

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

August 14, 2025

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the June 26, 2025 meeting of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 25-07: Site Plan Review for Tequila Raizes Restaurant, 18136 Dixie Highway

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:

<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799

Webinar ID: 991 8481 1606

Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

June 26, 2025

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem Bransky called the meeting to order at 7:01pm.

ROLL CALL:

In attendance were Members Alfonso, Bransky, Cap, and O'Brien. Present from the Village were Angela Mesaros, Director of Economic & Community Development and serving as Staff Liaison; Noah Schumerth, Assistant Director of Economic & Community Development; and Darlene Leonard, Building Department Secretary. There were 5 members of the public in attendance, and no members of the public attending on Zoom via webinar.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked for any changes to the minutes from May 22, 2025.

Member O'Brien stated at the bottom of page 2, the answers from the Director were not included and asked for them to be stated for the record and they should be in the minutes.

Member O'Brien asked that on page 5 in the middle,

The word "property" should be removed from his statement. A motion was made to approve minutes as corrected by Member O'Brien; second by Member Cap.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson and Castaneda, and Chair Sierzega

PUBLIC COMMENT:

None.

REGULAR BUSINESS:

Case 25-23: Variance for a fence at 18657 Gottschalk Avenue:

Chair Pro Tem Bransky explained the procedure, introduced the case, and swore in the petitioners, Mark & Anne Barry, and asked if any input was received from the mailing or notice.

Meeting Minutes | May 22, 2025

Assistant Director Schumerth stated nothing was received.

Mrs. Barry stated they want to replace the existing fence in the current location that aligns with their neighbors. They want to install a 6-foot fence because of privacy and improvements they have done to the yard over the years. They also now have a dog and the fence would reduce the barking. There is no Village sidewalk and because of the trees, people walk along the fence and they are concerned that if they move the fence closer to the house people would walk even closer to the house.

Mr. Barry stated the layout of the house is different from other corner lot houses because the garage is on the street side. They are the only house of the corners with that layout. There is easy access to the property and garage and have had break-ins before due to the each access. Mr. Barry stated there is no sidewalk and people walk between the trees and the fence instead of between the trees and the street.

Mrs. Barry stated they do have an extra wide gate for deliveries, etc. as the rear door is a better access point. They have planted trees but can't landscape under them because of the blockage of light. They do have landscaping under the tree closest to the stop sign. They are unsure if anything would even grow under the trees because of the lack of light and people walking through. They are willing to plant later as the light and trees allow it.

Member O'Brien asked about the 2 gates and their size, how long they have been in the property, and for clarification of the fence location.

- **Mr. Barry stated one side of the property does not have a sidewalk. Barry confirmed that the gates are 6-feet high and 4-feet wide. The Barrys stated that they moved to the property in June 2001. Mr. Barry stated that right now the fence is on the property line. Barry stated that they want to have a new 6-foot fence in the same location, but it would not be solid the full 6 feet. It would have lattice at the top similar to the requirement of the Zoning Ordinance.**

Member O'Brien asked what occurred that the additional privacy is needed.

- **Mrs. Barry stated they have expanded the patio and have started spending more time outside.**
- **Mr. Barry stated when they first installed the fence they were not aware of potential issues, they only wanted to get the yard enclosed. Mr. Barry stated that their family now realizes that there are privacy issues.**

Member O'Brien asked if bushes or landscaping was considered.

- **Mr. Barry stated they have hedges in the back, but they do not keep their small dog in the yard.**

Member Cap stated the reasoning behind the setback and planting strip is to use them to soften the visual effect of the fence. And asked if consideration was given to install plantings.

- **Mrs. Barry stated they are not against plantings, but they are not sure how it would work as people use the area as a walkway.**

Member Cap stated the plantings could push people out.

- **Mr. Barry agreed. Mr. Barry stated that they don't think another tree would fit in the space and they have looked at things that can be planted between the trees.**

Member Alfonso stated she understands why they want the higher fence and she has no problem with it.

Chair Pro Tem Bransky stated he has no problem with any of it and he does agree with Member Cap that landscaping along the fence could push people away from it. A lot of usable side yard would be lost if the fence has to be pulled in and that would put people right at the window. He still recommends that landscaping be installed to push people away from the fence, even pavers or mulch around the trees could work to push people away from the fence.

Member O'Brien asked if permission is needed to do anything in the parkway.

- **Staff Liaison Mesaros stated approval is needed, but it can be recommended to the arborist and considered by Public Works.**

Chair Pro Tem Bransky asked if there were any comments from the Public.

- **Mr. Pat Cleary from 1857 186th stated he lived across the street and there are people going by the Barry's window all the time.**

Member O'Brien recommends numbers 7-11 in the Findings of Fact be removed as they are from the standards and not factual as the facts should be.

Chair Pro Tem asked Staff why they were listed.

- **Staff Liaison Mesaros stated the finding just state why the recommendation is being made and that they are up to the Commission.**
- **Assistant Director Schumerth stated that the findings include statements and facts found to be true by staff and inform the recommendation, and that is why they are there. Schumerth stated that they can be added or deleted as needed.**

Member Cap asked if there should be a statement to have the applicant confer with the Village Arborist about the plantings.

Chair Pro Tem Bransky stated if it's not part of it they are not under obligation to do the plantings.

Member Cap stated the purpose is to provide a planting space for landscaping to soften the visual effect of the fence. He stated he has no issue with the fence at the property line, but there should be encouragement to plant some sort of greenery to soften the visual of it.

Chair Pro Tem Bransky stated the variance will still state they are not under the requirement to plant.

Member Cap stated not the landscape buffer as required by zoning, but plantings within the Village right-of-way. Cap asked for a strong recommendation to install landscaping to complete the visual of the intention of the code.

Member O'Brien stated he is unsure how practical it is because if the right landscaping isn't installed, the landscaping will be a financial burden. And asked if it has to be part of the motion.

Staff Liaison Mesaros stated no, but it will be part of the record.

Motion to approve made by Member Alfonso; second by Member Cap with a recommendation to speak with the Village Arborist for landscaping within the Village parkway at this location in coordination with the property owner.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson, Castaneda, and Chair Sierzega

Assistant Director Schumerth stated that the case does not need to go to the Village Board, and the Zoning Ordinance states that the Commission has final approval for variances involving this type of fence setback.

OLD BUSINESS:

None.

NEW BUSINESS:

Member Alfonso stated she would like to acknowledge the passing of former Trustee Peggy Schultz and thank her for her service to the Village.

Assistant Director Schumerth stated the next meeting will be July 10 with maybe a site plan review and a garage expansion, and potentially other business to review. Schumerth noted that there are a number of projects being looked at by Staff

ADJOURN:

Member Cap made a motion to adjourn; seconded by Member Alfonso. The meeting adjourned at 7:42pm.

AYES: Members Alfonso, Cap, O'Brien, and Chair Pro Tem Bransky

NAYES: None

ABSTENTIONS: None

ABSENT: Members Johnson, Castaneda and Chair Sierzega

Respectfully submitted,

Darlene Leonard

Darlene Leonard, Building Department Secretary

Meeting Minutes | June 26, 2025

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 14, 2025

To: Planning and Zoning Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-07: Site Plan Review for Tequila Raizes Restaurant, 18136 Dixie Highway

APPLICATION INFORMATION

APPLICANT	Joaquin Anguiano/Jose Rafael Ponce Mena
ACTION REQUESTED	Site Plan Review
ADDRESS	18136 Dixie Highway
PIN	29-31-314-031, 29-31-314-018, 29-31-314-019

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant
SURROUNDING	N: B-1 Downtown Core	Salon/Spa Establishment
	E: B-2 Downtown Transition	Professional Office
	S: B-2 Downtown Transition	Place of Assembly (Church)
	W: B-2 Downtown Transition	Multi-Family Residential

LEGAL NOTICE

Legal notice is not required for Site Plan Review applications. Administrative exception mailings were prepared for property owners immediately adjacent to the subject property.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Existing Site Plan	1	Joy Elizabeth Dewitt, Architect	08/07/2025
Site/Landscape Plan	2	Joy Elizabeth Dewitt, Architect	08/07/2025
Elevations	1	Joy Elizabeth Dewitt, Architect	04/20/2025
Renderings	1	Jose Rafael Ponce Mena, Architect	08/04/2025
Floor/Interior Plans	3	Joy Elizabeth Dewitt, Architect	04/20/2025
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	08/08/2025

BACKGROUND

The applicant has proposed the construction of a 6,000 square foot restaurant at 18136 Dixie Highway. The restaurant is proposed to be located on the site previously occupied by Savoia's To-Go Restaurant. The property, including the former Independence Park, was purchased from the Village in early 2025. The proposed restaurant will replace an existing park and vacant gravel parking area currently located on the site.

DISCUSSION

Site Concept

The proposed site plan will have three primary components: a parking area, a single restaurant building, and a large patio and green space.

The parking area will replace the existing gravel parking area and will be constructed with 29 parking spaces. The parking area will be screened from the neighboring Abundant Grace United Church of Christ property (directly to the south at 18200 Dixie Highway) with the existing six canopy trees along the property boundary, along with new landscaping installed by the applicant. A loading area will also be located within the new parking area.

The 6,000 square foot building will be located with approximately 40' of frontage along Dixie Highway and approximately 150' of frontage along Hickory Road. The building will have a maximum height of 21', similar to the height of other nearly 1-story commercial structures along Dixie Highway. The building will include an interior seating area near the front of the building, and a large kitchen/"back of house" area in the rear of the building. Large overhead doors will allow for movement between the building and the patio area. A loading area for deliveries with a large overhead door will be provided near the northeastern corner of the building.

