

MEETING AGENDA



Appearance Commission

Village of Homewood

July 06, 2023

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Public Comments
4. Minutes:

Approve minutes of the May 4, 2023 Appearance Commission meeting.

5. Regular Business:

A. Case 23-19: 17510 Halsted Street - Buffalo Wild Wings Exterior Alterations

B. Case 23-20: 18250 Harwood Avenue - Bawadi Construction INC Exterior Alterations

C. Case 23-21: 18123 Harwood Avenue - Hibbing Building Exterior Alterations

6. Old Business:

7. New Business:

8. Adjourn

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

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

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

May 4, 2023

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 6:05 pm.

OPENING REMARKS:

Chair Hrymak welcomed new member Dan Kluck and made the following statement of gratitude and remembrance for long-time commission member and former chair, Jim Wright.

Before we begin, I'd be remiss if I didn't acknowledge the accomplishments of our previous Appearance Commission Chairman, Jim Wright. As we all know, Jim passed recently, but not without leaving a very long legacy of contributions not only to this Commission but to the Village of Homewood. Jim was a life-long resident of Homewood having had many public service roles including as a Homewood firefighter, a Village Trustee, as well as Chair of this Appearance Commission. But perhaps his biggest and most beloved position was as our Village Historian; publishing several books about the history of Homewood and dedicating his extra time to the Homewood Historical Society and Dorband-Howe Museum. It is my sincere honor to step into the position of Chairman of this small, yet august body. And while nobody can fill the shoes of Jim Wright, I will do my best to honor his legacy and his commitment to this Commission. I find it pleasantly ironic that our business tonight pertains to the Homewood Historical Society and the Dorband-Howe Museum. In that light, let's move on to our agenda.

ROLL CALL:

Members, Preston, Kidd, Kluck, and Chair Hrymak were present. Members Scheffke and Quirke were absent. In attendance from the Village was Village Planner Valerie Berstene. One person was in the audience, and two people were on Zoom.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for changes or corrections to the meeting minutes from January 5, 2023. There were none. Chair Hrymak called for a vote of unanimous consent. Members Preston and Kluck abstained. The meeting minutes were approved.

REGULAR BUSINESS:

CASE 23-16 – Sign Variance for Dorband-Howe House at 2035 183rd Street

Chair Hrymak introduced the case and asked Village Planner Berstene to present the case.

Village Planner Berstene presented the case and identified the request for a variance to mount a sign on the fence. She stated that the proposed signage is within the allowed sign area.

Chair Hrymak invited the applicant, Mrs. Rose Olsar, President of the Homewood Historical Society to present her thoughts. Mrs. Olsar shared that the size of the sign may increase slightly to have greater visibility for the hours of operation and that she has been investigating materials and price points and looking into options, including an aluminum sign which could come in different colors and be durable, highly visible, and cost-effective.

Member Kluck suggested hanging a sign from the existing sign so that it is visible from both directions of traffic along 183rd Street, particularly when traffic is backed up. Mrs. Olsar noted that it is harder to see. Member Kluck suggested that hanging a secondary sign from the existing one would also allow for easy adjustment, should the open hours change.

Mrs. Olsar explained that the Historical Society wishes to have a larger sign saying “museum” so that anyone driving by might see and be intrigued to look it up and learn more. She added that the Historical Society does like the look of the existing sign that goes with the house.

Member Kidd agreed with the need to capture the attention of passing drivers. She suggested putting a sign on not only the fence along 183rd Street but also on the corner at Martin Avenue where it would be highly visible to drivers heading east.

Village Planner Berstene asked clarifying questions, with Mrs. Olsar confirming that the intention is to no longer use the temporary “open” sign and to replace that with this permanent sign saying “museum” and the open hours.

Members and the applicant agreed that the museum could benefit from more obvious signage and locating it such that they capitalize on the traffic that stops along 183rd Street, heading east.

Member Kidd asked what color the sign would be. Mrs. Olsar showed some of the different options available from one sign manufacturer and shared one idea to have the “museum” text in black letters on a white background and the hours in inverted colors.

Member Preston suggested working with a local sign company that might be able to offer assistance to the Homewood Historical Society.

Chair Hrymak stated his preference to keep a wooden sign to continue the historical motif of the house. He said he is in favor of granting a variance for a sign on both street-fronting fences to increase visibility and capitalize on traffic back-ups, especially with the pending implementation of the road diet starting at Dixie Highway.

A motion was made by Member Kidd to approve a sign variance for 2035 183rd Street, Dorband-Howe House Museum to allow a sign mounted on the picket fence and on the west side corner fence, at the discretion of the historical society with a recommendation for wooden signs, but not required. A separate removable open hours’ sign may also be acceptable. The colors of the sign will be left to the discretion of the Homewood Historical Society. Seconded by Member Preston.

AYES: Members Preston, Kidd, Kluck, and Chair Hrymak

NAYS: - None

ABSTENTIONS: - None

ABSENT: Members Scheffke, Quirke

OLD BUSINESS:

Chair Hrymak inquired about ongoing projects in the Village. Village Planner Berstene provided updates.

ADJOURN:

Chair Hrymak called for a vote of unanimous consent to adjourn the meeting at 6:40 pm; motion passed.

Respectfully submitted,

Angela Mesaros
Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 6, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-19



APPLICATION INFORMATION

APPLICANT	Amy Green, Intertech Design Services
ACTION REQUESTED	Façade, Signage & Landscaping Improvements
ADDRESS	17510 Halsted Street
PIN	29-32-200-055-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application & Narrative	2	Amy Green	3.31.2023
Elevations/Sign plans	9	Federal Heath Visual Communications	6.16.2023
Plans – Landscape	3	Intertech Design Services	5.24.2023
Palette – elevations, furniture, plants	7	-	-

BACKGROUND

The subject property is one of two tenant spaces in a commercial building at 17510 Halsted Street. The applicant, Buffalo Wild Wings occupies the eastern 6,840 square feet of the 18,960 square feet building. The applicant requests approval of improvements to the façade and signage. The proposed improvements are as follows:

- Exterior patch and repair of all EIFS.
- Paint the façade in Sherwin Williams ‘On the Rocks’; existing coping, fencing, and the new EIFS sign feature are to be painted in Sherwin Williams ‘Black Magic’ (see attached Palette materials).
- Existing damaged full-height storefront glazing and entry doors to be removed and replaced with reduced-sized windows.
- Below the new windows are fiber cement panels with a wood panel pattern ‘Wood Siding pattern rough sawn wood’. This panel system would start at ground level and extend to 30” high.

- New vinyl logos applied to the replacement storefront doors.
- All existing signage will be removed and replaced: New illuminated channel letters to be installed on both sides of the façade in the existing locations.
- New patio furniture
- Landscape around the building will be refreshed.
- No plans to remove existing exterior lighting or to add any new light fixtures, only to maintain those that currently exist.

DISCUSSION

The applicant has requested a review of exterior alterations, which include new façade colors and materials, patio furniture, landscaping, and new signage.

The proposed sign is a framed EIFS finished box that basically hosts individual internally lit channel letters. It adds another dimensional element to the façade/showcases the sign a bit more boldly.

Signage

Per the Village's sign ordinance, the total permitted gross surface area of all signs is determined by multiplying the linear footage of the building frontage by 2.5. This building is unique in that the narrow façade faces Halsted and entrances to the building are on the south side facing the parking area. Therefore, the frontage that is used as part of sign calculations does not reflect the functional 'front' of the building where the entrances are located. The Halsted frontage measures 72' therefore per Village ordinance (2.5 times frontage) the total allowable signage area is 180 square feet. If the south frontage (282 linear feet) were used in the calculation the total allowable square footage of signage would be 705 square feet. The ordinance limits the total allowable sign area for any building with one frontage to 500 square feet.

The property was granted a variance in 2011, Case 11-36, to allow total signage of 500 square feet with 380 square feet of signage allocated to Buffalo Wild Wings and 120 square feet for the second tenant (currently Dollar Tree). With the façade improvements the following signage is proposed:

Wall Sign w Logo: 64 square feet x 2 signs = 128 sf
Wall Sign no Logo: 56 square feet x 2 signs = 112 sf
Monument Sign: 52 square feet x 2 sides = 104 sf
TOTAL: 344 square feet (BWW)

The proposed signage meets the allowed amount.

Landscape

The landscape plans are compliant with the Halsted Street Landscape plan requirements. The Village has reviewed the plans with minor comments. (Attached memo from Bryon Doerr, dated 6.6.2023)

CONFORMANCE WITH APPEARANCE PLAN

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

Section E. Building Design:

Materials shall be compatible with and complimentary to the design; as follows:

- *Materials shall be of a permanent nature and require a minimum amount of maintenance;*
- *Colors shall be harmonious, with bright or brilliant colors used mainly for accent.*

Section F. Signs:

Every sign shall be scaled and designed so as to conform with the relationship to buildings and surroundings.

Section I. Site Maintenance:

Materials and finishes shall be selected for their durability and wear as well as for their beauty. Provisions for cleaning structures and refuse shall be included in the design.

RECOMMENDED Appearance COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approval of Case 23-19 Façade, Signage, and Landscape Improvements for 17510 Halsted Street as proposed on the drawings submitted by Intertech Design Services, dated 05.31.2023.



Imagery ©2023 Google





17510 Halsted Street

Buffalo Wild Wings

Existing Exterior

PIN: 29-32-200-055

Case 23-19 AC

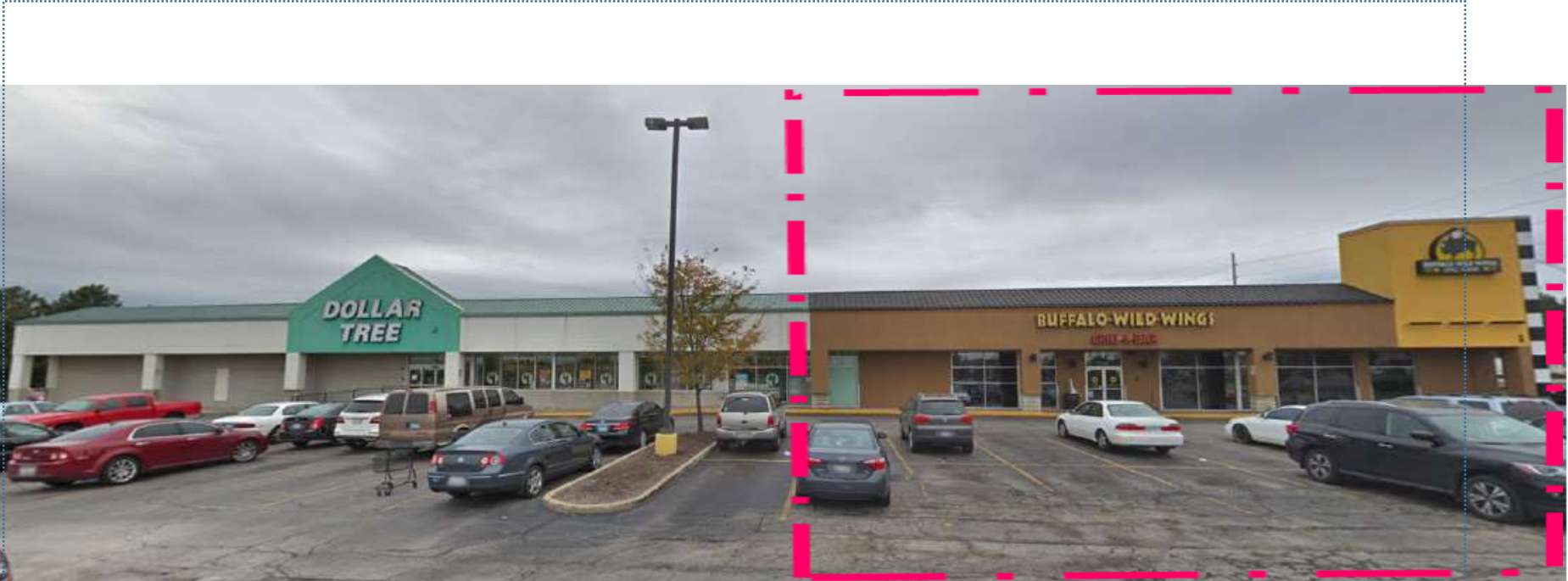
July 6, 2023

Item 5. A.



Google Street View Oct 2018

View looking west from Halsted Street



Google Street View.....Oct 2018.....

View looking north from Halsted Street



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

PROPERTY INFORMATION

Street Address: 17510 Halsted st., Homewood, IL 60430

Property Index Number(s): 29-32-200-55

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
- Sign Variance

Proposed Development or Alterations:

**EXTERIOR SCOPE TO INCLUDE:
REPLACEMENT STOREFRONT AND ENTRY
DOORS AND ASSOCIATED KNEE WALL,
NEW PAINT FINISHES AT ENTRY TOWER,
NEW SIGN BUILD OUT, PAINT ALL EXISTING
EIFS ASSOCIATED WITH BWW SPACE,
LANDSCAPE REFRESH AND NEW SIGNAGE.**

APPLICANT

Name Amy Green

Company Intertech Design Services

Address 9675 Montgomery Road
Cincinnati, OH 45242

Phone 513-791-5588

Email AGreen@IntertechDesign.NET

Role Project Manger

PROPERTY OWNER

Name Carrie Besch / Al Krygier

Company Krygier Companies

Address 1055 Eagle Ridge Drive
Schererville, IN 46375

Phone 219-864-4043

Email _____

Check box if the applicant is the property owner

I acknowledge and attest that:

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

Amy R Green
Applicant Name

[Signature]
Applicant Signature

5-31-23
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: _____

5.31.23

The Village of Homewood
Planning Department
ph: 708-206-3380
Attn: Valerie Berstene

Re: Buffalo Wild Wings Remodel
17510 Halsted st
Homewood, IL 60430

Ms. Berstene,

In regards to the above noted Buffalo wild Wings several changes to the exterior of the existing Buffalo Wild Wings restaurant, being proposed. For the exterior materials, we intend to patch and repair all EIFS and paint the majority of the façade Sherwin Williams 'On the Rocks' (SW7671). The existing coping, fencing and the new EIFS sign feature are to be painted Sherwin Williams 'Black Magic' (SW6991). Existing damaged full height storefront glazing and entry doors associated with the Buffalo Wild Wings are to be removed and replaced with reduced sized windows. Below the new windows are fiber cement panels that have a wood panel pattern are proposed. Specification of the material is 'Wood Siding pattern rough sawn wood' (AWP 3030 Tobacco (3)). This panel system would start at a ground level and extend to 30" high.

New vinyl logos are to be applied to the replacement storefront doors. All existing signage will be removed and replaced: New illuminated channel letters to be installed on both sides of the façade in locations of existing. Also proposed a new EIFS build out to host the new illuminated logo signage.

Finally, new patio furniture will be replacing the existing furniture and the landscape around the building will be refreshed. There are no plans to remove any of the existing exterior lighting or to add any new light fixtures, only to maintenance those that currently exist. For your reference we have included several drawings and other materials detailing all the proposed changes and existing conditions of the exterior.

