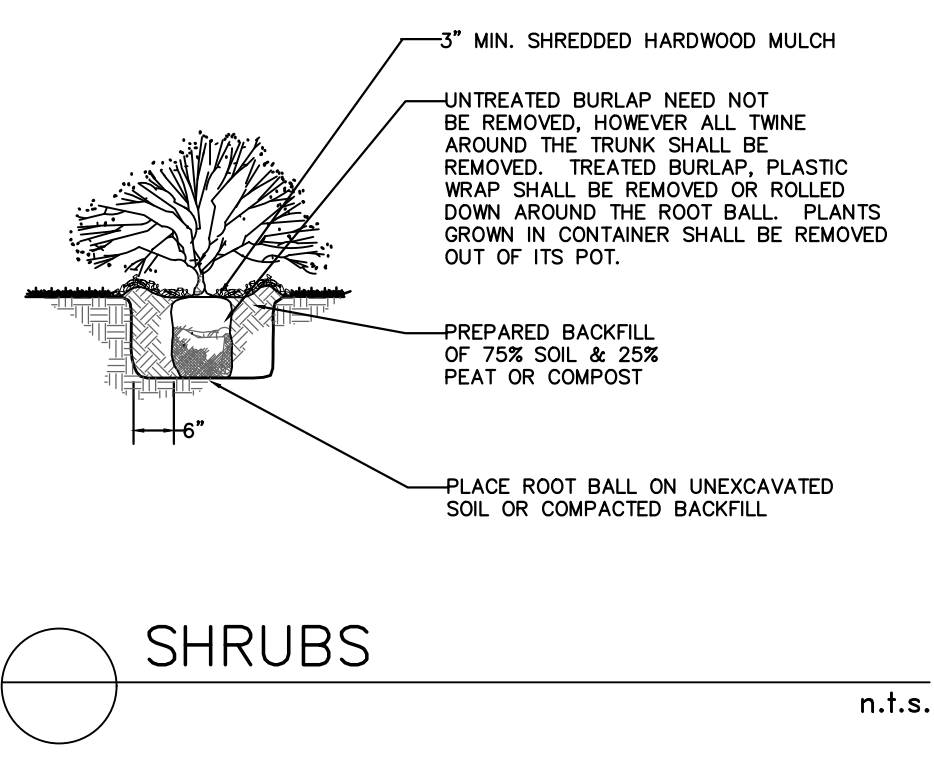
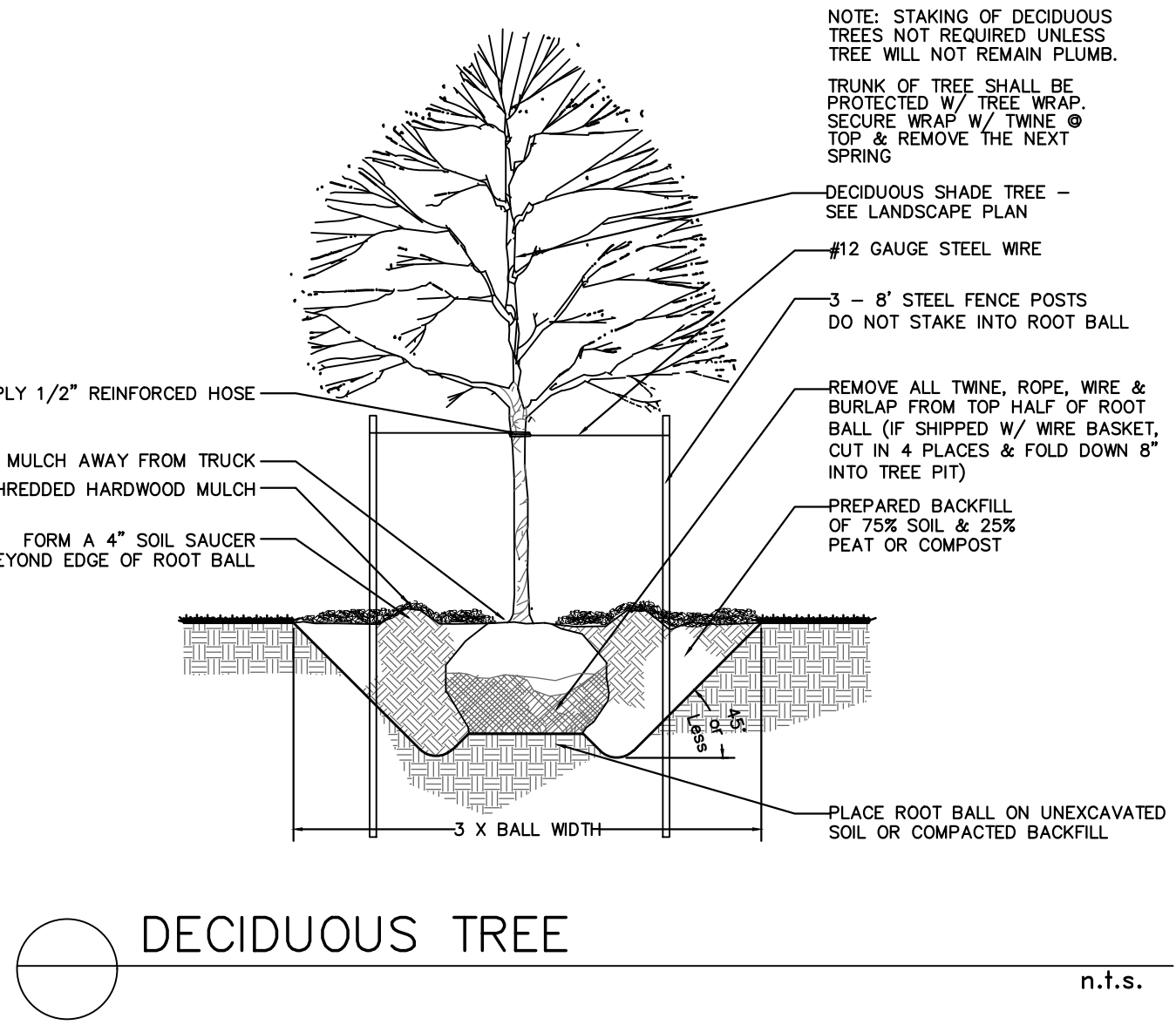
**TITLE**  
**PRELIMINARY LANDSCAPE PLAN**