The patio is planned to measure 25' x 150' and will be located along the north side of the building. It will be designed to offer ample outdoor seating and entertainment space for the restaurant. The patio will be constructed from permeable pavers designed to minimize stormwater runoff impacts and provide an attractive appearance. The patio will feature an overhead metal and wood pergola. Two large existing oak trees will be preserved and integrated into the patio design to provide additional shade and make the restaurant more distinctive.

Additional green space will be preserved between the patio and the sidewalk along Hickory Road. The applicant will maintain the existing memorial plaque from Independence Park within the green space. The existing monument on the site will be removed.

Parking

Off-Street Parking Requirements

The applicant will construct a new off-street parking area with 29 parking spaces. Restaurants require 1 parking space per 200 square feet of gross floor area. The proposed restaurant will require 30 parking spaces (6,000 square feet / 200 (1 space per 200 s.f.) = 30 parking spaces).

Section 44-07-06.C of the Village Zoning Ordinance (Administrative Exceptions) permits the Director of Economic and Community Development to reduce off-street parking requirements by 1 parking space or 5% of the number of required spaces, whichever is lower. The Director of Economic and Community Development has received a request for this administrative exception from the applicant. The Director of Economic and Community Development has reviewed the request against the Village's administrative exception review criteria, as required in Section 44-07-06.E.3 of the Zoning Ordinance.

Written notice has also been provided to the adjacent property owner as required in Section 44-07-06.D.2 of the Zoning Ordinance. Should any neighbor provide a written protest from an adjacent property owner, the Director of Economic and Community Development shall bring the proposed change in parking requirements before the Planning and Zoning Commission as a variance.

The Zoning Ordinance requires new parking areas with greater than 30 parking spaces to provide interior parking lot landscaping, including landscape islands, landscape "end caps," and additional screening. These additions would reduce parking by up to 5 parking spaces on-site. A variance would also be required to meet parking requirements. An administrative exception will avoid additional loss of off-street parking on the site and mitigate the need for additional variances. This site is also adjacent to a large public parking lot located across Hickory Road; this lot is determined by the Village's downtown parking study to have available parking capacity at the anticipated peak hours of the restaurant business.

Parking Area Design

The parking lot will be designed with two rows of parking along a single aisle on the south side of the building. The aisle will feature a single driveway onto Dixie Highway. The drive aisle in the parking lot will be 24 feet wide to support two-way traffic. An unmarked area near the back of the parking lot has been set aside for vehicles to turn around without blocking other vehicles. Landscaping along the southern property boundary, adjacent to Abundant Grace UCC, will screen the parking area, including six existing canopy trees that will remain. A trash enclosure will be placed at the rear of the parking lot. A 10-foot buffer is planned between the parking lot and the rear property boundary to protect existing trees and a utility easement.

ADA-Accessible Parking

Per the 2018 Illinois Accessibility Code, this development requires two (2) ADA-accessible parking spaces. Two spaces have been provided near the building entrance on Dixie Highway. The proposed placement and design of the ADA-accessible spaces meet the standards of the 2018 Illinois Accessibility Code and other building codes of the Village of Homewood.

Off-Street Loading Requirements

This site does not require a dedicated off-street loading space as required in Section 44-05-03.A. of the Zoning Ordinance. A dedicated loading area has been provided to allow for ease of access for smaller deliveries expected for the restaurant. This loading area will be located near the southwest corner of the building (facing Abundant Grace UCC).

While deliveries are anticipated to occur outside of business operation hours, the applicant has proposed to enforce "employee only" parking in the two spaces in front of the delivery doors to

minimize the potential for conflicts between delivery traffic and customer parking. These spaces are located near the rear of the parking lot to preserve customer parking closer to the entrance of the restaurant.

Landscaping

Screening/Transition Zone Landscaping

Transition zone “Type A” landscaping is required between the proposed restaurant site and the neighboring place of assembly use to the south (Abundant Grace UCC). “Type A” transition zone landscaping along this property line requires a minimum of six (6) canopy trees. The applicant will retain the existing six (6) canopy trees along this property boundary to meet the requirement. The applicant will remove weeds and trim existing flora, and add additional bushes and grasses to provide additional property screening.

Transition zone “Type B” landscaping is required between the proposed restaurant site and the neighboring multi-family residential use to the west. “Type B” transition zone landscaping along this property line requires a minimum of six canopy trees, six understory trees, and shrubs and native grasses. The Director of Economic and Community Development has waived requirements for this transition zone landscaping in the rear as permitted in Section 44-05-05 (h).3. Existing screening landscaping is present in the rear of the property, and the adjacent uses are deemed to be of similar scale and intensity.

Parking Lot Landscaping

All new off-street parking areas are required to provide parking lot perimeter landscaping where parking areas abut the Village right-of-way. This perimeter landscaping is required on the edge of the parking area adjacent to Dixie Highway. The perimeter landscape area is required to be a minimum of 7 feet wide and include shrubs and native grasses. The applicant has proposed a 9-foot wide perimeter landscaping area with a variety of native grasses and shrubs.

The applicant has proposed the construction of a new parking area with 29 parking spaces. No new interior parking lot landscaping (including parking lot landscape islands and “end caps”) is required. The applicant has proposed one (1) parking lot landscape island to improve the aesthetic quality of the parking area, which will include two small trees and a variety of shrubs and grasses.

At the August 7 meeting of the Appearance Commission, the Commission conditioned approval of the Appearance Review for this project on the relocation of this parking lot landscape island from its current location to a new location immediately to the east of the proposed trash enclosure. This relocation will improve screening for the proposed trash enclosure. A new parking space is required to replace the current location of the parking lot landscape island. See *Appearance Commission Decision*.

Patio Landscaping

The applicant will retain the two existing mature trees located on the northern side of the property boundary. These trees will be incorporated into the large patio area proposed on the north side of the new building. These trees will be integrated into a metal and wood pergola structure proposed on the north side of the building.

These two trees have been determined by the Village Arborist to be of environmental and historical significance. Both trees have been determined to be “heritage trees” pre-dating the incorporation of the Village. One tree is a rare hybrid between American elm and Siberian elm tree species.

Landscape Palette

In addition to maintaining existing trees on the property, the applicant has proposed new landscaping materials with the following palette:

- *Canopy Trees:* Chanticleer callery pear
- *Shrubs/Understory Trees:* Fragrant sumac, “Gro-Low” fragrant sumac
- *Groundcover:* Little bluestem

The Village Arborist has reviewed all landscape plans and recommended replacement of the proposed plant palette with the following materials:

- *Canopy Trees:* Silver linden, zelkova
- *Shrubs/Understory Trees:* Japanese tree lilac, dwarf vibranum
- *Groundcover:* Little bluestem

Grading/Drainage

Engineering review of the proposed site plan has been completed by Village Engineer Max Massi.

Existing municipal water, sanitary sewer and electric utilities are available within right-of-way on Hickory Road. The applicant proposes utility connections to these existing utility lines along Hickory Road. Village Engineer Max Massi has deemed these utilities sufficient to support the proposed restaurant business, but has requested a final utility plan at time of building permit submittal to identify final utility connection locations.

The applicant has proposed to narrow the existing driveway on Dixie Highway from approximately 35’ to 24’ to align with the proposed parking lot drive aisle. The driveway modification will require permit approval from the Illinois Department of Transportation (IDOT). The applicant has begun the process of applying for these permits.

The removal of the existing parking lot and the construction of the new parking area will require MWRD review. A letter of Permit Determination will be required from MWRD prior to final approval of building plans. See *Planning and Zoning Commission Recommendation*.

Additional drawings, including demolition, erosion control, utility, and final MWRD-approved grading/drainage plans, are requested by the Village Engineer prior to the issuance of building permits.

Elevations/Building Design

Materials

The applicant has proposed a material palette of smooth-cut brick, “hardie board” (fiber cement molded into narrow horizontal boards or panels), and aluminum. The brick is proposed to be colored black. The

fiber cement panels are proposed to be colored orange. The proposed materials meet the minimum material quality requirements of the Zoning Ordinance, as shown in the table below.

	Tier I Materials	Tier II Materials	Tier III Materials
Front (East)	61% (min. 50%)	39% (max. 50%)	0% (max. 25%)
Interior Side (South)	95% (min. 25%)	5% (max. 75%)	0% (max. 25%)
Exterior Side (North)	62% (min. 50%)	38% (max. 50%)	0% (max. 25%)
Rear (West)	90% (min. 25%)	10% (max. 75%)	0% (max. 25%)

On August 7, the Appearance Commission conditions Appearance Review approval for this project on a replacement of the black brick color for the building, which was deemed to be incompatible with surrounding community character. The Commission recommended replacement of the black brick color with a “softened” color such as charcoal gray or dark brown. The applicant will review proposed changes with Village staff and the Appearance Commission for compliance. See Appearance Commission Decision.

Transparency/Building Openings

The applicant has proposed to construct large windows and overhead doors along the north (exterior side) elevation of the building to allow for expansion of the indoor dining area into an outdoor dining space. The applicant has also recommended “fold-open” windows along Dixie Highway to maximize interaction between the restaurant and the sidewalk.

As a new development within the B-2 zoning district, the Homewood Zoning Ordinance requires this building to provide a minimum of 80% transparency along the front (Dixie Highway) elevation and 40% transparency along the exterior side (Hickory Road) elevation. The exterior side elevation meets the requirement (55%), but the front elevation does not (25%). The front elevation provides additional opening windows, raised off the ground to allow for privacy for restaurant patrons.

On August 7, the Appearance Commission approved the proposed plans for the front elevation along Dixie Highway with reduced transparency requirements. See Appearance Commission Decision.