Please let us know if you have any questions or concerns or we can do anything to expedite your review of these plans. Feel free to contact me at agreeen@intertechdesign.net or 513.791.5588

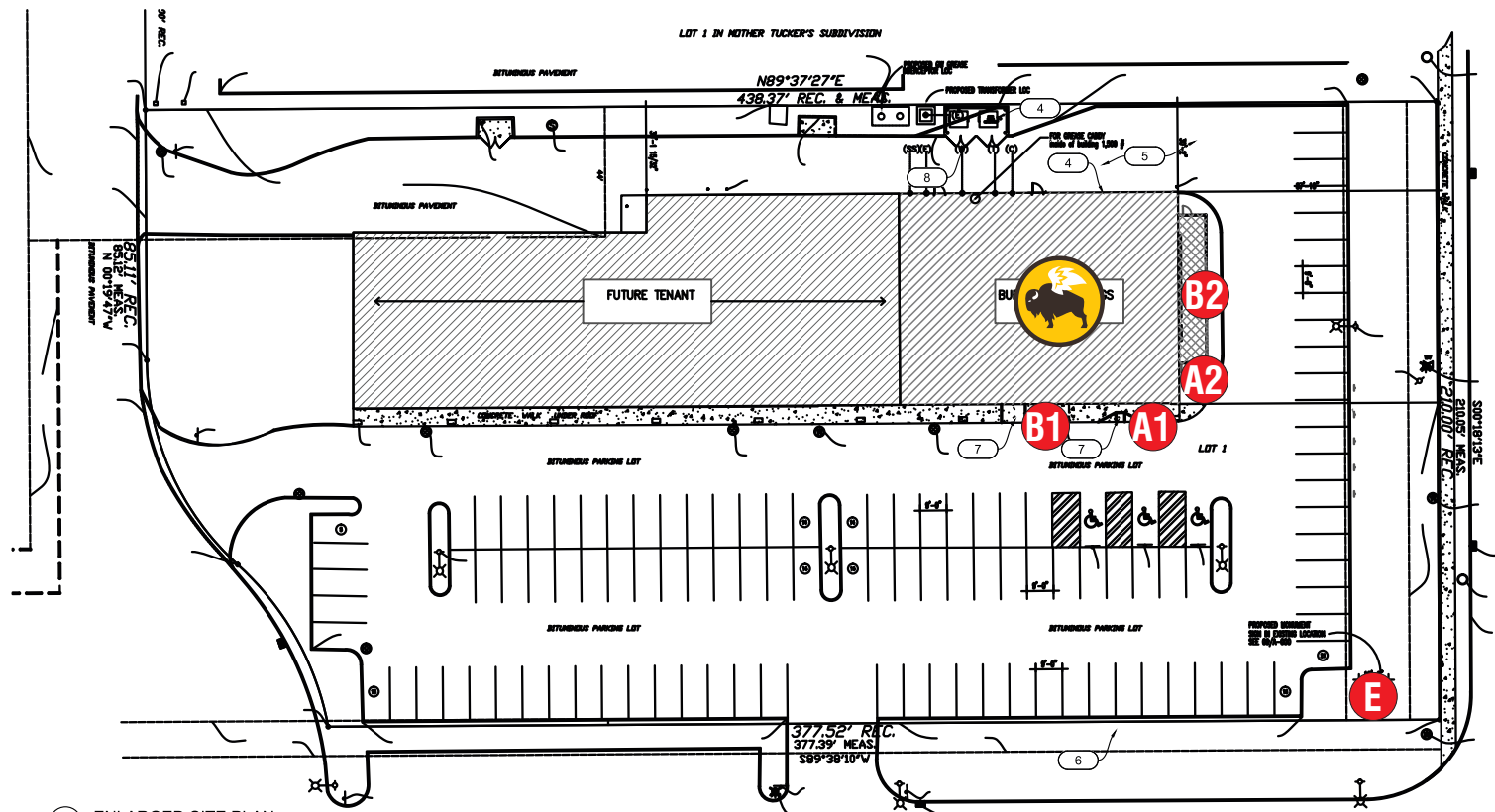
Sincerely,

Amy R. Green
Intertech Design Services, Inc.
Project Manager

**Intertech
Design
Services
Inc.**

**Architecture and
Engineering**

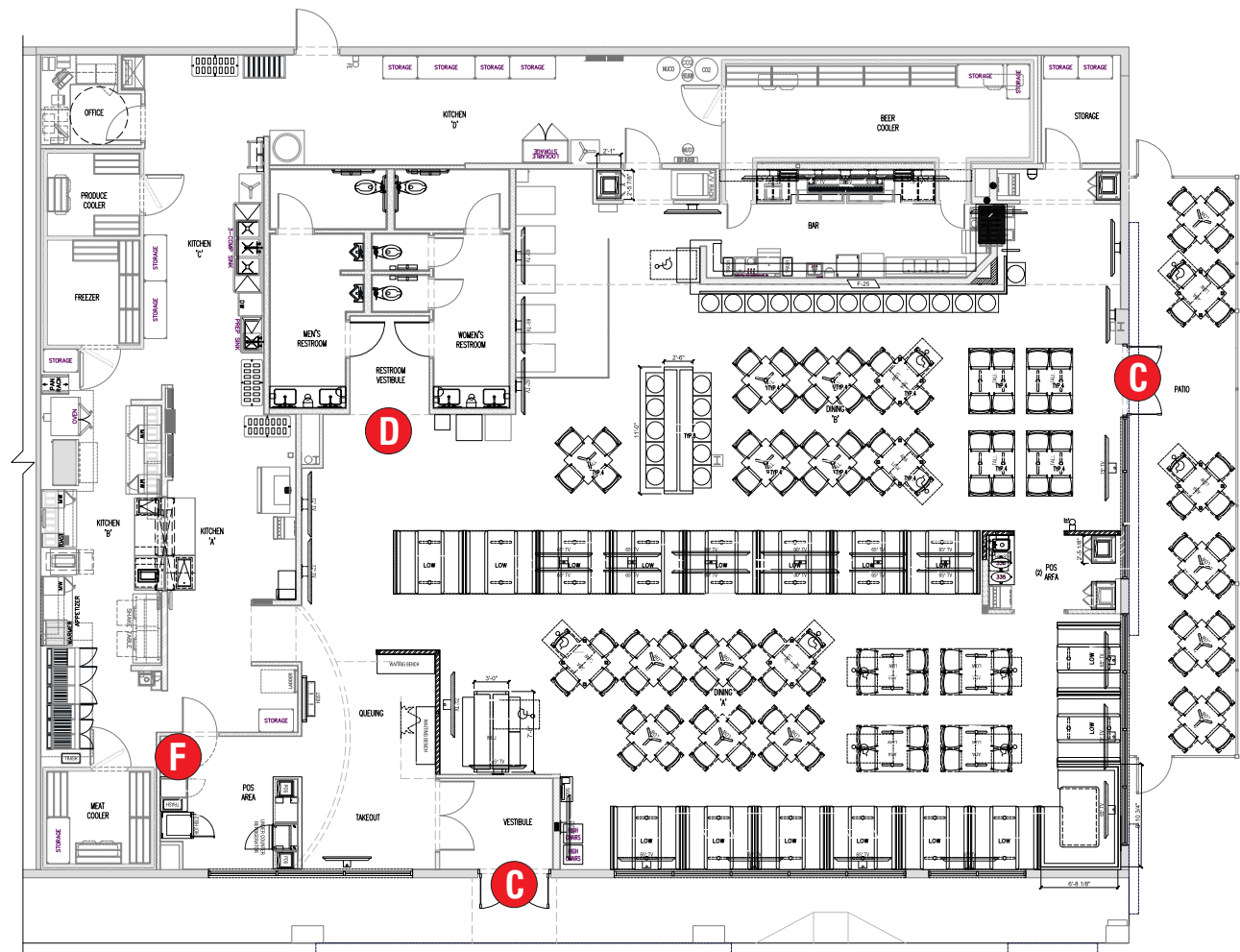
9675 Montgomery Road
Montgomery, Ohio 45242
513.791.5588 – phone
513.792.7923 - fax



3E ENLARGED SITE PLAN
1/8" = 1'-0"



L E G E N D	
A	NEW WALL SIGN (CW-NM72-W) TWO (2) REQ'D.
B	NEW CHANNEL LETTERSET (CC-BWW24-RW) TWO (2) SETS REQ'D.
C	VINYL DOOR GRAPHIC (CV-ME12) FOUR (4) REQ'D.
D	REPLACEMENT FACE RESTROOM SIGN ONE (1) REQ'D.
E	REPLACEMENT FACES MONUMENT SIGN TWO (2) REQ'D.
F	INTERIOR WALL GRAPHIC (CV-ME36) ONE (1) REQ'D.



EQUIPMENT, FURNITURE, AND FIXTURE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTE

• INSTALLER SHALL VERIFY WALL CONDITIONS IN THE FIELD • TYPE, SIZE & QUANTITY OF FASTENERS TO BE DETERMINED • ALL BOLT HOLES TO BE DRILLED OR PUNCHED • ISOLATE ALL ALUMINUM FROM STEEL.

NEW & REMODEL CONSTRUCTION
ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS
ALL INSTALLATION (MOUNTING) HARDWARE AND SECONDARY WIRING COMPONENTS, CONDUIT & CONNECTORS, ETC ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR.

ALL ELECTRICAL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND U.L. 48 ALONG WITH OTHER APPLICABLE STATE & LOCAL CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

120V - 20 AMP (PRIMARY ELECTRICAL SERVICE) CIRCUITS AND FINAL CONNECTION TO EACH SIGN, TO WITHIN 6 FT TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN TO MEET FEDERAL HEATH SIGN COMPANY REQUIREMENTS

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND & NEUTRAL, PER CIRCUIT) AND SHALL NOT BE SHARED WITH OTHER LOADS (SUCH AS LIGHTING, A/C AND OTHER EQUIPMENT). PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO THE BREAKER PANEL IS REQUIRED.

NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN MUST MEET FEDERAL HEATH SIGN REQUIREMENTS.

ALL WALL PENETRATIONS TO BE SEALED WITH SILICONE TO HELP PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

WARRANTY NOTICE
CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY. FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING DEVICES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.

INSTALLER REQUIREMENTS FOR EIFS WALLS
IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.



VISUAL COMMUNICATIONS

www.FederalHeath.com

2300 North Highway 121 Euless, Texas 76039

(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI - Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

R1 JG 6.19.23 Update locations of Sign A's
R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Greg Root**

Project Manager: **Laila Saylors**

Drawn By: **Wes Stephens**



ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



STORE #
17510 HALSTED ST
HOMewood, IL 60430

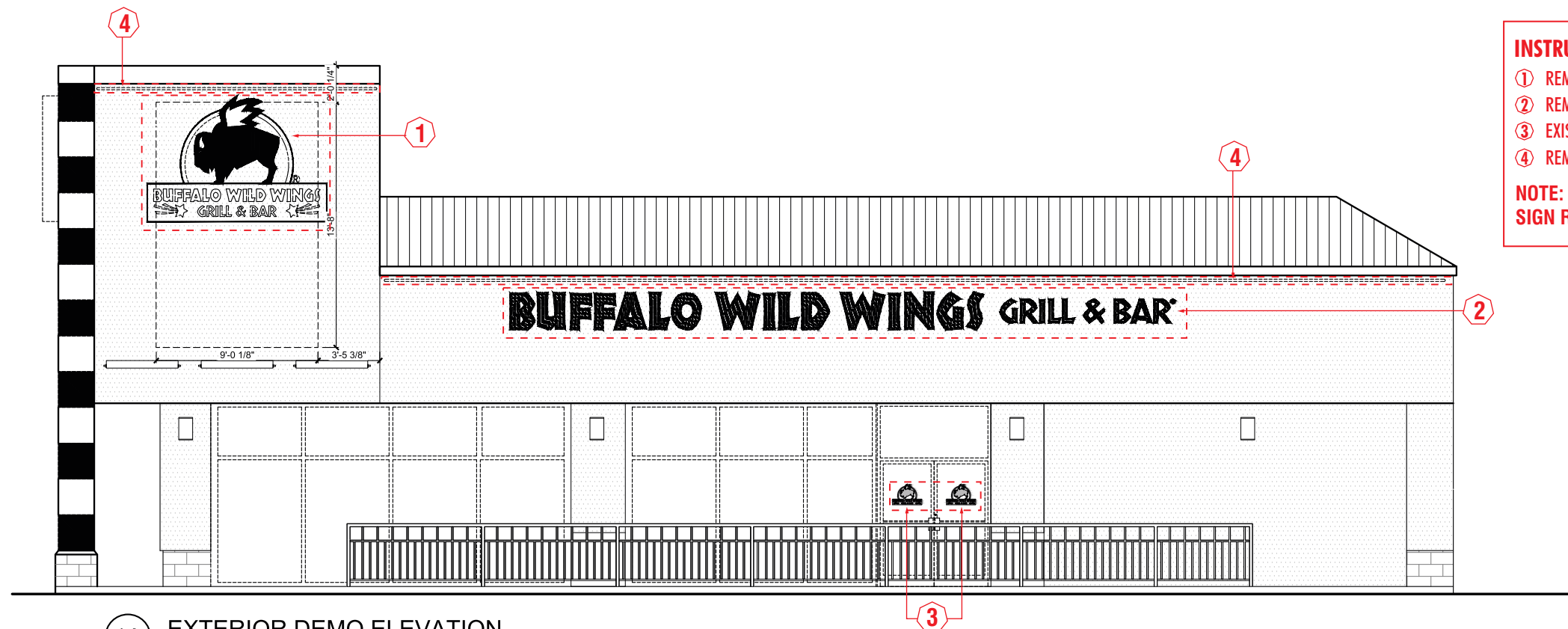
Job Number: **23-82990-10**

Date: **June 16, 2023**

Sheet Number: **1** Of **9**

Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC or authorized agent. ©FHSC



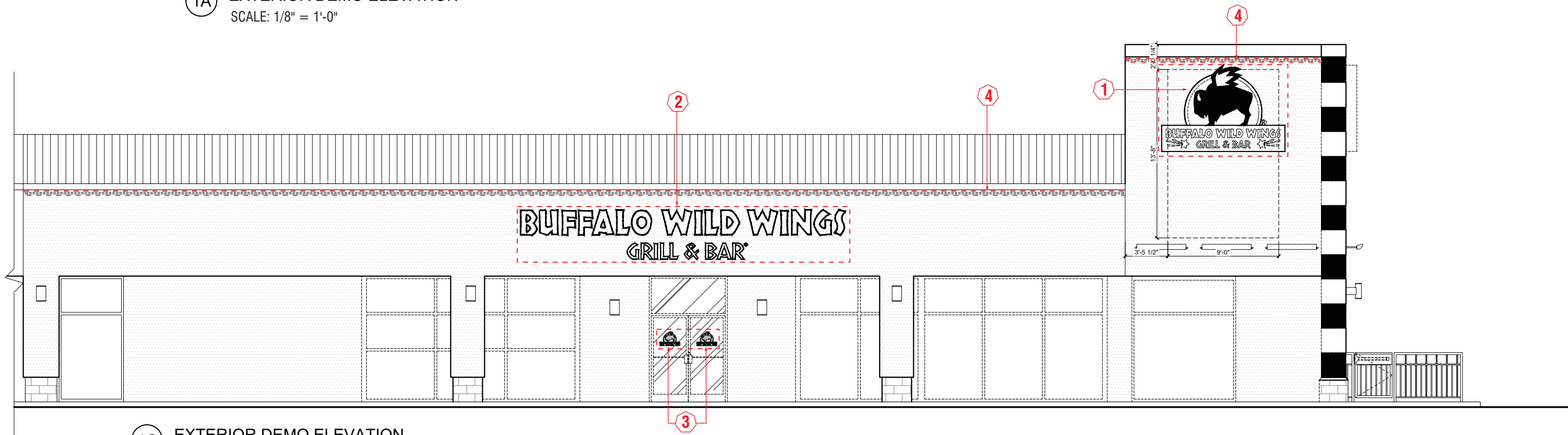
1A EXTERIOR DEMO ELEVATION
SCALE: 1/8" = 1'-0"

INSTRUCTION KEYS

- ① REMOVE LOGO & REPLACE WITH NEW WALL SIGN.
- ② REMOVE EXISTING CHANNEL LETTERS & REPLACE WITH NEW BWW LETTERSET.
- ③ EXISTING GLASS / DOOR VINYL DECALS TO BE REMOVED AND REPLACED.
- ④ REMOVE EXISTING LEDSTRIPE BY GC

NOTE: CAULK SEAL ANY HOLES IN THE WALLS LEFT AS A RESULT OF SIGN REMOVALS – FINAL PATCHING & PAINTING BY GC.