PROJECT NO.: **23-242**

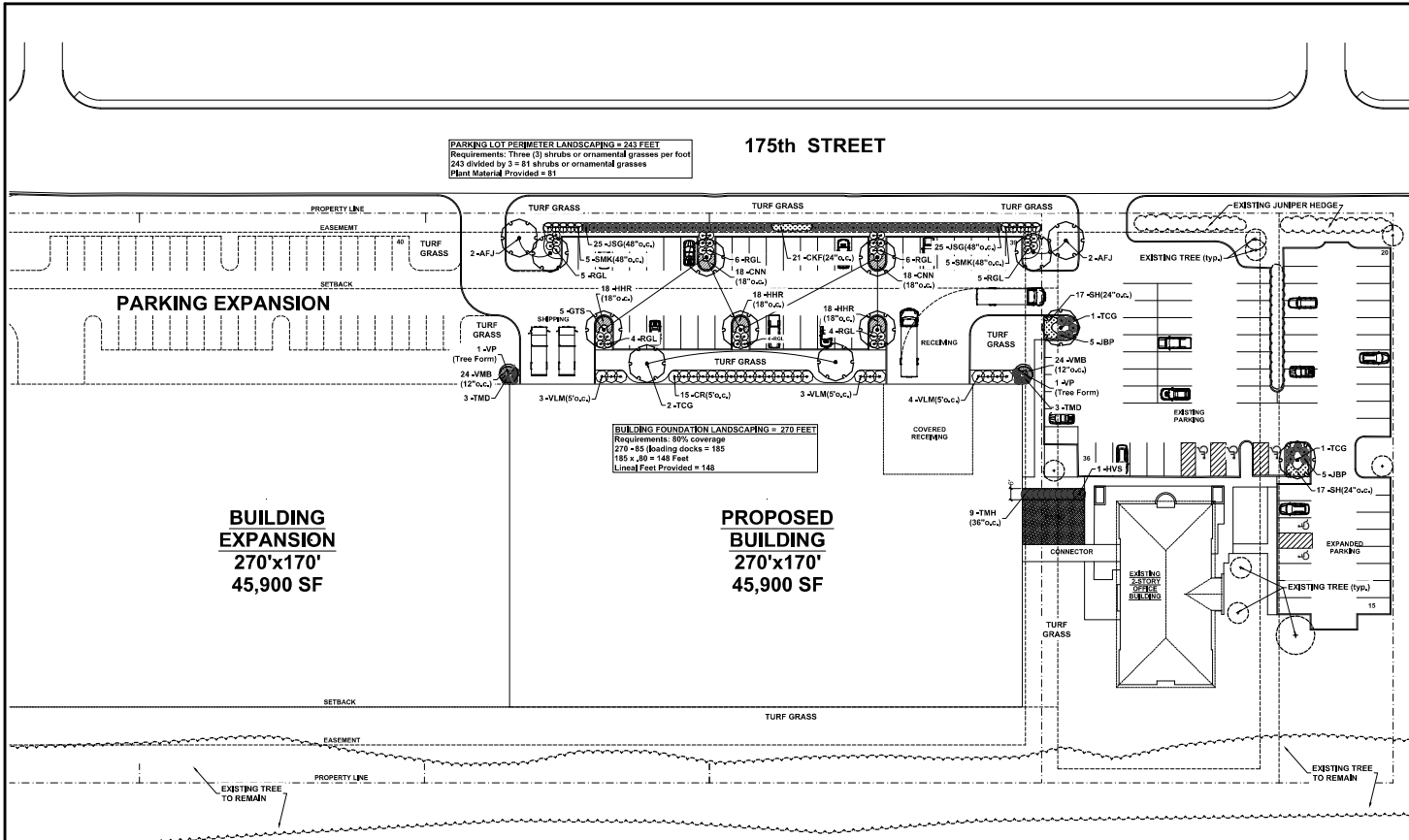
DATE: **10-18-2023**

SCALE: **1"=30'-0"**

**SHEET**  
**L-1.0**



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**PARKING LOT PERIMETER LANDSCAPING = 243 FEET**  
 Requirements: Three (3) shrubs or ornamental grasses per foot  
 243 divided by 3 = 81 shrubs or ornamental grasses  
 Plant Material Provided = 81

**175th STREET**

**PARKING EXPANSION**

**BUILDING EXPANSION**  
 270'x170'  
 45,900 SF

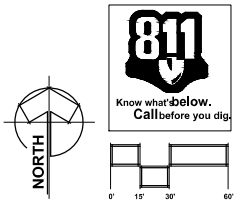
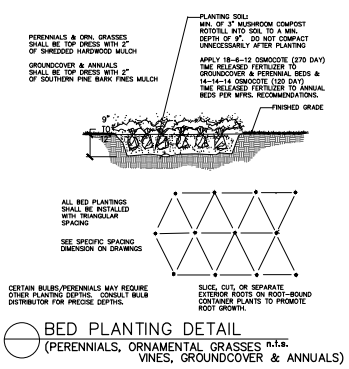
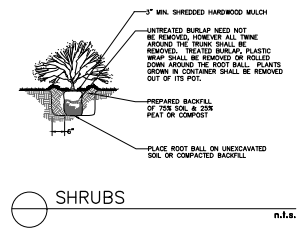
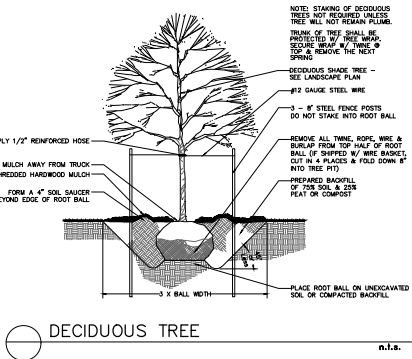
**PROPOSED BUILDING**  
 270'x170'  
 45,900 SF