Façade Articulation/Design:

Two of the sides of the proposed building (interior side and exterior side) are longer than 60’ and require façade articulation, or design features that break up the façades. The Zoning Ordinance provides numerous methods for creating façade articulation, including windows/doors, public art, columns and pillars, and other design features.

To provide required façade articulation, the applicant has proposed large windows and overhead doors along the exterior side elevation of the building facing Hickory Road. The applicant has also proposed a large pergola structure to add additional visual interest to this side of the building. Two large existing oak trees will also screen a large portion of the side of the proposed building.

The applicant has proposed 4' x 14' "green wall" panels along the south (interior side) and west (rear) elevations of the building. These panels will feature greenery framed in metal material, matching other metal accents on the building. The panels will be bolted into the exterior walls of the building as a permanent installation. Seven panels are proposed to be installed on the interior side elevation, and three panels are proposed on the rear elevation.

On August 7, the Appearance Commission requested the addition of 1-2 "green wall" panels along the south elevation. The Commission also recommended the removal of "green wall" panels along the west elevation and the replacement of these panels on the north or south elevation, where plant materials are more likely to survive and panels will be more visible to the public. See Appearance Commission Decision.

Lighting

The applicant has proposed wall-mounted security lighting on the south elevation of the building, in addition to parking lot lighting on poles on the southern property boundary. A comprehensive lighting plan, including photometrics and lighting product cutsheets, will be required. See Recommended Planning and Zoning Commission Action.

Signage

The applicant has proposed a large channel letter sign on the top of the pergola structure proposed to extend over the patio. The sign will face east (toward Dixie Highway) and be colored in bright orange to match the proposed color palette for the building.

The applicant may add additional wall signage near the northeastern corner of the building above the main building entrance.

APPEARANCE COMMISSION DECISION

On August 7, the Appearance Commission held a public meeting to consider an application for an Appearance Review for this proposal. Any new development requiring building permits must be reviewed by the Appearance Commission as an Appearance Review application.

At the public meeting, the Commission approved the Appearance Review for this project, subject to the following recommendations:

- 1. Transparency Requirements:** Reduce transparency standards on the east (front, along Dixie Highway) elevation to accommodate folding windows that are positioned at least 42 inches above the ground.

2. **Pergola Placement:** Adjust the location of the pergola to avoid conflict with existing oak trees. Oak trees must be preserved. *Staff recommends that Appearance Commission approval be conditioned upon the movement of the pergola to a suitable location.*
3. **Parking Island:** Move the existing parking island to a location adjacent to the trash enclosure to provide screening for the enclosure, which meets Zoning Ordinance requirements (Section 44-08). *Staff recommends that Appearance Commission approval be conditioned upon the movement of the parking island, the parking space closest to the proposed enclosure.*
4. **Landscaping Materials:** Replace landscape materials as agreed to with the Village Arborist, including the following recommended replacements (as appropriate):
 - a. Silver linden
 - b. Zelkova
 - c. New elm species
 - d. Japanese tree lilac
 - e. Fragrant dwarf vibranum or diervilla
5. **Green Panels on South (Side) Elevation:** Add two green panels and shift all panels approximately 20-30' toward Dixie Highway to add façade articulation closer to Dixie Highway where the building is visible from the public right-of-way.
6. **Green Panels on West (Rear) Elevation:** Remove three green panels and move to blank wall area on north (exterior side) elevation, near the northwest corner of the proposed building.
7. **Brick Color:** Change proposed color of smooth-face brick material from black to a warmer tone compatible with surrounding buildings along Dixie Highway. Recommended to replace color with dark brown brick similar to that used on Homewood Brewing Company (18225 Dixie Highway) and neighboring condominium buildings (18133 Martin Avenue), or another color as recommended by the Appearance Commission.
8. **Parapet Walls:** Identify rooftop equipment height on final plans and provide a brick parapet wall suitable for screening any equipment.
9. **Lighting:** Submit a photometric plan before final approval, and identify all lighting (including string lights on patio and other recommended features) on the final plan.

RECOMMENDED CONDITIONS

Based on the review of the submitted Site Plan Review materials against the Zoning Ordinance and other Village codes and ordinances, Village staff recommends the following changes as conditions for approval:

1. **Appearance Commission Conditions:** Apply all conditions approved by the Appearance Commission at the Appearance Review hearing for this proposal on August 7, 2025, and revise all drawings to incorporate conditions before the issuance of building permits.
2. **Landscape Materials:** Replace landscape materials as agreed to with the Village Arborist, including the following recommended replacements (as appropriate):

- a. Silver linden
 - b. Zelkova
 - c. New elm species
 - d. Japanese tree lilac
 - e. Fragrant dwarf vibranum or diervilla
3. **Lighting Plan:** Submit a comprehensive lighting plan to Village staff for review, including a photometric plan and product cut sheets. Staff will review the lighting plan for compliance with the Zoning Ordinance and other Village codes and ordinances.
4. **Roof-Mounted Equipment:** Submit revised plans and elevations indicating the location of any proposed roof-mounted equipment with screening measures compliant with Section 44-05-08 (Screening) of the Zoning Ordinance. Staff will review plans for compliance with the Zoning Ordinance and other Village codes and ordinances.
5. **MWRD Determination Letter:** Obtain a permit determination letter from the Metropolitan Water Reclamation District (MWRD) as required by the Village Engineer.
6. **Sign Agreement:** Develop and execute a sign agreement with the Village of Homewood to preserve Village ownership of historic plaques to be located within the proposed restaurant site. Agreement shall be developed and executed between the property owner and the Village prior to the relocation of any existing sign, plaque or monument on the site.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Approve **Case 25-07**, Site Plan Review for Tequila Raizes Restaurant at 18136 Dixie Highway, as proposed in the drawings submitted by Joy Elizabeth DeWitt and Jose Rafael Ponce Mesa, subject to the approval conditions recommended by Staff in the Recommended Conditions section of this memorandum.

EXISTING DRIVEWAY
TO REMAIN

S. DIXIE HIGHWAY

100.00'

159.00

EXISTING ASPHALT PARKING
TO BE REMOVED

TREE TO E REMOVED

100.00'

TREE TO E REMOVED

TREE TO E REMOVED

TREE TO E REMOVED

159.00

EXISTING CONC. SIDEWALK TO BE REMOVED

EXISTING MONUMENT
TO BE REMOVED

TREE TO E REMOVED

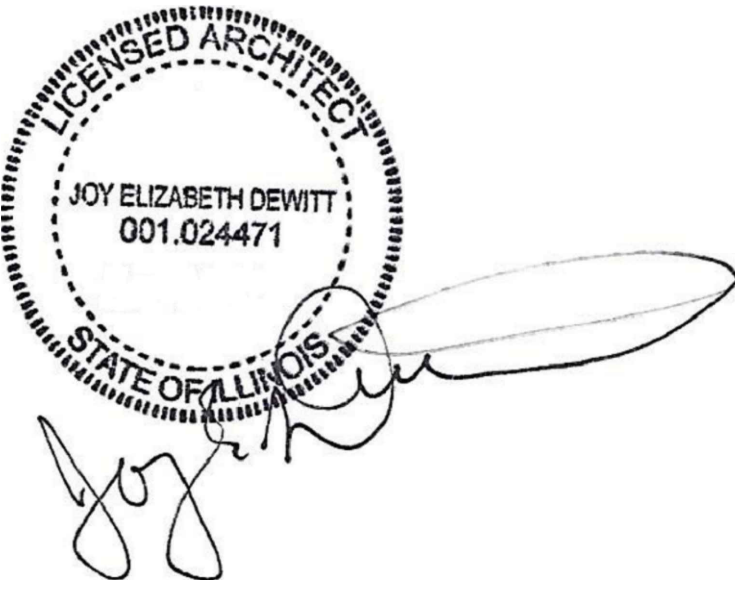
SOUTH LINE OF KRONER LANE

1
G200
EXISTING SITE PLAN
NOT TO SCALE

NEW
TEQUILA RESTAURANT
RAIZES
18136 DIXIE HWY.
HOMWOOD, IL
60430

ISSUANCE

REV.	ISSUE	DATE
	100% CD	04/20/2025



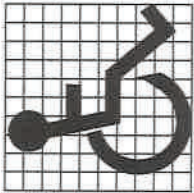
ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