Item 5. A.



1C EXTERIOR DEMO ELEVATION
SCALE: 1/8" = 1'-0"

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI

Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI - Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Revisions:
R1 JG 6.19.23 Update locations of Sign A's
R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: **Greg Root**
Project Manager: **Laila Saylors**
Drawn By: **Wes Stephens**

UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

STORE #
17510 HALSTED ST
HOMewood, IL 60430

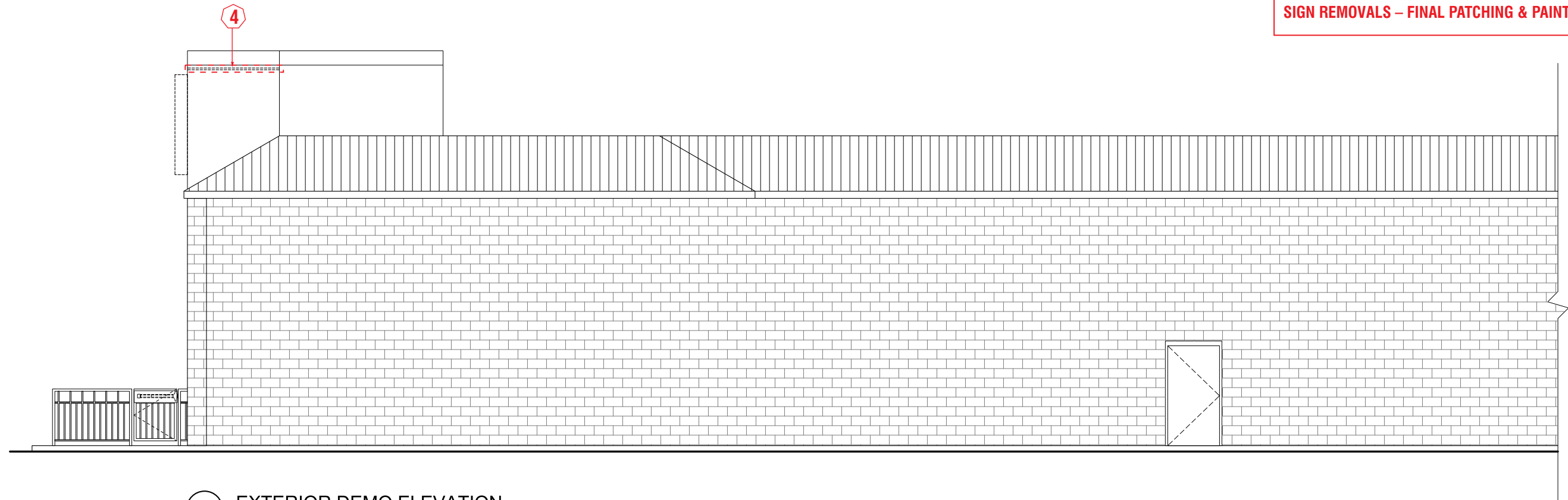
Job Number: **23-82990-10**
Date: **June 16, 2023**
Sheet Number: **2** Of **9**
Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC or authorized agent. ©FHSC

INSTRUCTION KEYS

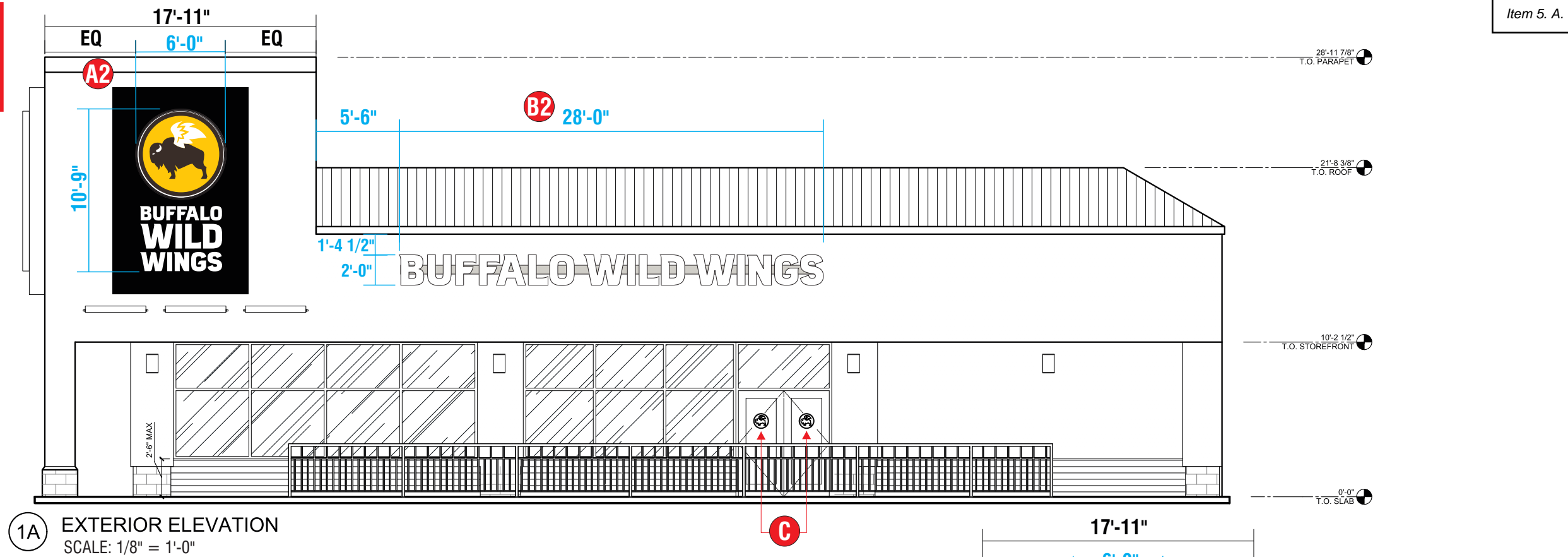
- ① REMOVE LOGO & REPLACE WITH NEW WALL SIGN.
- ② REMOVE EXISTING CHANNEL LETTERS & REPLACE WITH NEW BWW LETTERSET.
- ③ EXISTING GLASS / DOOR VINYL DECALS TO BE REMOVED AND REPLACED.
- ④ REMOVE EXISTING LEDSTRIPE **BY GC**

NOTE: CAULK SEAL ANY HOLES IN THE WALLS LEFT AS A RESULT OF SIGN REMOVALS – FINAL PATCHING & PAINTING BY GC.

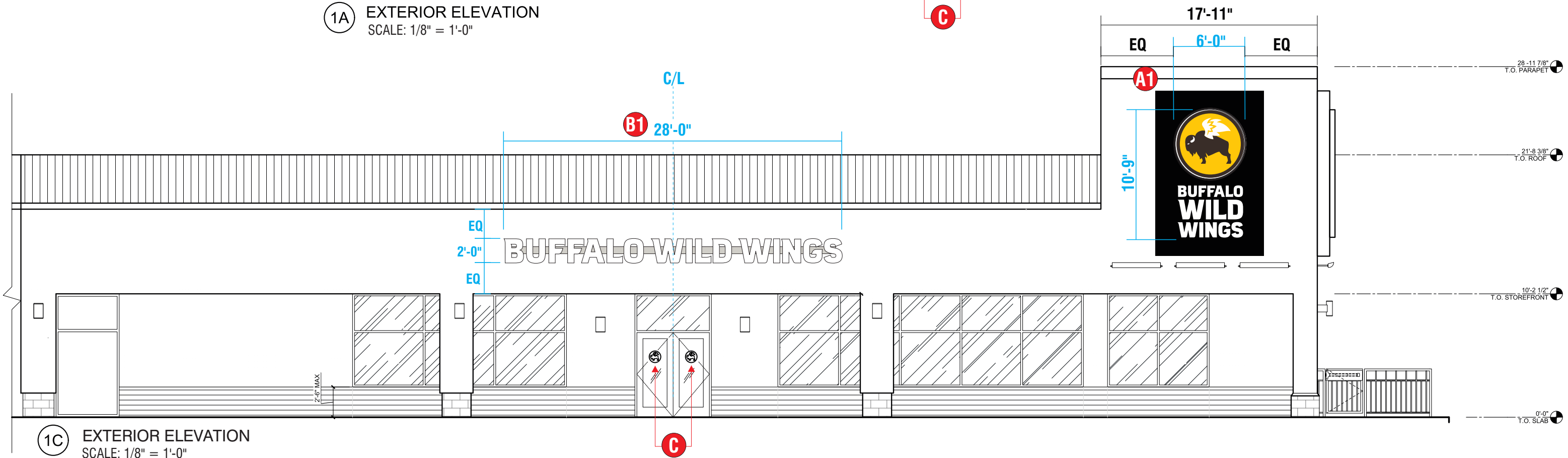


1B EXTERIOR DEMO ELEVATION
SCALE: 1/8" = 1'-0"

**FIELD SURVEY REQUIRED
PRIOR TO RELEASE TO
MANUFACTURING**



1A EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1C EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI - Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Revisions:
R1 JG 6.19.23 Update locations of Sign A's
R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: **Greg Root**
Project Manager: **Laila Saylors**
Drawn By: **Wes Stephens**

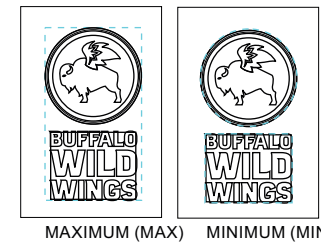
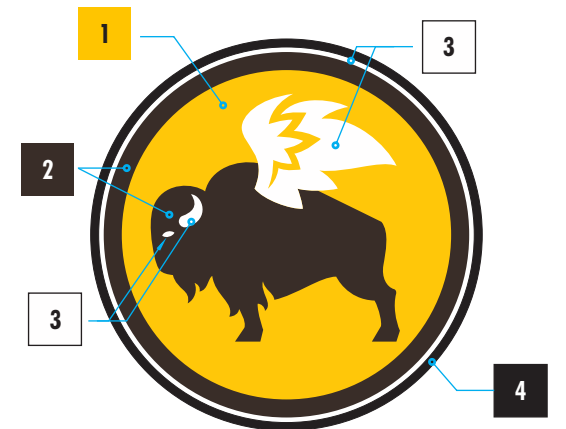
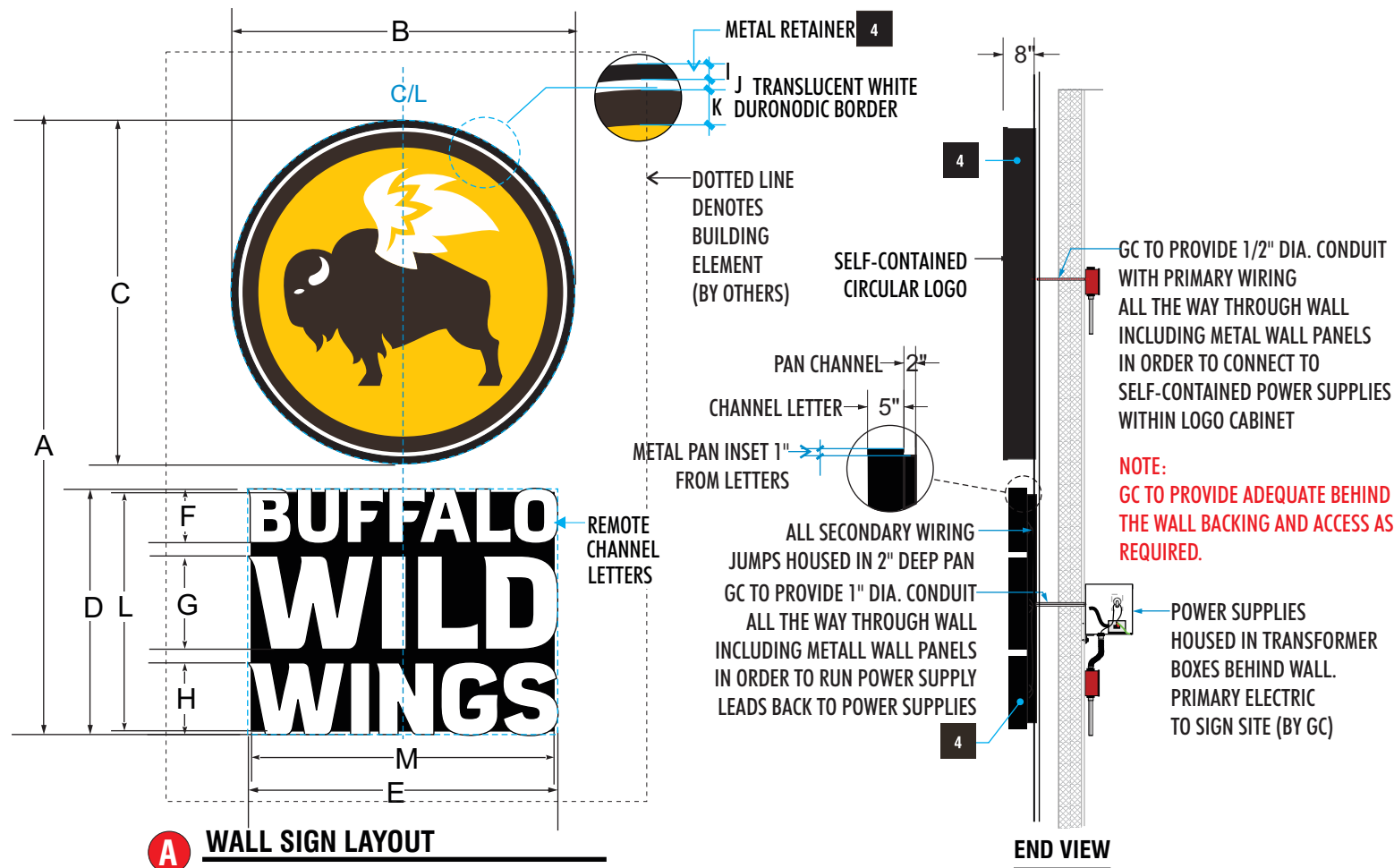
UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