**BUILDING FOUNDATION LANDSCAPING = 270 FEET**  
 Requirements: 50% coverage  
 270 x .50 (bedding docks) = 135  
 135 x .80 = 108 Feet  
 Lines Feet Provided = 148

**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 edition of ANSI Z65.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.  
 Any materials with damaged or crooked/delimited leaders, bark abrasion, sunscald, 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-trunk or domo (d.).  
 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 shall not be relied upon for construction purposes.  
 Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor shall 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 of the Contractor 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 improvement.  
 Plant symbols illustrated on this plan as a graphic representation of proposed plant material type 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 311.U.T.E. (Under Utility Location for Excavators) 1-800-884-2423 and any other public or private agency necessary for utility location.  
 All perennial ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of three inches (3") by the use of a cultivating mechanism. Upon completion, perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of arborvitae wood mulch. Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.  
 All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.  
 Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.  
 Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.  
 All bed lines and tree saucers shall require a hand spaced edge between lawn and mulched areas. Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.  
 Soil shall be mineral base only.  
 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, species or hydro-mulch).  
 All plant material shall be guaranteed for one (1) year from the date of acceptance.

**PLANT LIST**

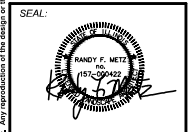
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
<b>DECIDUOUS SHADE TREES</b>				
AFJ	4	Acer Fraxinifolius	Autumn Blaze Freeman Maple	2 1/2" BB
GTS	5	Quercus laevis	Skyline Homecrest	2 1/2" BB
TCG	4	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" BB
<b>DECIDUOUS ORNAMENTAL TREES</b>				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6" BBol
<b>DECIDUOUS SHRUBS &amp; SHRUBROSES</b>				
CR	15	Cornus racemosa	Gray Dogwood	30" WS
HSE	1	Hydrangea p. 'Revelry'	Vanilla Strawberry Hydrangea	#0204
RGL	34	Rhus p. 'Gro-Low'	Gro-Low Sumac	#504*
SKK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VLM	10	Viburnum l. 'Mokkan'	Mokkan Viburnum	9" BB
<b>EVERGREEN SHRUBS</b>				
JSG	50	Juniperus c. 'Sea Green'	Sea Green Juniper	24" WS
JBP	10	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#3
TMD	6	Taxus m. 'Dan's Home'	Dan's Yew	24" BB
TMH	9	Taxus m. 'Hicksii'	Hicksii Yew	30" BB
<b>ORNAMENTAL GRASS</b>				
CRF	21	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SH	34	Spodiopogon heterolepis	Prarie Doggrass	#1
<b>PERENNIALS &amp; GROUNDCOVERS</b>				
CNN	36	Calamintha n. ssp. Nepata	Lesser Catmint	#1
HRH	54	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
VAB	2	Vinca minor 'Stovilee'	Periwinkle (6" plants)	from 24 feet



**REVISIONS**

NO.	DESCRIPTION

**APPAREL REDEFINED**  
**NEW HEADQUARTERS FACILITY**  
 1313 175th Street  
 Homewood, Illinois



**TITLE**  
**PRELIMINARY LANDSCAPE PLAN**

**PROJECT NO.**  
 23-242

**DATE:** 10-18-2023  
**SCALE:** 1"=30'-0"

**SHEET**  
**L-1.0**











1215 175<sup>th</sup> St. (located to the east of the Project Site on the south side of 175<sup>th</sup> St.)



North side of 175<sup>th</sup> St. across from the Project Site



1406 175<sup>th</sup> St.



1510 175<sup>th</sup> St. (west of the Project Site on the north side of 175<sup>th</sup> St.)



T.A.E. Signal located at 1516 175<sup>th</sup> St. (west of the Project Site on the north side of 175<sup>th</sup> St.)



17545 Ashland Ave. (just south of the southeast corner of 175<sup>th</sup> St. and Ashland Ave.)





17768 Ashland Ave., Homewood, Illinois