PROJECT NO: 2025175 SCALE: AS NOTED

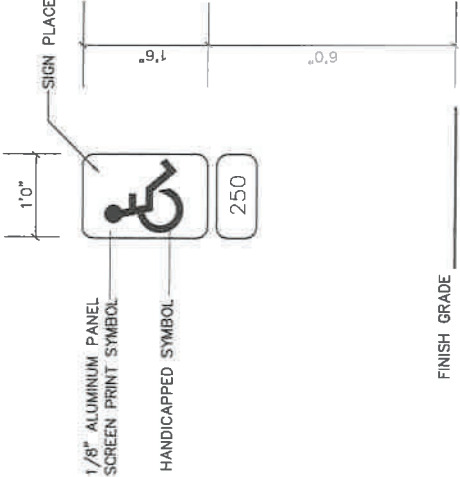
TITLE:
**EXISTING
SIET PLAN**

SHEET:
G-200

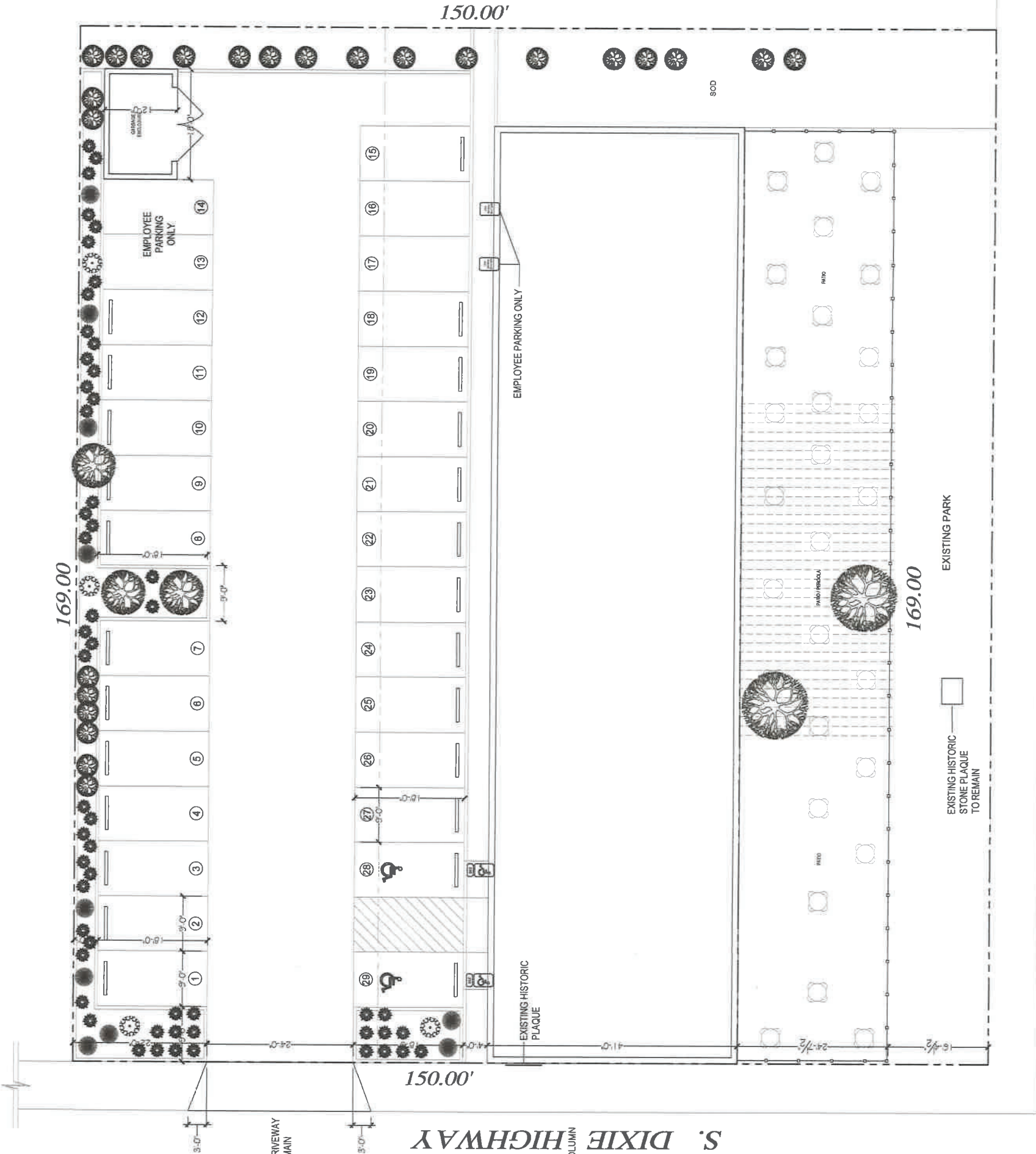


GRID FOR LAYOUT ONLY
ONE SQUARE EQUALS 4"x 4"

HANDICAPPED SIGN
NOT TO SCALE



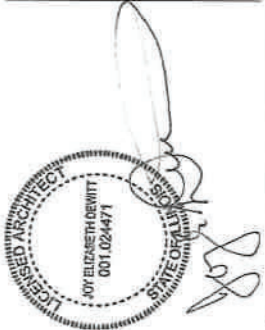
HANDICAPPED PARKING SIGN
NOT TO SCALE



NEW
TEQUILA RESTAURANT
RAIZES
18136 DIXIE HWY.
HOMEWOOD, IL
60430

ISSUANCE

REV. ISSUE DATE
100% CD 04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

PROJECT NO. 2025175 SCALE: AS NOTED

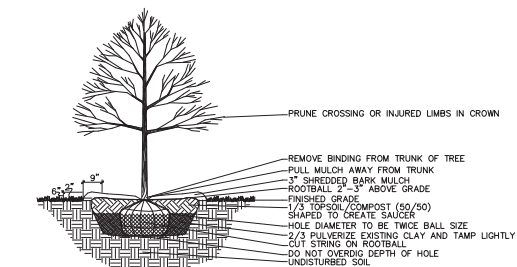
PROPOSED
SITE LAN

SHEET: G-300

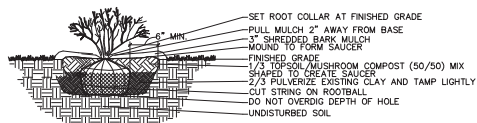
SOUTH LINE OF KRONER LANE

NEW DRIVEWAY

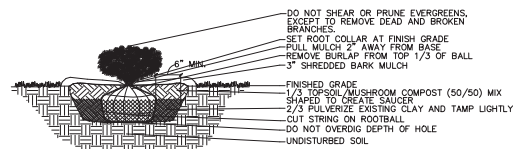
PROPOSED SITE PLAN
NOT TO SCALE



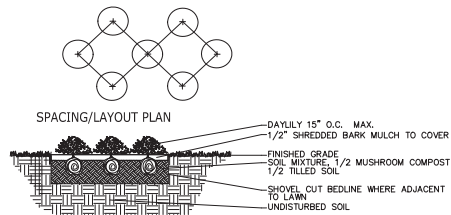
2 DECIDUOUS/SHADE TREE
LP-200 N.T.S. SECTION



3 DECIDUOUS/SHRUB
LP-200 N.T.S. SECTION



4 EVERGREEN/SHRUB
LP-200 N.T.S. SECTION



5 PERENNIAL PLANTING
LP-200 N.T.S. SECTION

LANDSCAPE TABLE					
QUAN.	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
4	PYCH	PYRUS CALLERYANA CHAN TICLEER	CHANTICLEER CALLERY PEAR	2.5\" CAL	B & B
35	RHAR	SHRUBS AROMATICA	FRAGRANT SUMAC	30\" MIN	B & B
18	RHAR-1	SHRUBS AROMATICA GRA-LOW	GRO-LOW FRAGRANT SUMAC	12\" MAX	B & B
10	LIBL	ANDROPOGON SCOPARIUS, LITTLE BLUESTEM	LITTLE BLUESTERN	1 CAL	CONT.

"THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANNING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE PLANTING PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN'S FOR THE PROPERTY AT 1327 S KILBOURN AVE, CHICAGO IL, 60623 HAS BEEN DESIGN IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCES, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCES."

04/20/2025
DATE
—, REGISTER LICENSED ARCHITECT IL
LICENSE # 081006580

6 LANDSCAPE STATEMENT
LP-200 N.T.S. SECTION

LANDSCAPE INSTALLATION, PENDING ANY DELAYS IN CONSTRUCTION, SHALL BE COMPLETED BY JUNE 15, 2022 OR DEC 15 2022

7 LANDSCAPE INSTALLATION STATEMENT
LP-200 N.T.S. SECTION

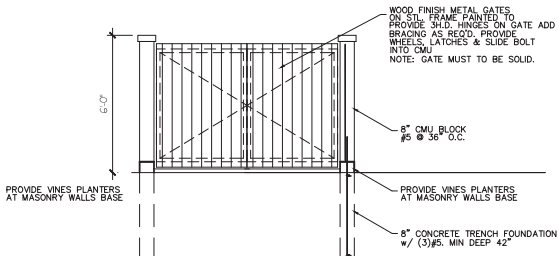
"THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN SHOW ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT 1327 S KILBOURN AVE, CHICAGO IL, 60623 HAS TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE, BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 10, CHAPTER 32 OF THE CHICAGO MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCES, AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

OWNER SIGNATURE

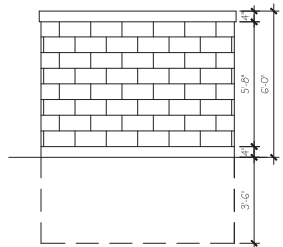
04/20/2025
DATE

8 OWNER STATEMENT
LP-200 N.T.S. SECTION

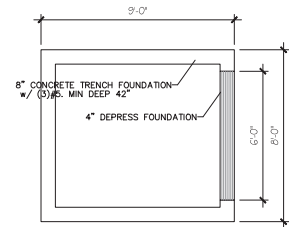
NOTE:
GENERAL CONTRACTOR COMPLY WITH:
6' FOOT HEIGHT MASONRY SCREEN WALL MUST TO BE PROVIDE AROUND DUMPSTER AND OTHER TRASH COLLECTION BINS AND AREA, FURNISHED WITH OPAQUE, LOCKABLE GATES, MASONRY WALLS WITH VINES PLANTED AT THE BASE - MASONRY TRASH ENCLOSURE REQUIRED FOR RESIDENTIAL BUILDING OVER 600



9 TRASH ENCLOSURE FRONT ELEVATION
LP-200 N.T.S. SECTION



10 TRASH ENCLOSURE SIDE ELEVATION
LP-200 N.T.S. SECTION



11 TRENCH FOUNDATION
LP-200 N.T.S. SECTION

LANDSCAPE NOTES:

- LANDSCAPE PLANS SHALL NOT BE USED FOR LANDSCAPE INSTALLATION UNLESS EXCLUSIVELY DATED AND MARKED "FOR CONSTRUCTION". REVIEW ALL LANDSCAPE SPECIFICATIONS AND DETAILS PRIOR TO INSTALLATION.
- LAY OUT COMPLETE PLANTING AS PER LANDSCAPE PLAN.
- NOTIFY THE LANDSCAPE ARCHITECT SEVEN (7) WORKING DAYS PRIOR TO LANDSCAPE INSTALLATION. THE LANDSCAPE ARCHITECT MUST EXAMINE THE SITE PRIOR TO THE SPREADING OF TOPSOIL TO ASSESS GROWING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. ALL EXISTING LANDSCAPE THAT IS TO REMAIN SHOULD BE PROTECTED PRIOR TO AND DURING CONSTRUCTION.
- QUANTITY LISTS ARE PROVIDED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION. FOR LOCATIONS WITHIN THE CITY OF CHICAGO CALL "DIGGER" (312.744.4000).
- LOCATIONS AND GRADES ARE APPROXIMATE. FIELD VERIFY ALL INFORMATION PRIOR TO STARTING WORK.
- ESTABLISH GRADE AT WALKS, CURBS, PLANTERS, OTHER STRUCTURES, ETC. GRADING SHALL PROVIDE SLOPES THAT ARE SMOOTH AND CONTINUOUS. POSITIVE DRAINAGE SHALL BE PROVIDED IN ALL AREAS.
- ALL PLANTING AREAS SHALL BE EXCAVATED AND BACKFILLED WITH TOPSOIL OR ACCEPTABLE EXCAVATED SOIL. ANY UNUSED EXCAVATED EARTH SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. ANY OTHER EXCAVATED MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS OWN EXPENSE UNLESS BACKFILLING IS AUTHORIZED BY THE ARCHITECT AND/OR THE OWNER BY WRITTEN CONSENT. TOPSOIL SHALL BE A SANDY LOAM MINERAL SOIL, UNIFORM IN COLOR AND TEXTURE.
- CORRESPONDING TO NATIVE SOILS: CONTAINING NO GRASS ROOTS, SOD, WEEDS, ROCKS, STIFF CLAY, CLODS, OR ANY OTHER SUBSTANCE UNDESIRABLE TO PLANT GROWTH. THE SOIL SHALL BE LOOSE, FRIABLE, AND OF GOOD TILT. THE SOIL SHALL RANGE BETWEEN 5.5 TO 6.5. EXCAVATE NEW LANDSCAPE AREAS AS INDICATED ON THE DRAWINGS AND TO THE FOLLOWING DEPTHS: SOD, SEED AND LAWN AREAS 8" MIN. DEPTH, GROUNDCOVER & PERENNIAL BEDS 18" MIN. DEPTH, SHRUB BEDS 24" MIN. DEPTH. NOTE: WHERE SHRUBS AND PERENNIALS/GROUNDCOVER ARE TO BE PLANTED IN THE SAME BED, PROVIDE BED DEPTHS TO MEET THE MINIMUM DEPTH FOR SHRUBS. PROVIDE ADDITIONAL EXCAVATION OF TREE PITS WHERE TREES ARE TO BE PLANTED IN SHRUB AND PERENNIAL BEDS.
- THE LANDSCAPE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THE LANDSCAPE PLAN TO ARCHITECT AND GET WRITTEN APPROVAL BEFORE COMMENCING WITH CONSTRUCTION.
- PLANT MATERIAL SHALL BE NURSERY GROWN AND ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF ONE (1) YEAR. GUARANTEED AT MINIMUM. THE PLANTING, LAWN, AND AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTING OF LIKE SPECIES/KIND, VARIETY, AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.
- ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ALLOWED UNLESS APPROVED THROUGH WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER.
- SEE DETAILS FOR PROPER PLANTING TECHNIQUES.
- SIZE, GRADING STANDARDS, BRANCHING, AND BALL SIZE SHALL BE IN ACCORDANCE BY THE U.S.A. STANDARD FOR NURSERY STOCK WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- NY ACTS AND OMISSIONS

- PLANT SYMBOLS ARE NOT LITERAL REPRESENTATIONS. THEY ARE ILLUSTRATED ON THE LANDSCAPE PLAN AS THE GRAPHIC REPRESENTATION OF THE PROPOSED PLANT MATERIAL. THEY DO NOT NECESSARILY REPRESENT THE SPREAD OF THE PLANT AT THE TIME OF INSTALLATION.
- ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND SPADED EDGE BETWEEN LAWN AND MULCHED AREAS.
- ALL PLANTING BEDS SHALL BE COVERED WITH THREE INCHES (3") OF SHREDDED HARBARK MULCH (SEE DETAILS), RAKED LEVEL AND WATERED DOWN. PLANTING BEDS SHOULD BE NEEDED FREE AND SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH INSTALLATION. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT.
- DO NOT SHEAR ANY PLANT MATERIALS. HAND PRUNE ALL PLANTS, AS NEEDED, AFTER INSTALLATION OF PLANTING PLAN IS COMPLETED.
- CLEAN UP ALL AREAS, SWEEP WALKS AND DRIVES, AND HAUL AWAY DEBRIS.
- SOD SHALL BE CERTIFIED KENTUCKY BLUEGRASS BLEND AND IS REQUIRED IN ALL UNPAVED WITHIN THE SITE BOUNDARIES AND ADJACENT R.O.W. UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.
- ANY AREA DISTURBED DURING CONSTRUCTION, INCLUDING PARKWAY, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- THE LANDSCAPE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FOR ANY ACTS AND OMISSIONS

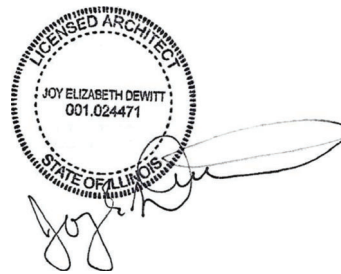
GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITIES PRIOR TO STARTING CONSTRUCTION. DIGGER (312-744-7000), JULIE (600-892-0123).
- ESTABLISH GRADE AT WALKS, CURBS, PLANTERS AND OTHER STRUCTURES. GRADING SHALL PROVIDE SLOPES THAT ARE SMOOTH AND CONTINUOUS. POSITIVE DRAINAGE SHALL BE PROVIDED IN ALL AREAS.
- CLEAN UP ALL AREAS, SWEEP WALKS AND HAUL AWAY DEBRIS AT THE END OF EACH DAY.
- ALL BASE INFORMATION HEREIN WAS PROVIDED TO ARCHITECT BY SURVEYOR.
- ANY AREA DISTURBED BY CONSTRUCTION, INCLUDING THE PARKWAY SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK, AND FOR ANY ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR. SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK
- PLANTING TIME OR COMPLETION OF WORK TO BE DONE ON DECEMBER 15 2020

NEW
TEQUILA RESTAURANT
RAIZES
18136 DIXIE HWY.
HOMWOOD, IL
60430

ISSUANCE

REV.	ISSUE	DATE
	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

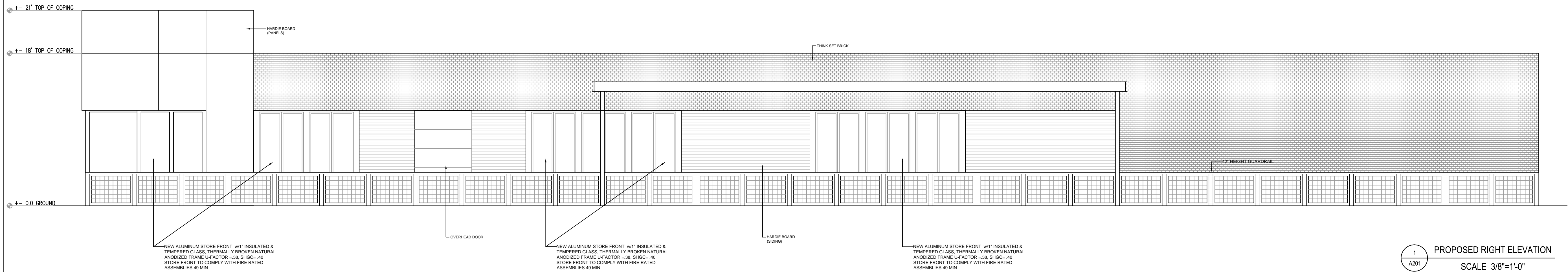
PROJECT NO: 2025175 SCALE: AS NOTED

PROPOSED
LANDSCAPE PLAN

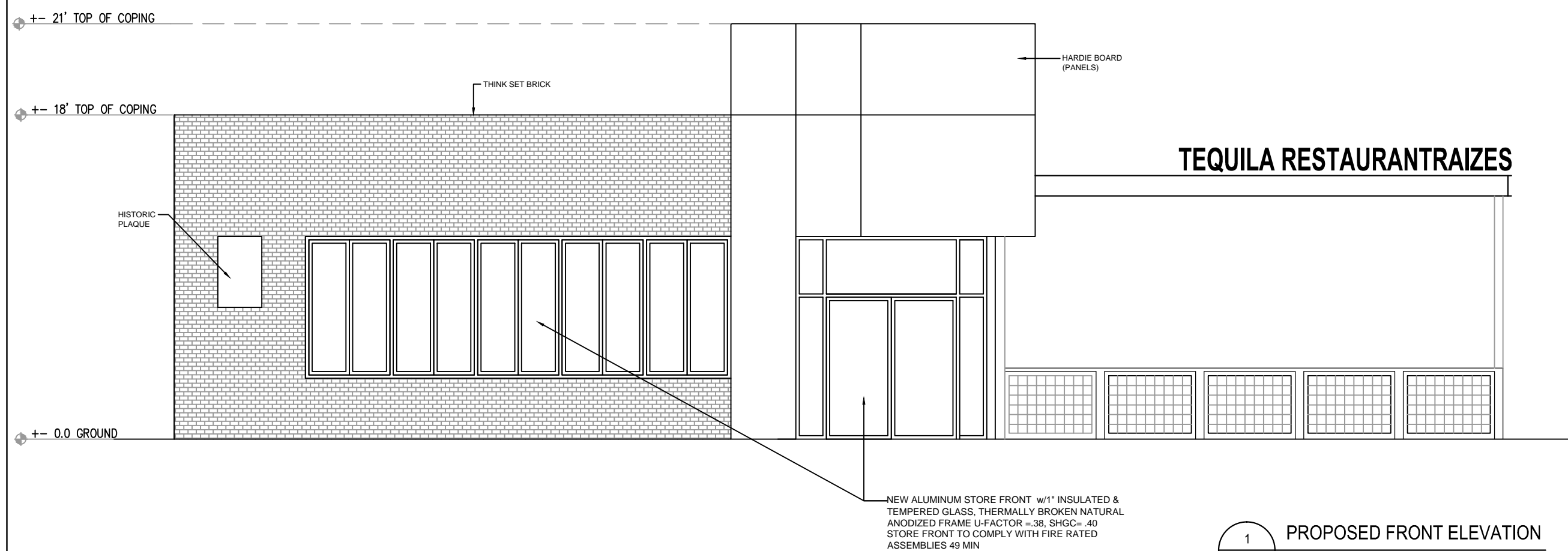
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LP-200