STORE #
17510 HALSTED ST
HOMewood, IL 60430

Job Number: **23-82990-10**
Date: **June 16, 2023**
Sheet Number: **4** Of **9**
Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC of authorized agent. ©FHSC



SIGN TYPE	A	B	C	D	E	F	G	H	I	J	K	L	M	SQ.FT. (MAX)	SQ.FT. (MIN)	QTY
CW-NM72-W	10'-9"	6'-0"	6'-0"	4'-3 1/2"	5'-5 1/4"	11 1/4"	19 1/2"	15"	1 1/2"	7/8"	3 1/2"	4'-0"	5'-3"	64.0	58.0	2

LOGO CHANNEL:

RETURNS & RETAINERS: BLACK
 NOTE: IF CUSTOM LOGO SIZE OF 36" or LESS IS REQUIRED, RETAINER WILL BE TRIM-CAP PAINTED TO MATCH RETURNS

CIRCULAR FACE: WHITE POLYCARBONATE w/ FIRST SURFACE TRANSLUCENT VINYL DECORATION.
 ILLUMINATION: VIA SloanLED Prism (White)

CHANNEL LETTERS:
 FACES: #7328 WHITE ACRYLIC BANDED W/A 1" BLACK TRIM CAP.
 RETURNS OF LETTERS PAINTED BLACK ON ALL EXTERIOR SURFACES
 ILLUMINATION: VIA SloanLED Prism (White)

CHANNEL LETTERS MOUNTED TO A 2" DEEP ALUMINUM PAN PAINTED BLACK. PAN WILL HOUSE ALL LETTER TO LETTER SECONDARY WIRING.

INSTALLER NOTE:
 INSTALLER RESPONSIBLE TO CHOOSE THE APPROPRIATE FASTENERS PER THE WALL TYPE

ELECTRICAL REQUIREMENTS

Total: **T.B.D.** Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE:

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:
 A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
 B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
 C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
 D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
 1. Damage to or improper operation of the sign(s).
 2. Delays and additional costs.

Notes:

- Some electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL NOTES:

1. **INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.**

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..

NOTE: INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

FEDERAL HEATH
 VISUAL COMMUNICATIONS
 www.FederalHeath.com
 2300 North Highway 121 Euless, Texas 76039
 (817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
 Delaware, OH - Euless, TX - Jacksonville, TX
 Racine, WI - Rochester Hills, MI

Office Locations:
 Atlanta, GA - Brandon, FL - Indianapolis, IN
 Tunica, MS - Daytona Beach, FL - Delaware, OH
 Euless, TX - Grafton, WI - Houston, TX
 Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
 Racine, WI - Rochester Hills, MI - San Antonio, TX
 Tampa, FL - Willowbrook, IL - Orlando, FL

Revisions:
 R1 JG 6.19.23 Update locations of Sign A's
 R2 WS 6.20.23 Replace site plan and show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
 R3 JG 6.20.23 Update monument with approx dims, remove logo let signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____
 Landlord Approval/Date: _____

Account Rep: **Greg Root**
 Project Manager: **Laila Saylors**
 Drawn By: **Wes Stephens**

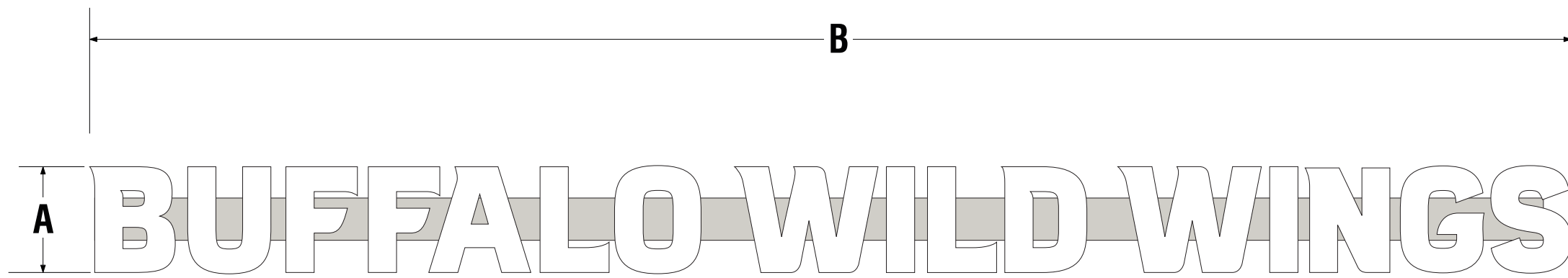
UL Underwriters Laboratories Inc. nfc ELECTRIC TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

STORE #
 17510 HALSTED ST
 HOMEWOOD, IL 60430

Job Number: **23-82990-10**
 Date: **June 16, 2023**
 Sheet Number: **5** Of **9**
 Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC or authorized agent. ©FHSC



OPTION A (WHITE)

B TWO (2) REQ'D.

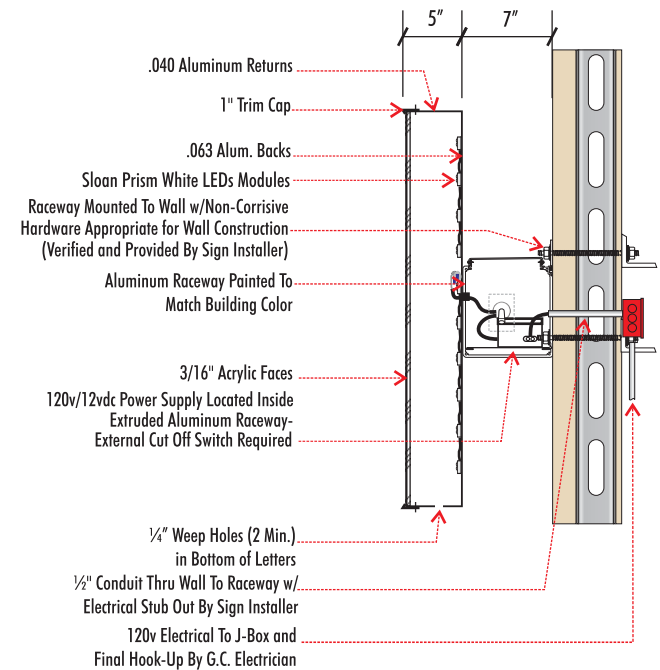
TYPE	A	B	SQ.FT.
CC-BWW24-RW	2'-0"	28'-0"	56.0

NOTE:
GC TO PROVIDE ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED.

NOTE:
GC TO SEAL ANY SIGN RELATED PENETRATIONS ABOVE THE ROOF AND THROUGH MEMBRANE ROOFING OR EQUIVALENT.

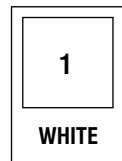
LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 NEC 600 CODE



TYPICAL RACEWAY LETTER

RACEWAY PAINTED TO MATCH FASCIA | COLOR: **SW #7671 ON THE ROCKS**



#7328 | WHITE ACRYLIC (Translucent)

OPTION A
BLACK RETURNS | BLACK TRIM-CAP | WHITE FACES

CUSTOMER TO PROVIDE:

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN WITHIN 5 FT. TO BE BY CERTIFIED ELECTRICIAN:

- A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
- B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
- C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
- D. Number and size of circuits for each sign to meet Federal Heath Sign's requirement.

Any deviation from the above recommendations may result in:
1. Damage to or improper operation of the sign(s).
2. Delays and additional costs.

- Notes:**
- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.
 - Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Heath Sign Co. will void the warranty.

INSTALLER IS RESPONSIBLE FOR:

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL NOTES:

1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..

INSTALLER NOTE:
INSTALLER RESPONSIBLE TO CHOOSE THE APPROPRIATE FASTENERS PER THE WALL TYPE

ELECTRICAL REQUIREMENTS
Total: T.B.D. Amps
of 120V, 20A Circuits Req'd T.B.D.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

NOTE: INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.



VISUAL COMMUNICATIONS

www.FederalHeath.com

2300 North Highway 121 Euless, Texas 76039

(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI

Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI - Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

- R1 JG 6.19.23 Update locations of Sign A's
- R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
- R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Greg Root**

Project Manager: **Laila Saylors**

Drawn By: **Wes Stephens**

UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



STORE #
17510 HALSTED ST
HOMewood, IL 60430

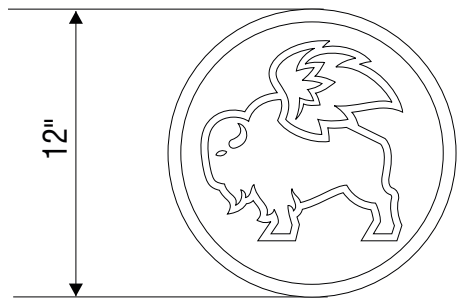
Job Number: **23-82990-10**

Date: **June 16, 2023**

Sheet Number: **6** Of **9**

Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC or authorized agent. ©FHSC

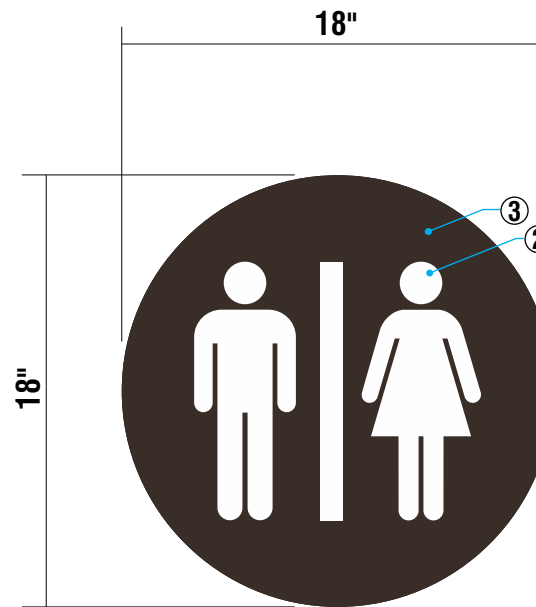
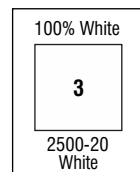


CV-ME12

C **VINYL DOOR GRAPHICS | first surface | Four (4) Req'd**
 FIRST SURFACE APPLIED WHITE VINYL scale 1 1/2"=1'-0"
 NOTE: ONLY THE EXTERIOR OF THE DOORS ARE TO HAVE LOGOS

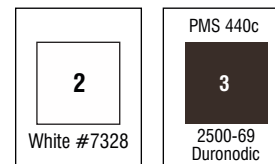


Color Palette



D **REPLACEMENT FACE (CF-RR18-WR) FOR EXISTING S/F RESTROOM SIGN | ONE (1) FACE REQ'D.**
 2.3 SQ.FT

FACES: #7328 WHITE ACRYLIC W/ FIRST SURFACE APPLIED VINYL GRAPHICS.
 FACES ATTACHED W/ 1" BLACK TRIM CAP.
 COLORS AS PER PALETTE.



VISUAL COMMUNICATIONS
 www.FederalHeath.com

2300 North Highway 121 Euless, Texas 76039

(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
 Delaware, OH - Euless, TX - Jacksonville, TX
 Racine, WI - Rochester Hills, MI
Office Locations:
 Atlanta, GA - Brandon, FL - Indianapolis, IN
 Tunica, MS - Daytona Beach, FL - Delaware, OH
 Euless, TX - Grafton, WI - Houston, TX
 Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
 Racine, WI - Rochester Hills, MI - San Antonio, TX
 Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

R1 JG 6.19.23 Update locations of Sign A's
 R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
 R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Greg Root**

Project Manager: **Laila Saylor**

Drawn By: **Wes Stephens**



Project / Location:



STORE #
 17510 HALSTED ST
 HOMEWOOD, IL 60430

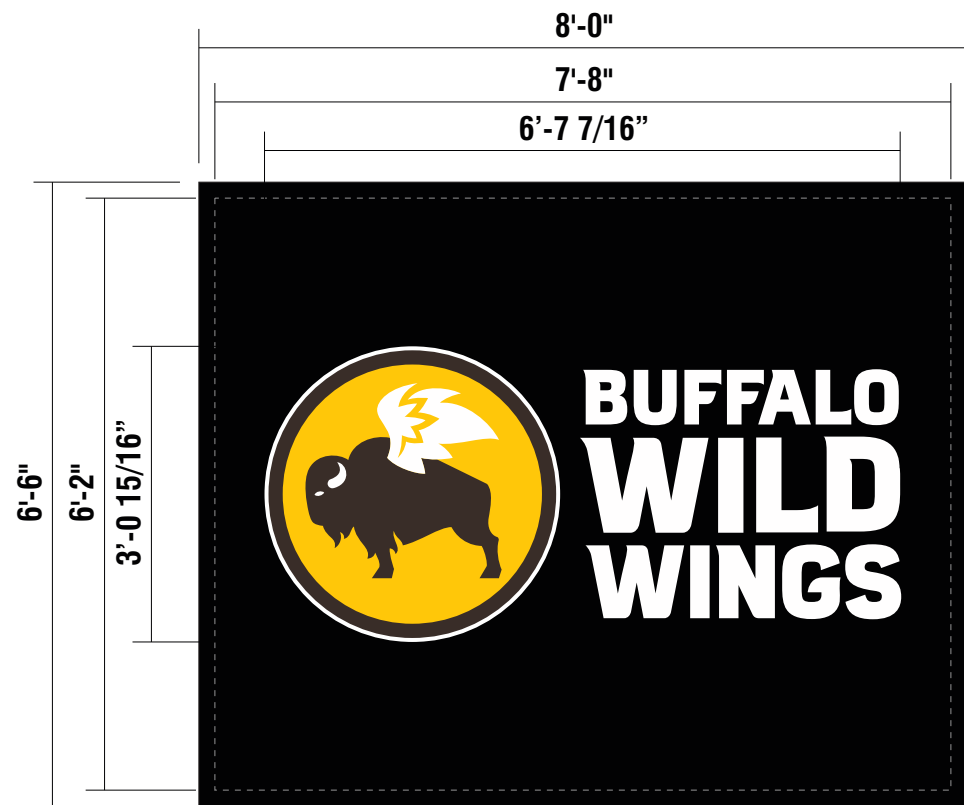
Job Number: **23-82990-10**

Date: **June 16, 2023**

Sheet Number: **7** of **9**

Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC or authorized agent. ©FHSC



FIELD SURVEY REQUIRED
PRIOR TO RELEASE TO
MANUFACTURING



EXISTING SIDE 1 (TYPICAL @ SIDE 2)



PROPOSED SIDE 1 (TYPICAL @ SIDE 2)

E **PYLON REPLACEMENT FACES** SQ FT 52.00
 scale: 1/2" = 1'-0"
 FACES: WHITE SUBSTRATE W/ FIRST SURFACE APPLIED VINYL GRAPHICS. COLORS AS PER PALETTE.