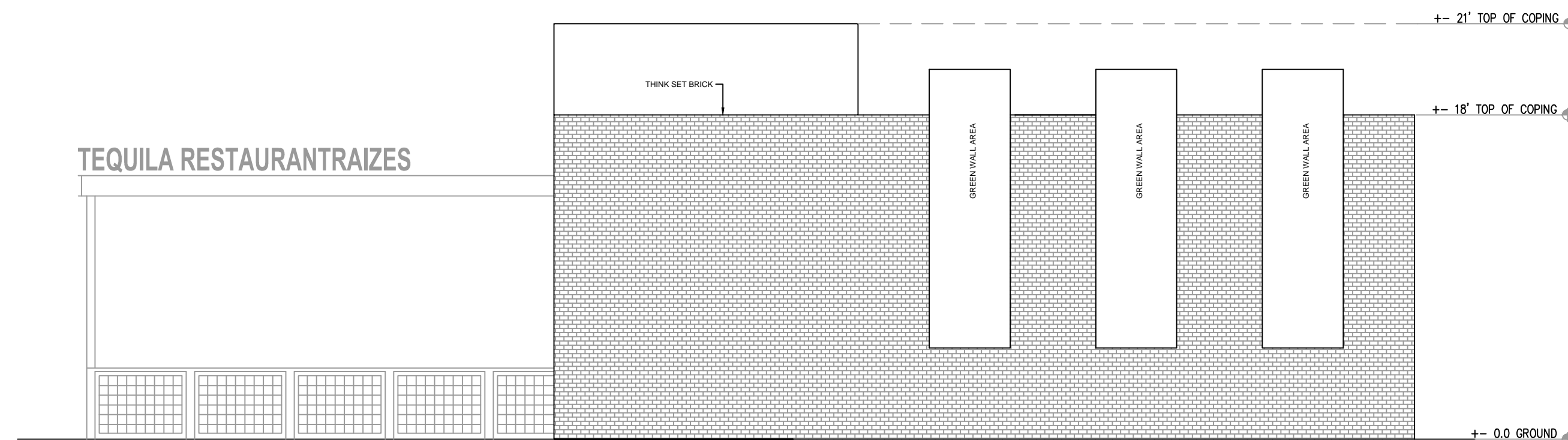
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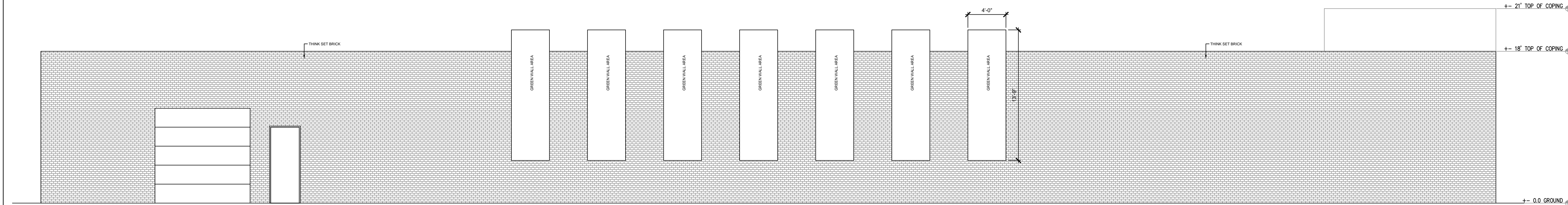
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A201
PROPOSED RIGHT ELEVATION
SCALE 3/8"=1'-0"



1
A201
PROPOSED FRONT ELEVATION
SCALE 3/8"=1'-0"



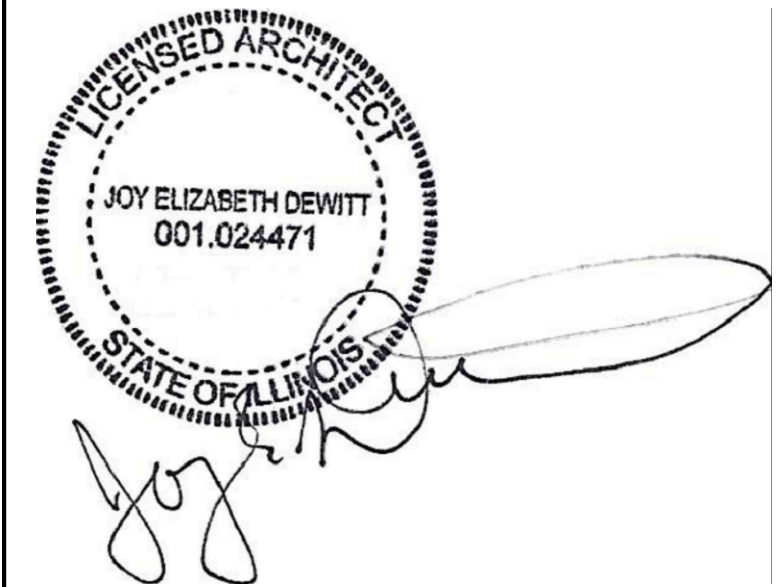
3
A201
PROPOSED REAR ELEVATION
SCALE 3/8"=1'-0"



4
A201
PROPOSED LEFT ELEVATION
SCALE 3/8"=1'-0"

NEW
TEQUILA RESTAURANT
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HOMEWOOD, IL
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ISSUANCE		
REV.	ISSUE	DATE
	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

PROJECT NO: 2025175 SCALE: AS NOTED

**PROPOSED
ELEVATIONS**

TITLE:

A-201

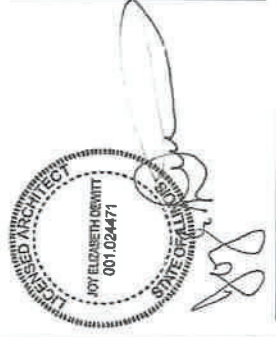
SHEET:



NEW
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ISSUANCE

REV.	ISSUE	DATE
	100% CD	06/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

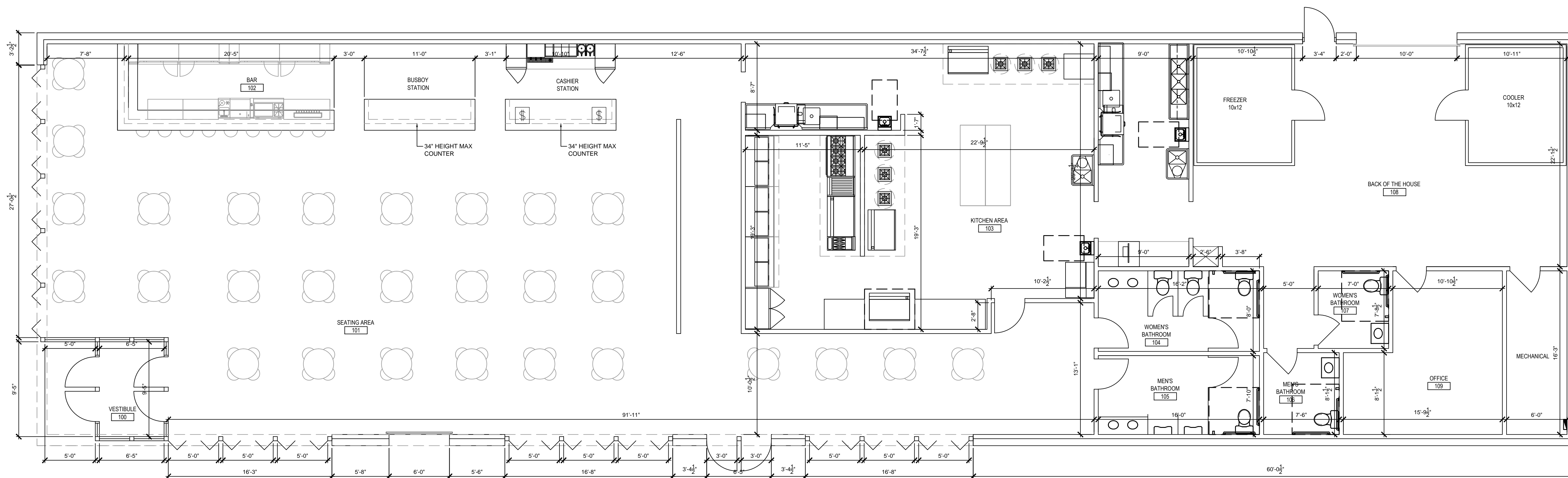
PROJECT NO.: 2025175 SCALE: AS NOTED

PROPOSED

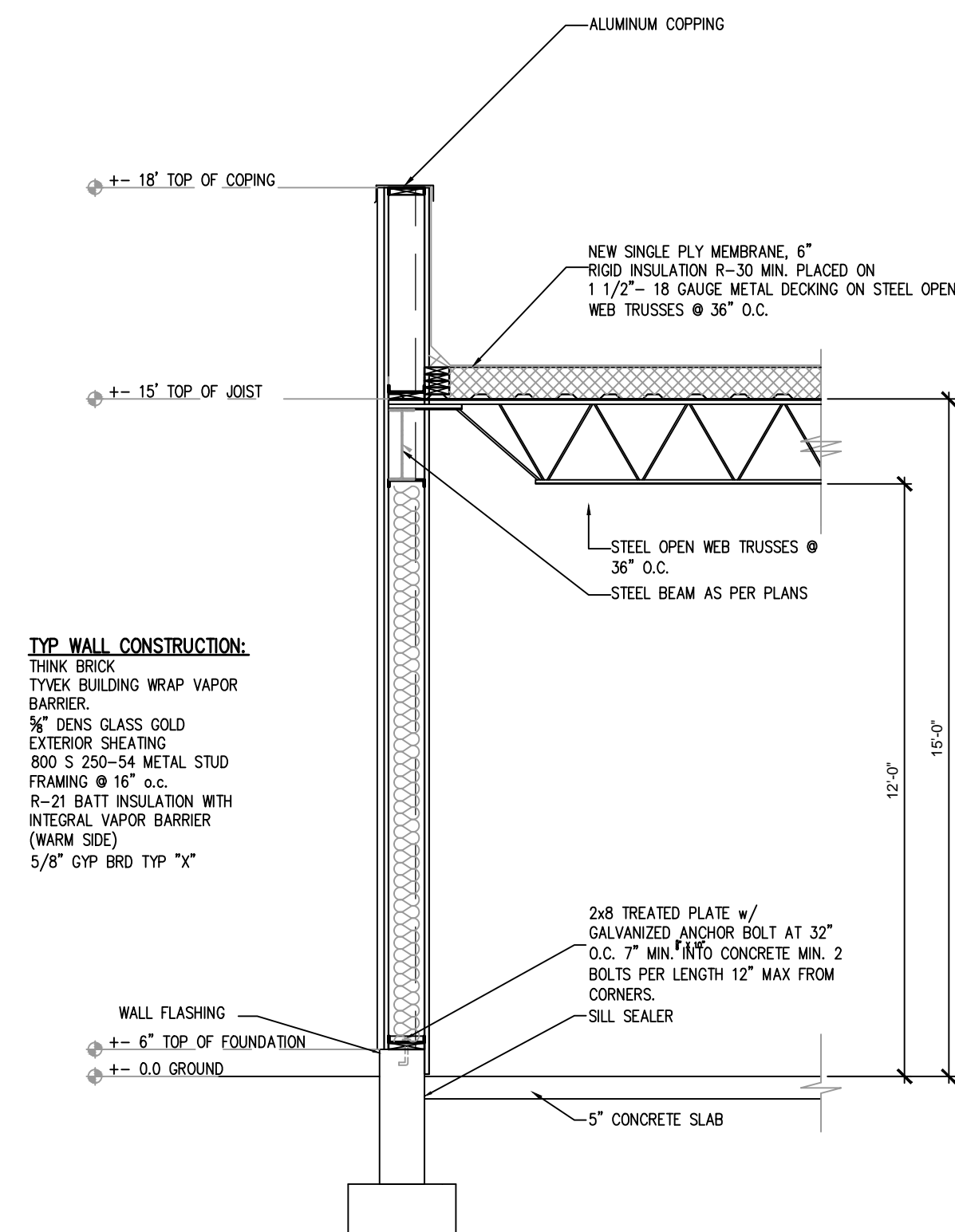
3D

A-202

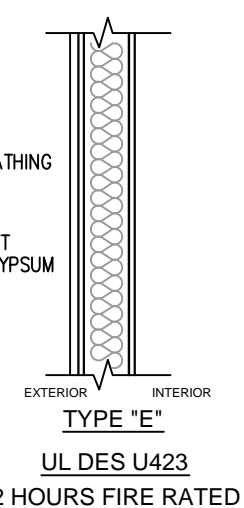
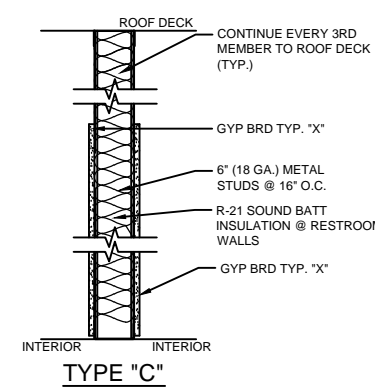
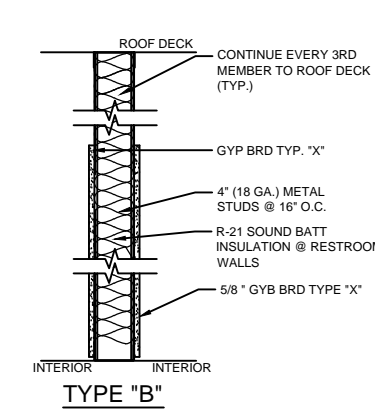
SHEET:



1
A200 PROPOSED FLOOR PLAN
SCALE 3/8"=1'-0"



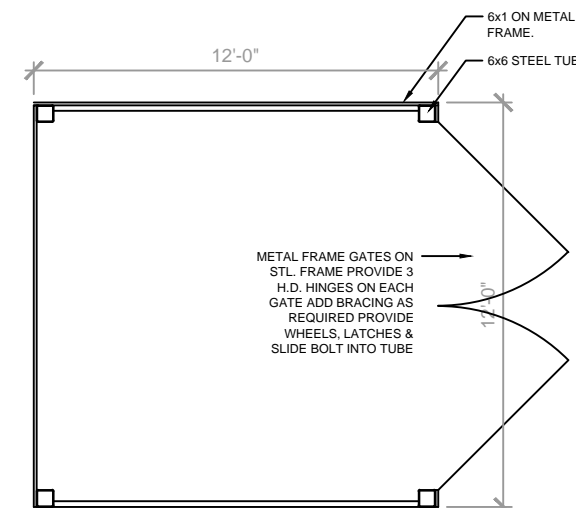
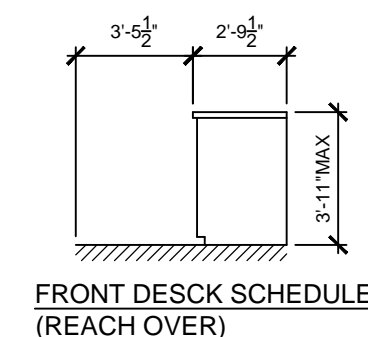
2
A200 WALL SECTION X-X'
NOT TO SCALE



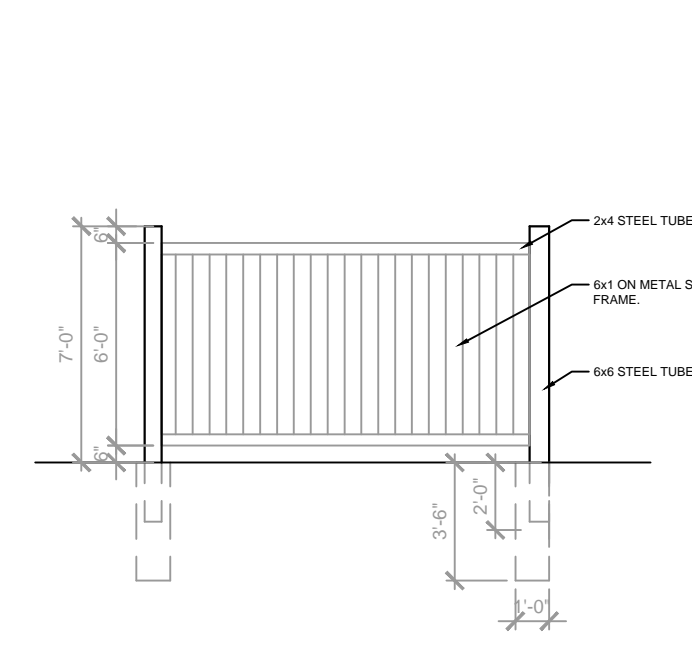
NEW WALL

ALL JUNCTIONS BETWEEN THE WALL SURFACES AND THE EDGES OF ATTACHED EQUIPMENT AS WELL AS ALL ANNULAR OPENINGS AROUND PIPES DUCTS OR OTHER CONDUITS WHERE THEY PASS THROUGH WALLS AND FLOOR SHALL BE SEALED WITH A MIXTURE OF STEEL WOOL AND APPROVED CAULK/ SEALING COMPOUND.

- ENSURE TOP PLATES AND THE JOINTS BETWEEN WALLS AND CEILINGS ARE SEALED.
- DUCT SHAFT & PIPING PENETRATIONS; OPENINGS FROM CRAWL SPACE AND ATTIC ARE SEALED.
- ALL SHAFTS: PROPER FLASHING AROUND FLUE AND GAPS SEALED AND CAULKED
- ALL PENETRATIONS AT EXTERIOR WALLS ARE SEALED INCLUDING VENTS, AND ELECTRICAL CONDUIT & BOXES.
- PROVIDE CORROSION-PROOF RODENT/BIRD SCREENS (E.G., STEEL MESH) FOR ALL BUILDING OPENINGS THAT CANNOT BE FULLY SEALED AND CAULKED (E.G., VENTILATION SYSTEM INTAKE / EXHAUST OUTLETS AND ATTIC VENT OPENINGS).