PMS 7548c 1 2500-125 Golden Yellow	PMS 440c 2 2500-69 Duronodic
3 White polycarbonate	4 2500-22 Black

Revisions:
 R1 JG 6.19.23 Update locations of Sign A's
 R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
 R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____
 Landlord Approval/Date: _____

Account Rep: Greg Root
 Project Manager: Laila Saylors
 Drawn By: Wes Stephens

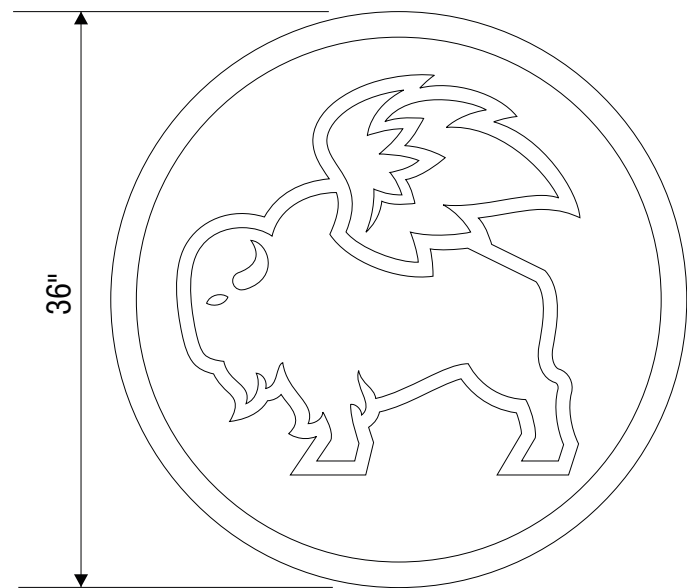
Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

STORE #
 17510 HALSTED ST
 HOMEWOOD, IL 60430

Job Number: 23-82990-10
 Date: June 16, 2023
 Sheet Number: 8 Of 9
 Design Number: 23-82990-10R3

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Company, LLC or authorized agent. ©FHSC

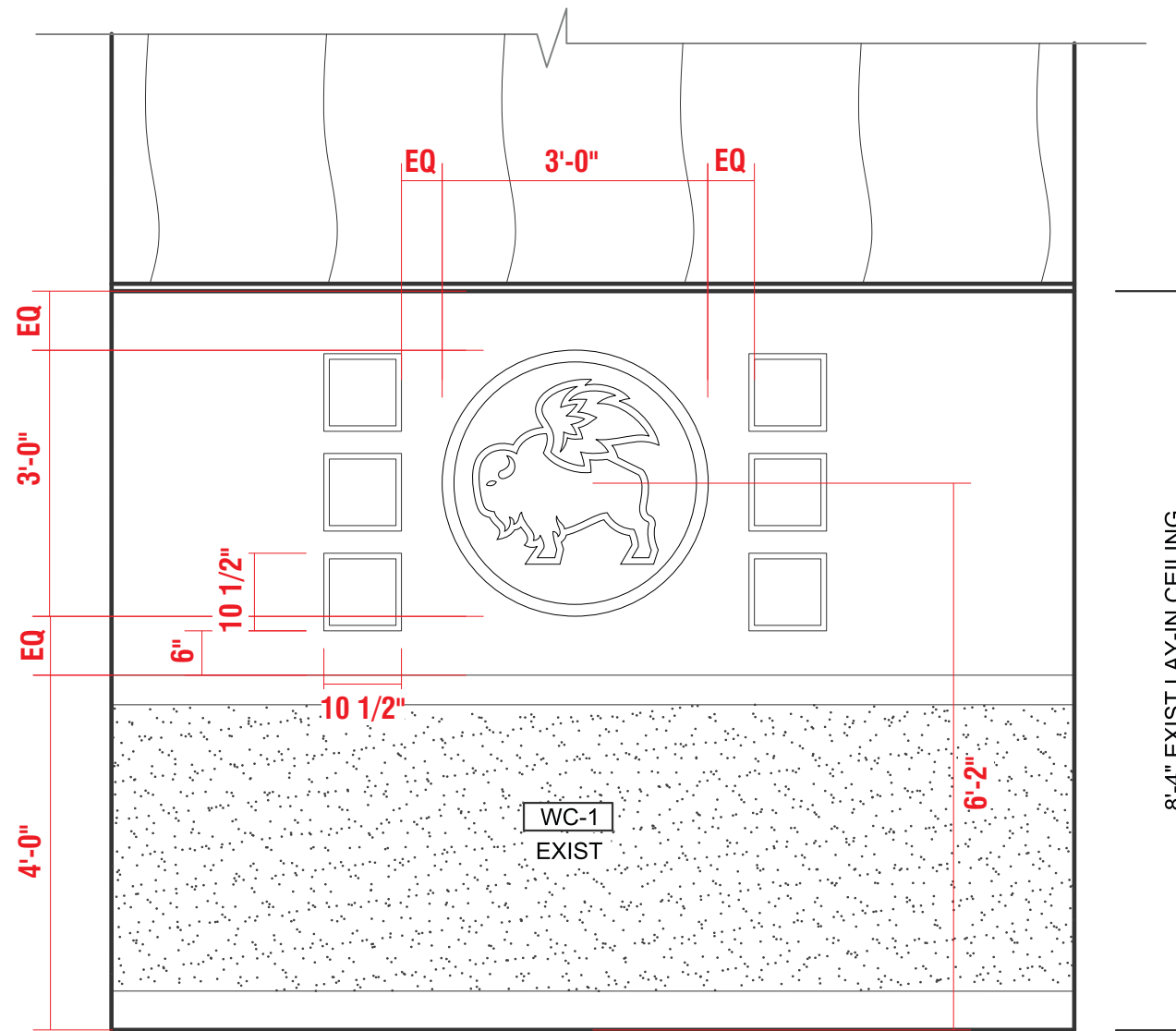
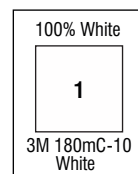


CV-ME36

F INTERIOR WALL GRAPHIC | first surface

FIRST SURFACE APPLIED WHITE VINYL scale 1" = 1'-0"

Color Palette



3C TAKE OUT ELEVATION
1/2" = 1'-0"

INSTALL GUIDE @ TAKE OUT ELEVATION

NOTE 1 (STANDARD): PLACEMENT SPECS ARE EITHER EQUAL / EQUAL ON AN 8'-2" HIGH FASCIA AREA WHEN CHAIR RAIL IS SET AT 4'-0".

NOTE 2 (NON-STANDARD PROTOTYPICAL): NOT TO EXCEED CENTER OF LOGO AT 5'-11" AFF FOR ANY OTHER NON-TYPICAL FASCIA HEIGHT (CONFIRM EXACT PLACEMENT WITH GC PER PLAN).

NOTE TO GC & CUSTOMER: MANUFACTURER RECOMMENDS 5 TO 7 DAYS DRYING TIME WITH A FAN ON ANY INTERIOR FASCIA THAT IS SCHEDULED TO RECEIVE ANY WALL GRAPHIC VINYL. PLEASE ADD THIS NOTE ON ALL FUTURE ARCHITECT DRAWINGS SO THE GC CAN PAINT THESE ELEVATIONS FIRST TO ALLOW MAXIMUM DRYING TIME PRIOR TO VINYL WALL GRAPHIC APPLICATION.



VISUAL COMMUNICATIONS

www.FederalHeath.com

2300 North Highway 121 Euless, Texas 76039

(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI - Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

R1 JG 6.19.23 Update locations of Sign A's
R2 WS 6.20.23 Replace site plan & show location & number of T.O. signs (G); remove rear location sign (B) & add raceways to remaining; scale interior elevation for RR sign (D) size.
R3 JG 6.20.23 Update monument with approx dims, remove logo lot signs

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **Greg Root**
Project Manager: **Laila Saylors**
Drawn By: **Wes Stephens**

UL Underwriters Laboratories Inc. **nec** ELECTRIC TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



STORE #
17510 HALSTED ST
HOMewood, IL 60430

Job Number: **23-82990-10**
Date: **June 16, 2023**
Sheet Number: **9** Of **9**
Design Number: **23-82990-10R3**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Company, LLC or authorized agent. ©FHSC



Durango Dining Table 37" x 37"

- 8773737-0182 (37" x 37" x 29")
- Meets ADA requirements
- Black Frame / Tobacco faux wood slats
- All aluminum frame with all-weather synthetic polymer slats
- Comes with umbrella hole and cap
- Heavy duty nylon foot glides, are replaceable when needed due to normal wear and tear
- Actual weight per table- 35 lbs
- Shipping weight per carton - packed 1/carton - is 39 lbs (knocked down @ 4.2 ctn cube)
- Three year limited commercial warranty for frame construction, paint finish for peeling, cracking or blistering. 1 year warranty on faux wood slats



Durango Dining Table 30" x 30"

- 8773030-0182 (30" x 30" x 29")
- Black Frame / Tobacco faux wood slats
- All aluminum frame with all-weather synthetic polymer slats
- Comes with umbrella hole and cap
- Heavy duty nylon foot glides, are replaceable when needed due to normal wear and tear
- Actual weight per table- 28 lbs
- Shipping weight per carton - packed 1/carton - is 32 lbs (knocked down @ 2.8 ctn cube)
- Three year limited commercial warranty for frame construction, paint finish for peeling, cracking or blistering. 1 year warranty on faux wood slats



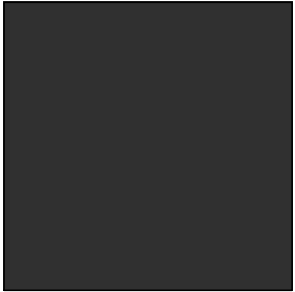
Durango Side Chair

- 8770700-0482
- Black Frame / Tobacco slat
- Stackable for easy storage
- Chair dims: 23"D x 18.5"W x 36"H
- Actual weight per chair- 11 lbs
- All aluminum frame with all-weather faux wood slats, fully welded chair
- Heavy duty nylon foot glides, are replaceable when needed due to normal wear and tear
- Shipping weight per carton - packed 4/carton - is 49 lbs (13.3 ctn cube)
- Three year limited commercial warranty for frame construction, paint finish for peeling, cracking or blistering. 1 year warranty on faux wood slats.

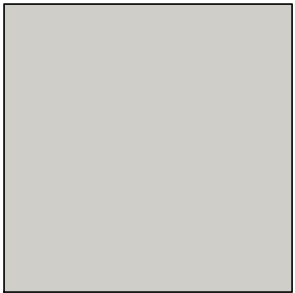


BUFFALO
WILD
WINGS

HOMEWOOD, IL



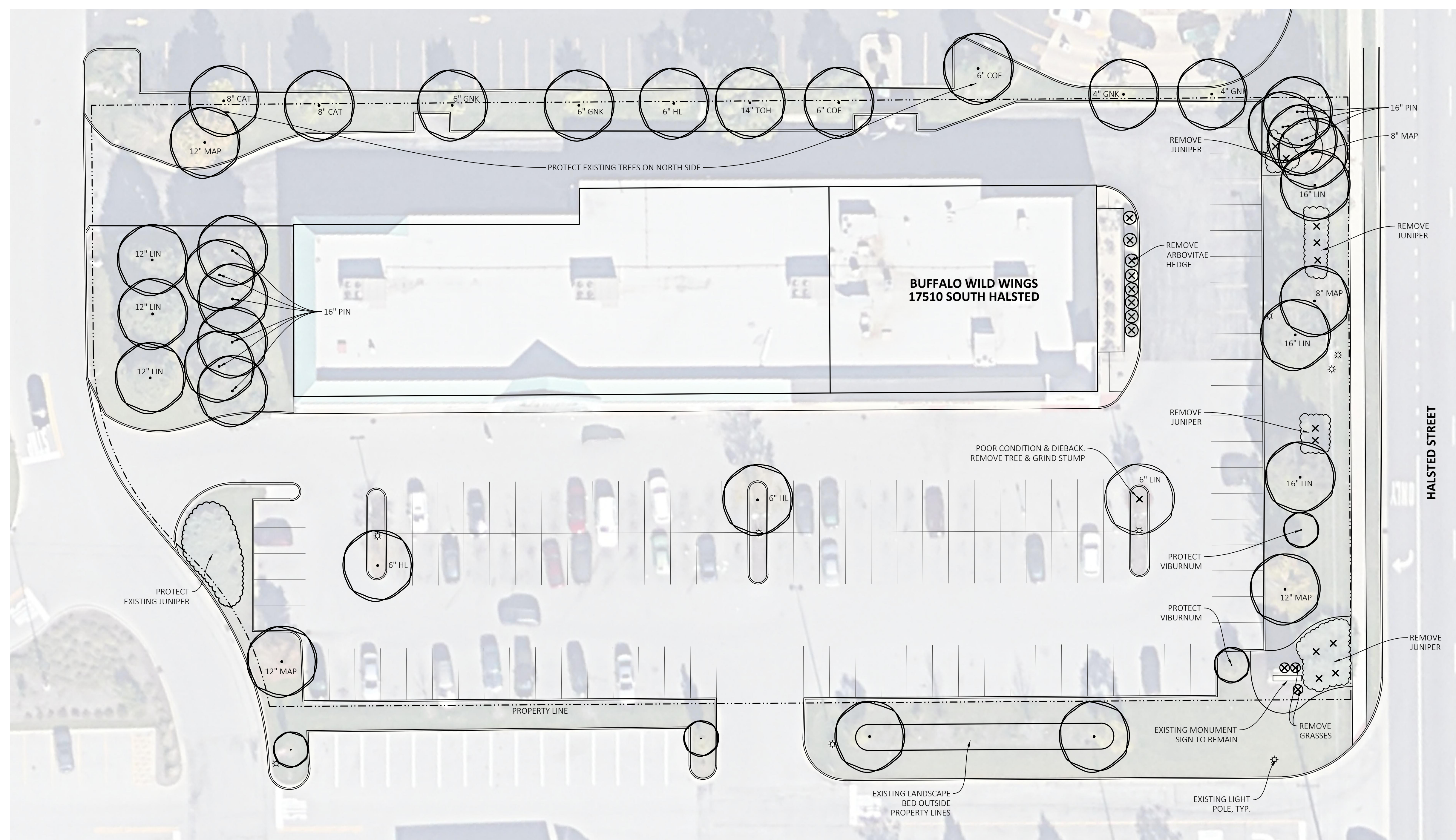
C-4
PAINT COLOR
SW6991 BLACK MAGIC



C-11
PAINT COLOR
SW7671 ON THE ROCKS



FCP3
FIBER CEMENT PANELS- WOOD
SIDING PATTERN ROUGH SAWN
WOOD AWP 3030 TOBACCO(3) 6"
SLATS IN EACH PANEL



EXISTING CONDITIONS NOTES:

- EXISTING CONDITION INFORMATION IS BASED ON RECORD DRAWINGS PROVIDED BY VANRYN ARCHITECTS DATED 01/15/2011. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER.
- ADDITIONAL SITE INFORMATION WAS OBTAINED THROUGH COUNTY GIS DATA AND FIELD VERIFICATION BY PEA ON 05/18/2023.
- UTILITIES SHOWN ON PLANS ARE APPROXIMATE IN LOCATION AND ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT 811 TO CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT & OWNER. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS RESULT OF CONSTRUCTION.
- TREES 4-INCHES OR GREATER IN DIAMETER HAVE BEEN LOCATED AND SHOWN.
- CONTRACTOR RESPONSIBLE FOR SETTING BENCHMARKS AND VERIFYING PROPERTY LINES ON-SITE.