3
A200 TRASH ENCLOSURE PLAN
NOT TO SCALE

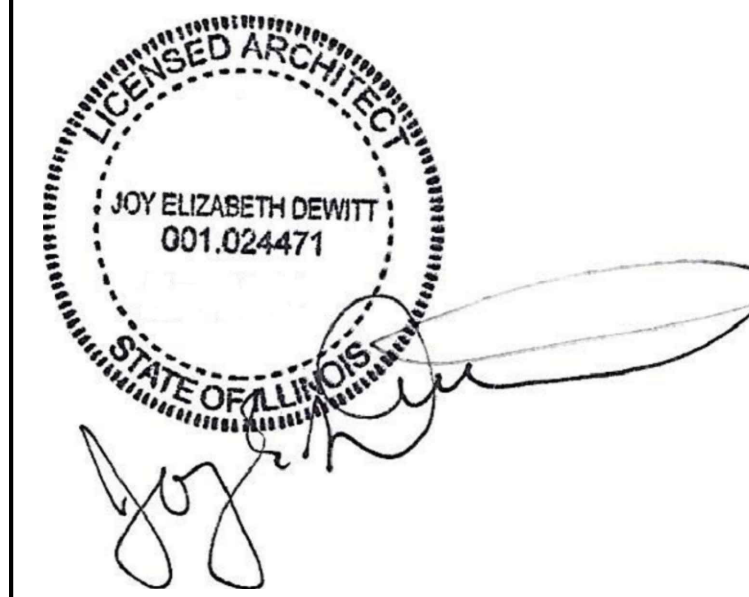


4
A200 TRASH ENCLOSURE SIDES ELEVATION
NOT TO SCALE

NEW TEQUILA RESTAURANT RAIZES 18136 DIXIE HWY. HOMWOOD, IL 60430

ISSUANCE

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	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

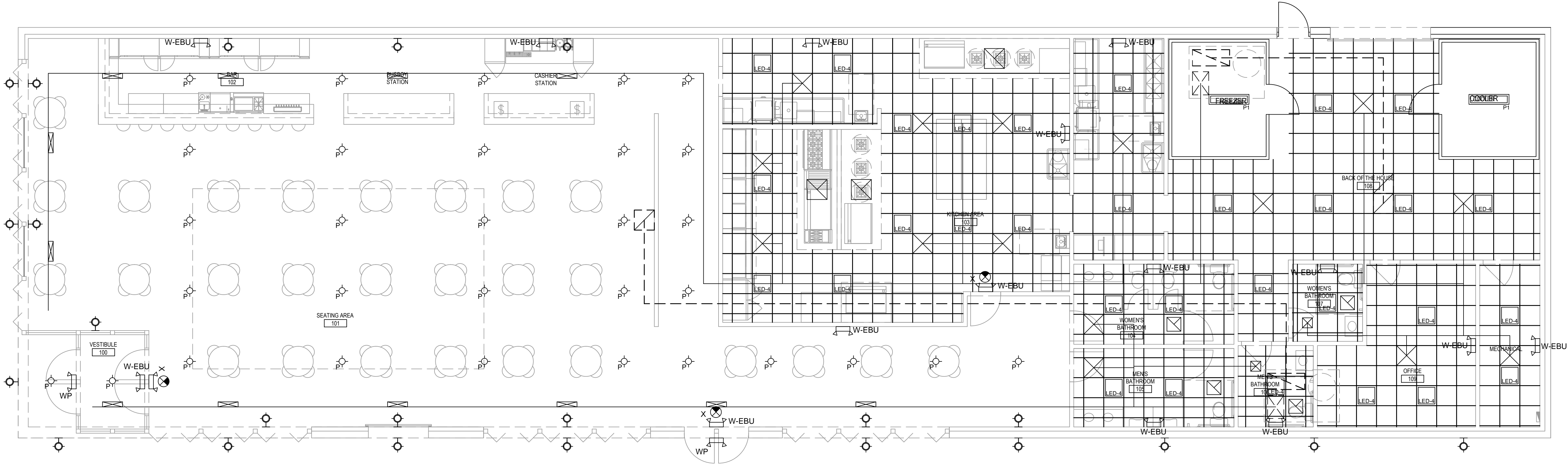
PROJECT NO: 2025175 SCALE: AS NOTED

PROPOSED FLOOR PLAN

TITLE:













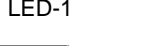














A-200

NEW
TEQUILA RESTAURANT
RAIZES
18136 DIXIE HWY.
HOMWOOD, IL
60430



1
A600
PROPOSED CEILING PLAN
SCALE 3/8"=1'-0"

CEILING-LEGEND:

	2x2 LAY-IN LIGHT FIXTURE W/ OVERLAY (LED) (TYP.)		INTERIOR FLUSH CEILING SPEAKER
			EXTERIOR SPEAKER
			ADJUSTABLE SPEAKER VOLUME CONTROLS
	2x4 FLUORESCENT LIGHT FIXTURE, LAY-IN @ SUSPENDED CEILING GRID SYSTEM (LED)		HANGING PENDANT LIGHT (LED)
	RECESSED CAN DOWN LIGHT FIXTURE (LED)		EXIT SIGN
	DOWN LIGHT FIXTURE (LED)		RETURN / CEILING EXHAUST REGISTER
	RECESSED CAN EXTERIOR DOWN LIGHT FIXTURE (LED)		SUPPLY AIR DIFFUSER- 4 WAY
	SURFACE MTD. WALL-WASH LIGHT FIXTURE		TRACK HEAD & LED LAMP
	PENDANT LIGHT FIXTURE (LED)		EXTERIOR WALL PACK LIGHT
	EXTERIOR DECORATIVE WALL PACK LIGHT		FLUE
	EXTERIOR UP / DOWN SCONCE LIGHT		2" x 2" SUSPENDED CEILING GRID SYSTEM WITH 2" x 2" LAY-IN ACOUSTICAL CEILING TILES
	EXTERIOR GOOSENECK LIGHT		2" x 4" SUSPENDED CEILING GRID SYSTEM WITH 2" x 4" LAY-IN ACOUSTICAL CEILING TILES
	EXTERIOR WALL MOUNT STEM LIGHT		REMOTE HEAD WEATHER PROOF EMERGENCY LIGHT
	GYP SUM BOARD CEILING		
	EMERGENCY LIGHTING		
	8" CORD MOUNT HOUSING (LED) - BOTTOM @ 10'-0" A.F.F.		

NOTE: SEE ELECTRICAL DWG'S FOR MORE INFORMATION ON LIGHT FIXTURES.

CEILING FINISH SCHEDULE

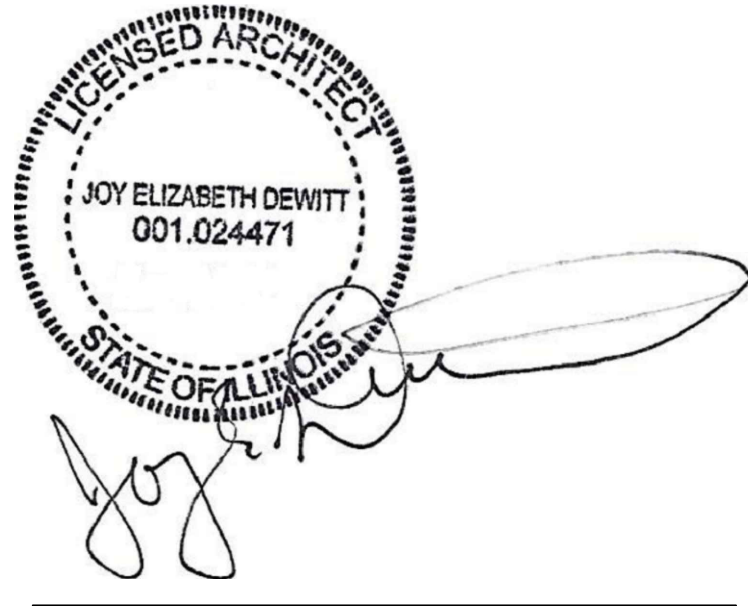
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION
CT-03	KITCHEN CEILING TILE	ARMSTRONG	SHEETROCK LAY-IN 870	2x2 VINYL CLAD CEILING TILES, WHITE
CT-05	GENERAL CEILING TILE	ARMSTRONG	1761 WH	2x2 FINE FISSURED "WHITE"
CD-03	BOTTOM OF METAL DECKING	-	-	CLEAR COAT

LIGHTING SCHEDULE:

CODE	DESCRIPTION	MANUFACTURER	PRODUCT
LED 4	LED 2x2 RECESSED FIXTURED	CREE	VL22-3235-SP1
P	LIGHT HANGING CEILING (PENDANT)	-	EDISON LIGHT
P1	LED 1x4 COOLER LIGHT	-	-
P2	LIGHT WALL MOUNTED	-	EDISON LIGHT
EXT L	LIGHT WALL MOUNTED	-	EDISON LIGHT (EXTERIOR)
W-EBU	2-HEAD BATTERY PACK	EXITRONIX	LL50H
X	LED EXIT W / BATTERY	EXITRONIX	VEX-U-BP-WH
WP	COMBO LET EXIT / (2) HEAD EBU	EXITRONIX	VEX-U-BP-WH-EL90-R

ISSUANCE

REV.	ISSUE	DATE
	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

PROJECT NO: 2025175 SCALE: AS NOTED

PROPOSED CEILING
PLAN

TITLE:

SHEET: A-600