SITE PREPARATION NOTES:

- CONTRACTOR SHALL REMOVE ALL PERENNIALS AND SHRUBS AS NOTED. REMOVAL TO INCLUDE GREATEST EXTENT OF ROOT MATTER ALONG WITH THE PLANTS. DISPOSAL OF MATERIALS SHALL BE DONE LEGALLY OFF-SITE.
- CONTRACTOR SHALL REMOVE ALL TREES AS NOTED ON PLANS. STUMPS SHALL BE GROUND BELOW GRADE, UNLESS OTHERWISE NOTED.

PROJECT NAME:
LANDSCAPE RENOVATIONS
17510 SOUTH HALSTED
HOMERWOOD, IL 60430

OWNER NAME:
**KRYGIER COMPANIES /
HOMEPLATE PROPERTIES, LLC.**
1055 EAGLE RIDGE DRIVE
SCHERERVILLE, IN 46375
p. 219.864.4043

CONSULTANTS:
INTERTECH DESIGN SERVICES
p. 513.791.5588

PEA
PLANNED ENVIRONMENT ASSOCIATES
(317) 299-0383
www.planned.com
P.O. BOX 2266
CHRISTEVILLE, IN 46034

SUBMITTAL & REVISIONS	
1	05/18/23 FIELD VERIFICATION
2	05/24/23 INITIAL DESIGN REVIEW

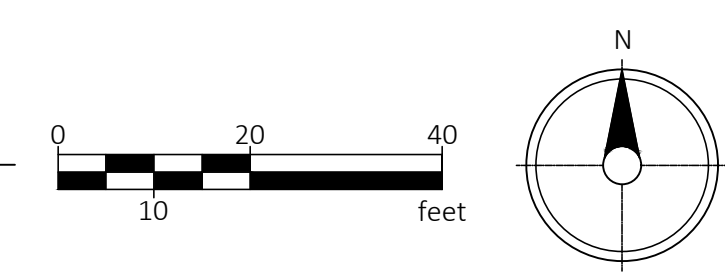
STAMP:
LANDSCAPE ARCHITECT
JON RUBLE
157-001545
STATE OF ILLINOIS
EXP: 8/31/2023

TITLE:
EXISTING & SITE PREP PLAN

SHEET:
L001

DRAWN BY: JRR
CHECK BY: JJF
PROJECT #: 23-018

EXISTING CONDITIONS & SITE PREPARATION PLAN
SCALE: 1" = 20'-0"



EXISTING TREE LIST	
CODE	SPECIES
CAT	NORTHERN CATALPA
COF	KENTUCKY COFFEETREE
GNK	GINKGO
HL	HONEYLOCUST
LIN	LINDEN
MAP	MAPLE
TOH	TREE OF HEAVEN

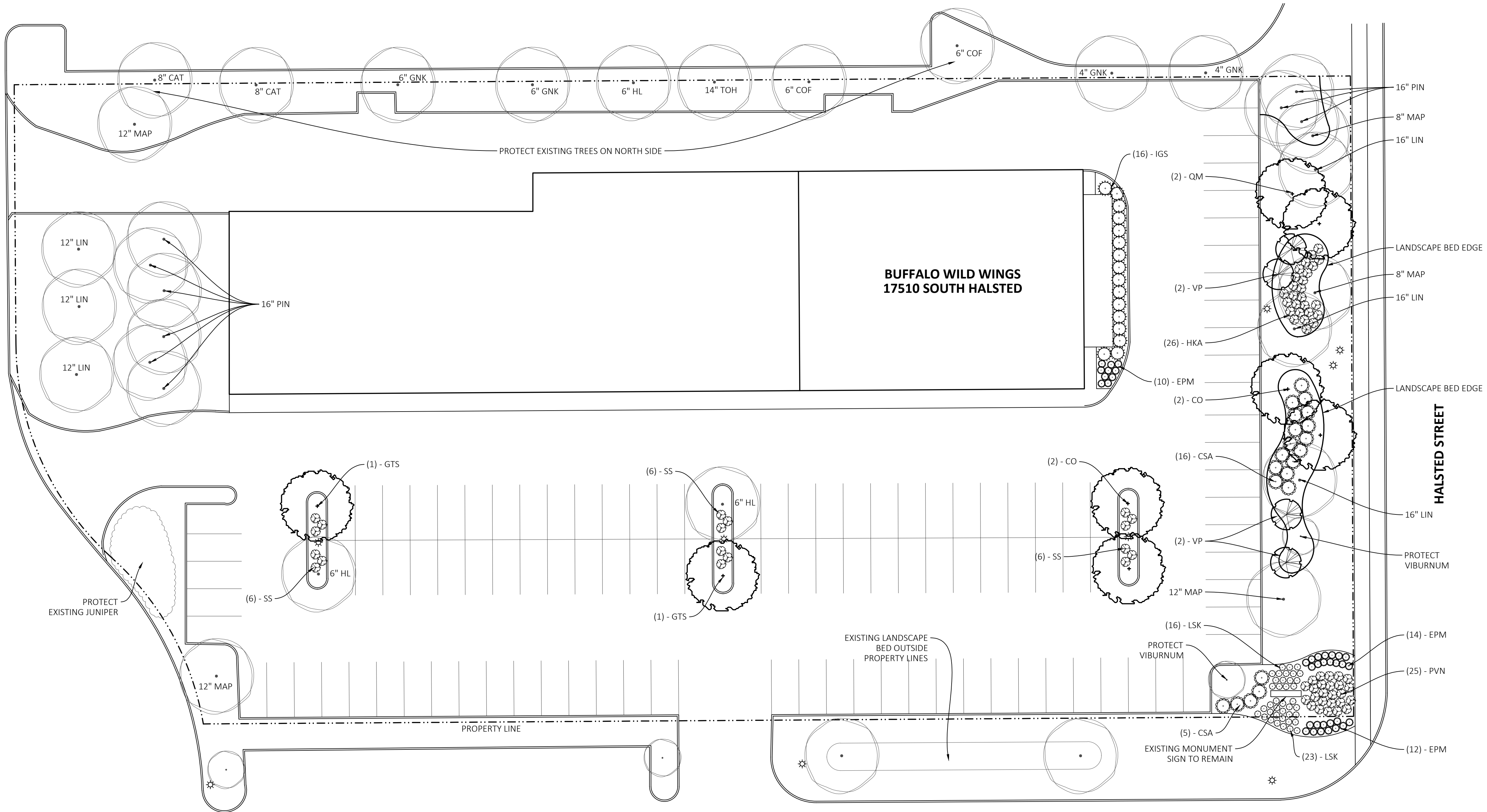


PROJECT NAME:
LANDSCAPE RENOVATIONS
17510 SOUTH HALSTED
HOMEWOOD, IL 60430

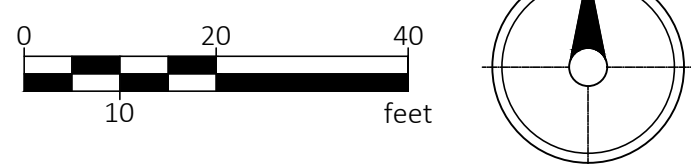
OWNER NAME:
**KRYGIER COMPANIES /
HOMEPLATE PROPERTIES, LLC.**
1055 EAGLE RIDGE DRIVE
SCHERERVILLE, IN 46375
p. 219.864.4043

CONSULTANTS:
INTERTECH DESIGN SERVICES
p. 513.791.5588

Planned Environment Associates
PLANNED ENVIRONMENT ASSOCIATES
(219) 299-0383
www.plannedenv.com
P.O. BOX 2266
CRISTEVILLE, IN 46034



LANDSCAPE PLAN
SCALE: 1" = 20'-0"



LANDSCAPE ORDINANCE REVIEW: HOMEWOOD, ILLINOIS (B-4 ZONING)			
SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
44-05-06.B.6.b	FOR PARCELS GREATER THAN ONE-HALF (0.5) ACRE AND LESS THAN FIVE (5) ACRES, A MINIMUM OF SIXTY PERCENT (60%) OF THE PLANT MATERIAL ON A PARCEL SHALL BE DROUGHT TOLERANT NATIVE SPECIES. TOTAL PLANT MATERIAL, EXCLUDING TURF AND OTHER GROUND COVER, SHALL NOT BE COMPRISED OF MORE THAN THIRTY PERCENT (30%) OF ANY SINGLE SPECIES OR FIFTY PERCENT (50%) PERCENT OF ANY GENUS	PARCEL = 2.03 ACRES	TOTAL PROPOSED PLANTS = 193 NATIVE DROUGHT TOLERANT = 100% SPECIES MAX. = 20% (LIATRIS) GENUS MAX. = 20% (LIATRIS)
44-05-06.F.3.b.ii	FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH, PROVIDE A MINIMUM OF ONE SHRUB OR NATIVE GRASS.	HALSTED FRONTAGE = 210 LF 210 LF / 3 = 70 SHRUBS OR NATIVE GRASS REQ'D	72 SHRUBS & NATIVE GRASSES PROVIDED ALONG HALSTED
44-05-06.F.3.b.iii	FOR EVERY TWENTY-FIVE FEET (25') OF LANDSCAPE AREA LENGTH, PROVIDE A MINIMUM OF ONE (1) UNDERSTORY/EVERGREEN TREE.	HALSTED FRONTAGE = 210 LF 210 LF / 25 = 8 UNDERSTORY OR EVERGREEN TREE REQ'D	3 EXISTING EVERGREEN TREES + 1 EXISTING UNDERSTORY TREE + 4 PROPOSED ORNAMENTAL TREES
44-05-06.F.3.b.iii	FOR EVERY TWENTY-FIVE FEET (25') OF LANDSCAPE AREA LENGTH, PROVIDE A MINIMUM OF ONE (1) CANOPY TREE.	HALSTED FRONTAGE = 210 LF 210 LF / 25 = 8 CANOPY TREES REQ'D	6 EXISTING & 2 PROPOSED CANOPY TREES
44-05-06.G.3.b	A MINIMUM OF ONE (1) CANOPY TREE AND THREE (3) SHRUBS OR NATIVE GRASSES SHALL BE PROVIDED FOR EVERY PARKING AREA END CAP. IF THE END CAP EXTENDS THE WIDTH OF A DOUBLE BAY, THEN TWO (2) CANOPY TREES SHALL BE PROVIDED.	N/A	PROVIDED

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
CO	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	50' O.C.	B&B SPECIMEN
GTS	2	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5" CAL.	30' O.C.	B&B SPECIMEN
QM	2	QUERCUS MACROCARPA	BUR OAK	2.5" CAL.	60' O.C.	B&B SPECIMEN
ORNAMENTAL TREES						
VP	4	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	8' HT.	12' O.C.	MULTI-STEM SPECIMEN
DECIDUOUS SHRUBS						
CSA	21	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	#3 CONT.	48" O.C.	
HKA	26	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	
EVERGREEN SHRUBS						
IGS	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
ORNAMENTAL GRASSES						
PVN	25	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#3 CONT.	36" O.C.	
SS	18	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONT.	36" O.C.	
PERENNIALS & GROUNDCOVERS						
EPM	36	ECHINACEA 'CBG CONE2'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.	
LSK	39	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZINGSTAR	#1 CONT.	12" O.C.	

EXISTING TREE LIST	
CODE	SPECIES
CAT	NORTHERN CATALPA
COF	KENTUCKY COFFEETREE
GNK	GINKGO
HL	HONEYLOCUST
LIN	LINDEN
MAP	MAPLE
TOH	TREE OF HEAVEN

SUBMITTAL & REVISIONS	
NO.	DESCRIPTION
1	05/18/23 FIELD VERIFICATION
2	05/24/23 INITIAL DESIGN REVIEW

STAMP:

 EXP: 8/31/2023

TITLE:
LANDSCAPE PLAN

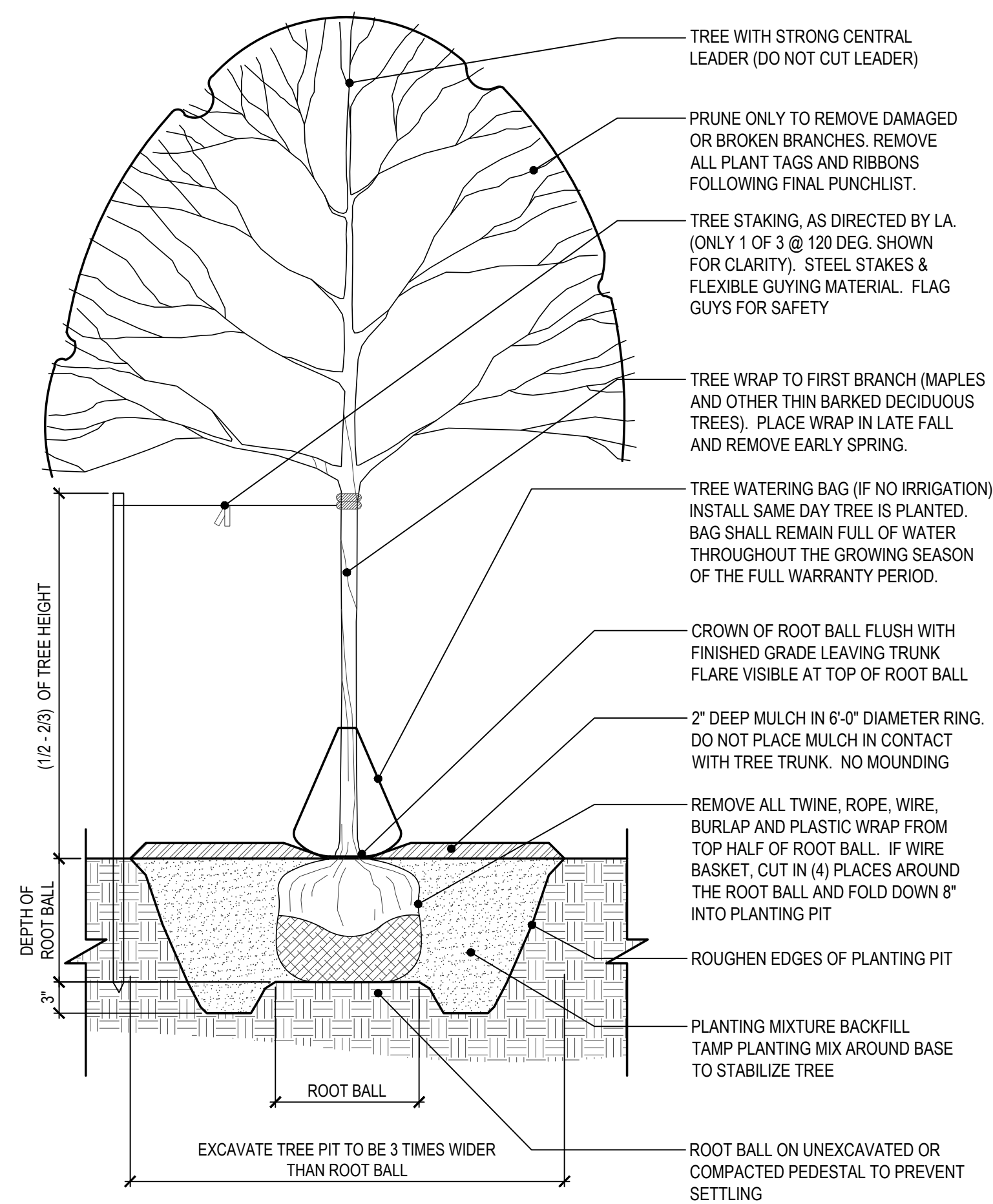
SHEET:
L101

DRAWN BY: JRR
 CHECK BY: JJF
 PROJECT #: 23-018

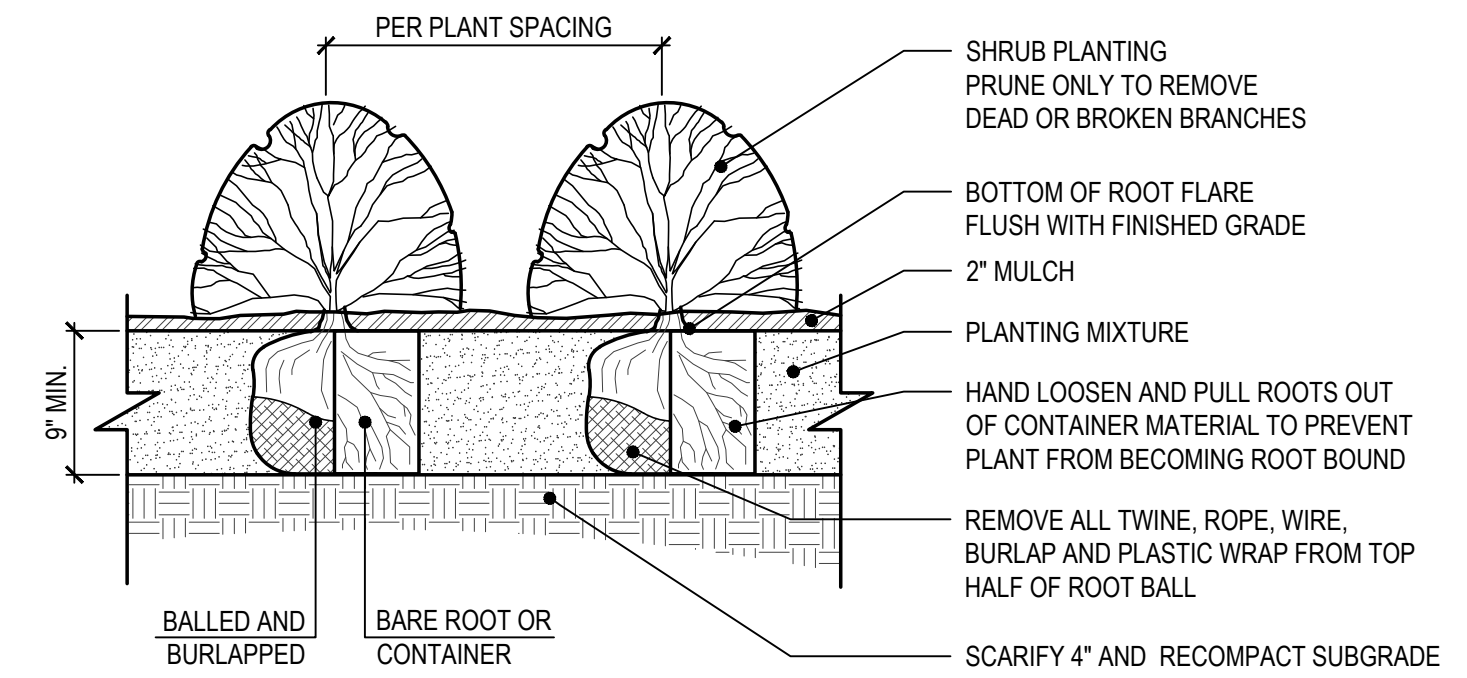


PLANTING NOTES

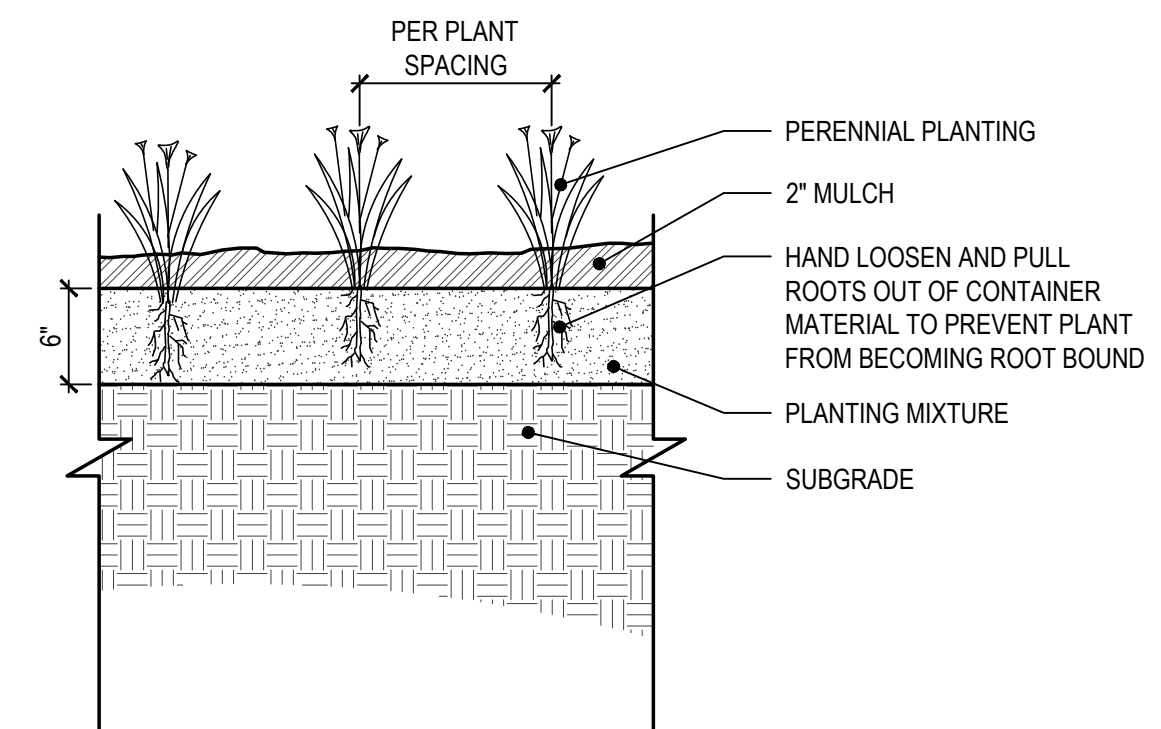
1. SEE SHEET L101 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE AND PLANT SCHEDULE.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
3. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
4. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
5. **PLANT MATERIALS:**
 - 5.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
 - 5.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
 - 5.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
 - 5.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UN CUT. BRANCHING MUST BE WELL DEVELOPED.
 - 5.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
 - 5.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
 - 5.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
 - 5.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
6. **IRRIGATION:**
 - 6.1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGH TEMPORARY FACILITIES, WATERING BAGS, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.
7. **TOPSOIL & PLANTING MIXTURES:**
 - 7.1. ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
 - 7.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
 - 7.3. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLOUDS OF HARD EARTH, PLANTS, PLANT ROOTS, STECKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
 - 7.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
 - 7.4. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
 - 7.4.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
 - 7.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
 - 7.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
 - 7.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
 - 7.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
 - 7.5.1. TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17g
 - 7.5.2. LAWN = HIGH NITROGEN STARTER FERTILIZER
 - 7.6. LAWN SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
 - 7.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
 - 7.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
8. **MULCH MATERIALS:**
 - 8.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
 - 8.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
 - 8.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
9. **LANDSCAPE BED EDGING:**
 - 9.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
10. **STORAGE & INSTALLATION:**
 - 10.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 - 10.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
 - 10.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
 - 10.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIP LINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
 - 10.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
 - 10.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
 - 10.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
 - 10.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - 10.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
11. **MAINTENANCE:**
 - 11.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
12. **WARRANTY:**
 - 12.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.



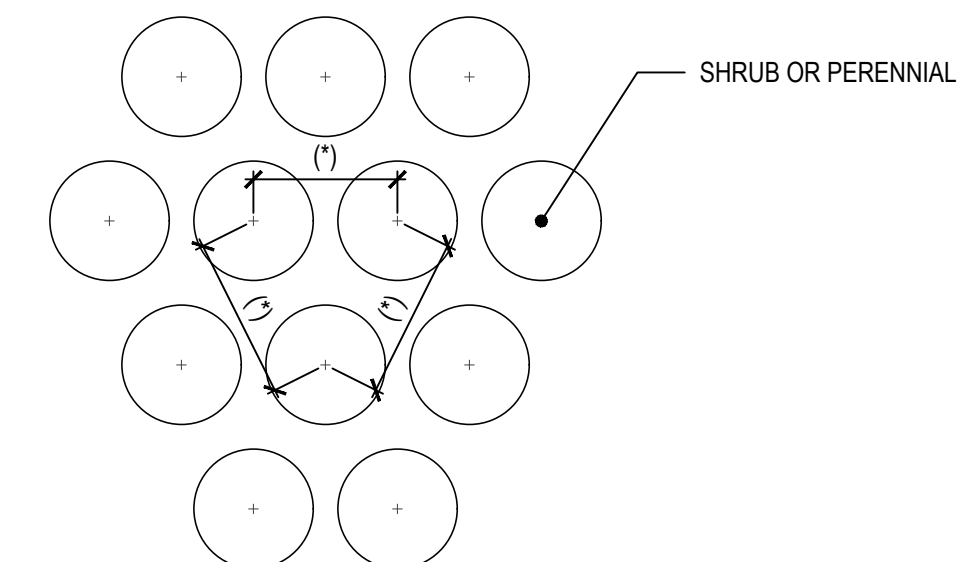
1 TREE PLANTING
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING
SCALE: 1" = 1'-0"



3 PERENNIAL PLANTING
SCALE: 1" = 1'-0"



(*) = SPECIFIED PLANT SPACING IN PLANT SCHEDULE

4 PLANT SPACING
NOT TO SCALE

PROJECT NAME:
LANDSCAPE RENOVATIONS
17510 SOUTH HALSTED
HOMEWOOD, IL 60430

OWNER NAME:
KRYGIER COMPANIES / HOMEPLATE PROPERTIES, LLC.
1055 EAGLE RIDGE DRIVE
SCHERERVILLE, IN 46375
p. 219.864.4043

CONSULTANTS:
INTERTECH DESIGN SERVICES
p. 513.791.5588

PLANNED ENVIRONMENT ASSOCIATES
(219) 299-0383
www.planned.com

P.O. BOX 2266
CHRISTEVILLE, IN 46034

SUBMITTAL & REVISIONS	
1	05/18/23 FIELD VERIFICATION
2	05/24/23 INITIAL DESIGN REVIEW

STAMP:
LANDSCAPE ARCHITECT
JON RUBLE
STATE OF ILLINOIS
157-01948
J. Ruble
EXP: 8/31/2023

TITLE:
PLANTING NOTES & DETAILS

SHEET:
L201

DRAWN BY: JRR
CHECK BY: JIF
PROJECT #: 23-018





NATIVE

Photos Courtesy: MOBOT & Lurveys



JUNE

WINTER

Common Hackberry
Celtis occidentalis

H = 50'; W = 50'



NATIVE

Item 5. A.



ACORN

FALL

Bur Oak
Quercus macrocarpa

H = 60'; W = 60'



NATIVE

Photos Courtesy: MOBOT



FALL

Skyline Honeylocust
Gleditsia triacanthos inermis 'Skycole'

H = 40'; W = 30'



NATIVE

Photos Courtesy: MOBOT



MAY - JUNE

FALL

Blackhaw Viburnum
Viburnum prunifolium

H = 15'; W = 30'



NATIVAR

Photos Courtesy: Proven Winners



MAY - JUNE

FALL - WINTER

Shamrock Inkberry
Ilex glabra 'Shamrock'

H = 36" x W = 36"



NATIVE

Photos Courtesy: M

Item 5. A.

Little Bluestem
Schizachyrium scoparium

H = 36"; W = 24"



NATIVAR

Photos Courtesy: MOBOT

Northwind Switch Grass
Panicum virgatum 'Northwind'

H = 60"; W = 24"



NATIVAR



MAY - JUNE



WINTER

Arctic Fire Dogwood
Cornus sericea 'Farrow'

H = 48" x W = 48"



NATIVE

Item 5. A.



JULY - AUGUST

Kalm's St. Johnswort
Hypericum kalmianum

H = 36" x W = 36"



NATIVAR



JUNE-SEPT

Pixie Meadowbrite Coneflower
Echinacea 'CBG Cone2'

H = 18" x W = 24"



NATIVAR



JULY - AUGUST

Kobold Blazingstar
Liatris spicata 'Kobold'

H = 24" x W

MEMORANDUM

Date: June 6, 2023

To: Max Massi, Village Engineer
Angela Mesaros, Director of Community Development

From: Bryon Doerr, L&M Supervisor

Re: Buffalo Wild Wings Review #1

Cc:

-
1. Halsted requirements are met
 2. Swap out Arctic Dogwoods for Smooth Hydrangea
 3. Extra focus to contractor regarding L201 figure 1 tree planting. Leave trunk flare visible. Planting grade is a trunk flare, excavate root ball if necessary to find
 4. Notes 5.1 = and follow ANSI A300, Z133.1 and Z60.1

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 6, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-20



APPLICATION INFORMATION

APPLICANT	Munir Bawadi/Bawadi Construction INC
ACTION REQUESTED	Çaçade Improvements
ADDRESS	18250 Harwood Avenue
PIN	29-31-312-030-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Appearance Review	1	Munir Bawadi	6.21.2023
Resolve Violations Regain Occupancy	5	BAU Design & Development	6.12.2023

BACKGROUND

The office/warehouse building was constructed in 1962 for Goodheart-Wilcox Publishers. An addition was constructed in the rear of the building in 1996. The subject property has been vacant for the past 10-12 years and has a number of code violations that need to be addressed prior to occupancy. In 2021, a previous owner submitted an application to operate a meeting, events, and banquet center at 18250 Harwood Avenue. The application was denied by the Village due to the intensity of the use.

Mr. Bawadi purchased the property in 2022 to use as a construction office and warehouse.

The applicant, Mr. Bawadi requests approval of improvements to the façade and new signage. The proposed improvements are as follows:

- New aluminum coping (black color)

- New wall-mounted sign
- New porcelain tile siding (wood color)
- Painting existing brick façade (grey)
- New LedgeStone accent (gray color)
- New cornice (gray color)

DISCUSSION

Signage

Per the Village’s sign ordinance, the total permitted gross surface area of all signs is determined by multiplying the linear footage of the building frontage by 2.0 in the B-2 district. The frontage on Harwood Avenue measures 85.58’ therefore per Village ordinance (2 times frontage) the total allowable signage area is 171.16 square feet.

TOTAL Wall Sign with logo: 125.73 square feet.

The proposed signage meets the allowed amount.

Landscape

No new landscaping is proposed.

CONFORMANCE WITH APPEARANCE PLAN

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

Section E. Building Design:

Materials shall be compatible with and complimentary to the design; as follows:

- *Materials shall be of a permanent nature and require a minimum amount of maintenance;*
- *Colors shall be harmonious, with bright or brilliant colors used mainly for accent.*

Section F. Signs:

Every sign shall be scaled and designed so as to conform with the relationship to buildings and surroundings.

Section I. Site Maintenance:

Materials and finishes shall be selected for their durability and wear as well as for their beauty. Provisions for cleaning structures and refuse shall be included in the design.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approval of Case 23-20 Façade Improvements for 18250 Harwood as proposed on the drawings submitted by BAU Design & Development, dated 6.12.2023.







Google Street View May 2023

View looking west from Harwood Avenue



Item 5. B.

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

PROPERTY INFORMATION

Street Address: 18250 HARWOOD AVE Homewood, IL 60430

Property Index Number(s): 29 31- 312 030 0000

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.

<input type="checkbox"/> New Construction, including: <ul style="list-style-type: none"> » Building Elevations » Landscape Plan » Lighting, Photometric Plan » Signage <input type="checkbox"/> Sign Variance	<input checked="" type="checkbox"/> Existing Development <ul style="list-style-type: none"> » Exterior Alterations » Landscape Plan » Lighting, Photometric Plan » Signage
---	--

Proposed Development or Alterations:
 Provide a new wall mounted sign (per plans). Install new veneer to portion of street facing facade as shown on plans. We shall also provide a new parapet wall on the frontage portion of the building, to match the height of the existing rear portion of the building. Please see plans for exterior alterations.

APPLICANT

Name Munir Bawadi
 Company Bawadi Construction INC
 Address 18250 Harwood Ave
Homewood, IL 60430
 Phone (708)717-4477
 Email munir@bawadiconstruction.com
 Role owner

PROPERTY OWNER

Name Bawadi Construction INC
 Company Bawadi Construction INC
 Address 18250 Harwood Ave
Homewood, IL 60430
 Phone (708)717-4477
 Email munir@bawadiconstruction.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.

Munir Bawadi
 Applicant Name

Applicant Signature

06-21-2023
 Date

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ Paid Date Received: _____

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

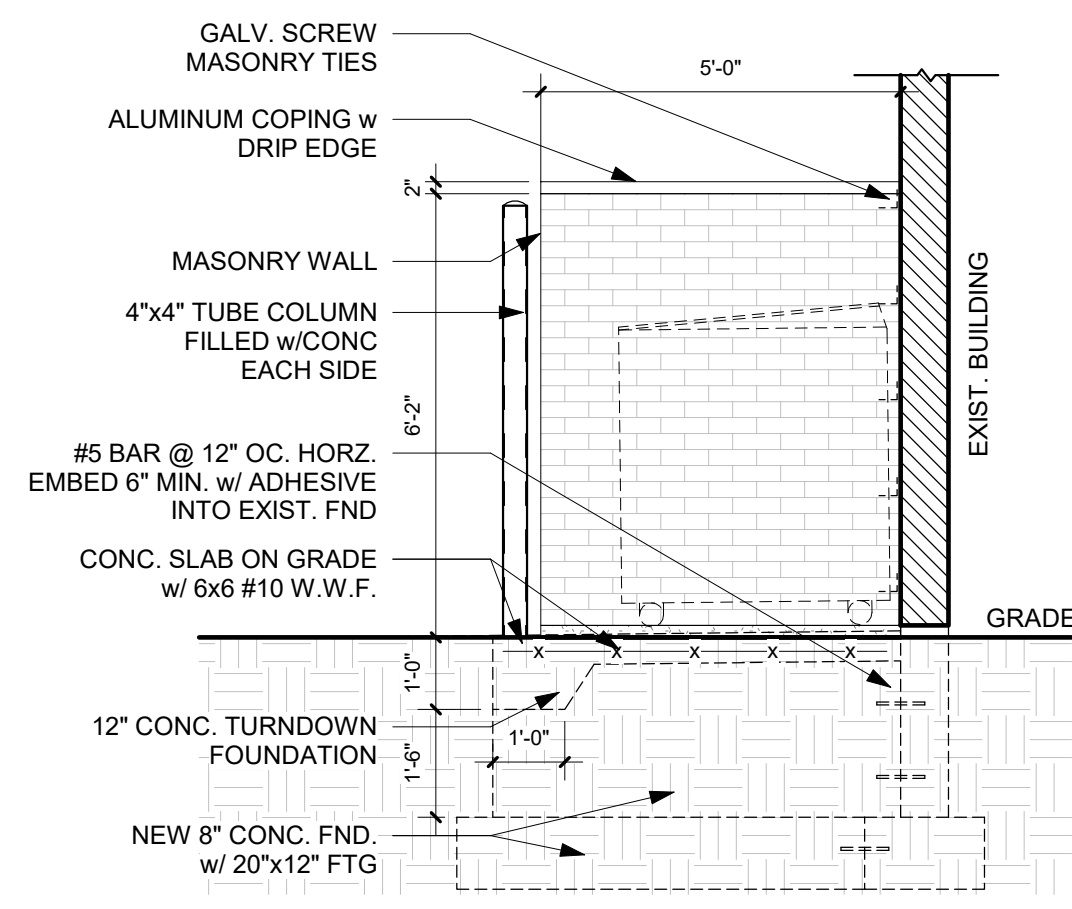
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

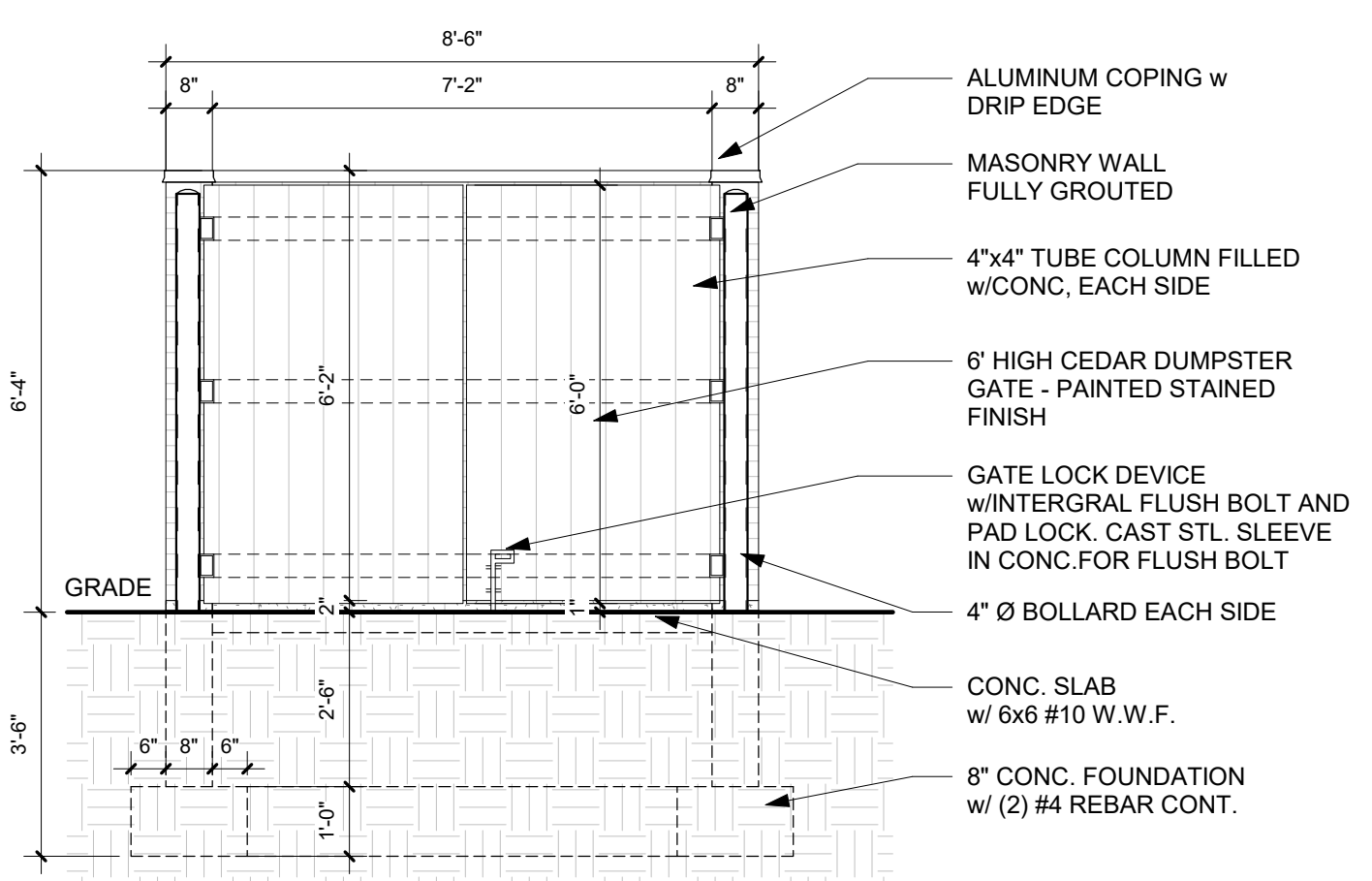
ZONING DATA		
ZONING DISTRICT	CENTRAL BUSINESS DIST. (B-1)	
LOT AREA:	28,343	SQ. FT.
TOTAL BUILDING AREA	16,145	SQ. FT.
CONSTRUCTION TYPE	II-B	
PREVIOUS OCCUPANCY TYPE	B	
OCCUPANCY TYPE	B	
OFFICE OCCUPANT LOAD	2,847 GSF / 150	19
WAREHOUSE OCCUPANT LOAD	13,298 GSF / 500	27
TOTAL OCCUPANT LOAD	46	
REQUIRED PARKING SPACES (15,268 SF / 1000)	15	STALLS
PARKING SPACES	15	STALLS
HANDICAP PARKING SPACES	1	STALLS
TOTAL PARKING	16	STALLS

-AUTOMATIC FIRE ALARM / SPRINKLER SYSTEM SHALL BE DESIGNED AND SUBMITTED BY A CERTIFIED THIRD-PARTY CONTRACTOR UNDER SEPARATE PERMIT.
-ALL SIGNAGE DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL.

NOTE: IF APPLICABLE, ALL ZONING, SITE ENGINEERING AND FIRE PROTECTION REVIEWS, INCLUDING THOSE FOR EXTERIOR SIGNAGE, LIGHTING, COLORS, SITE IMPROVEMENTS, ROOFTOP SCREENING, FIRE SPRINKLER, FIRE ALARM, ETC. ARE REVIEWED BY OTHERS UNDER SEPARATE SUBMITTAL AND, AS SUCH, ARE NOT WITHIN THE SCOPE OF THIS REVIEW.

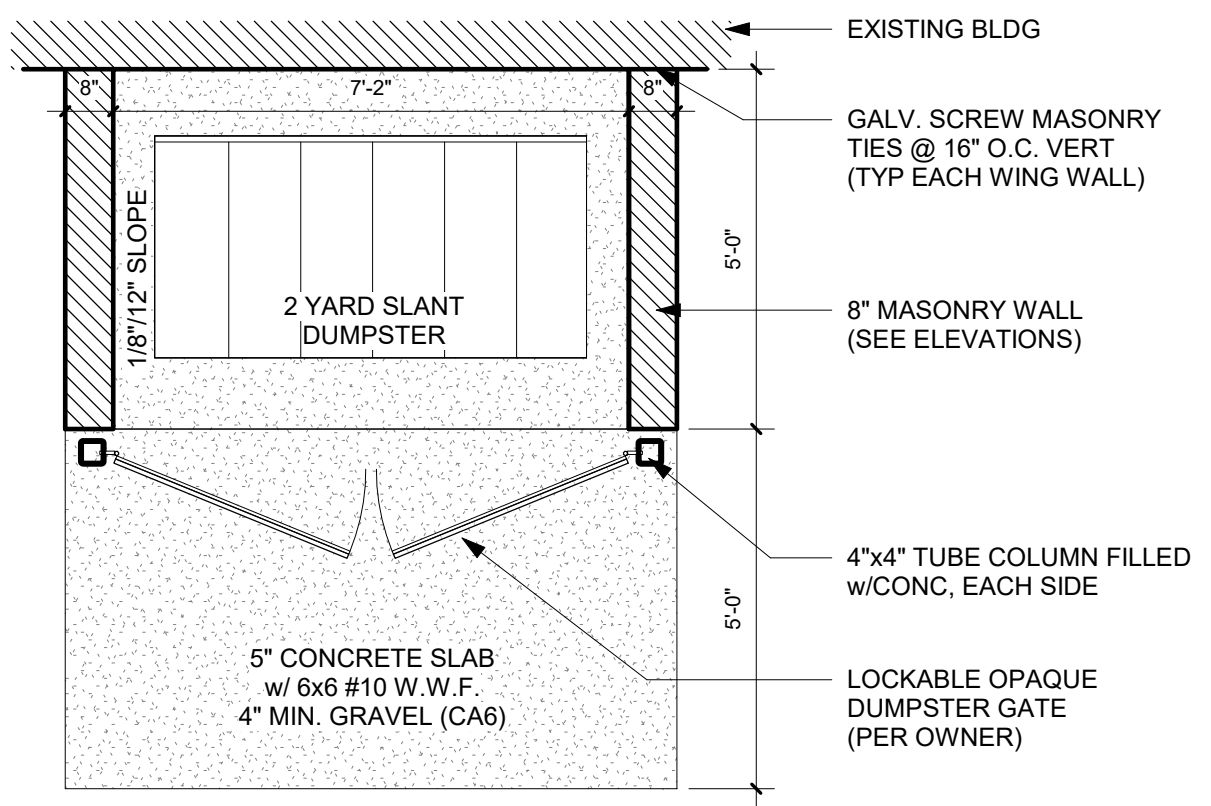
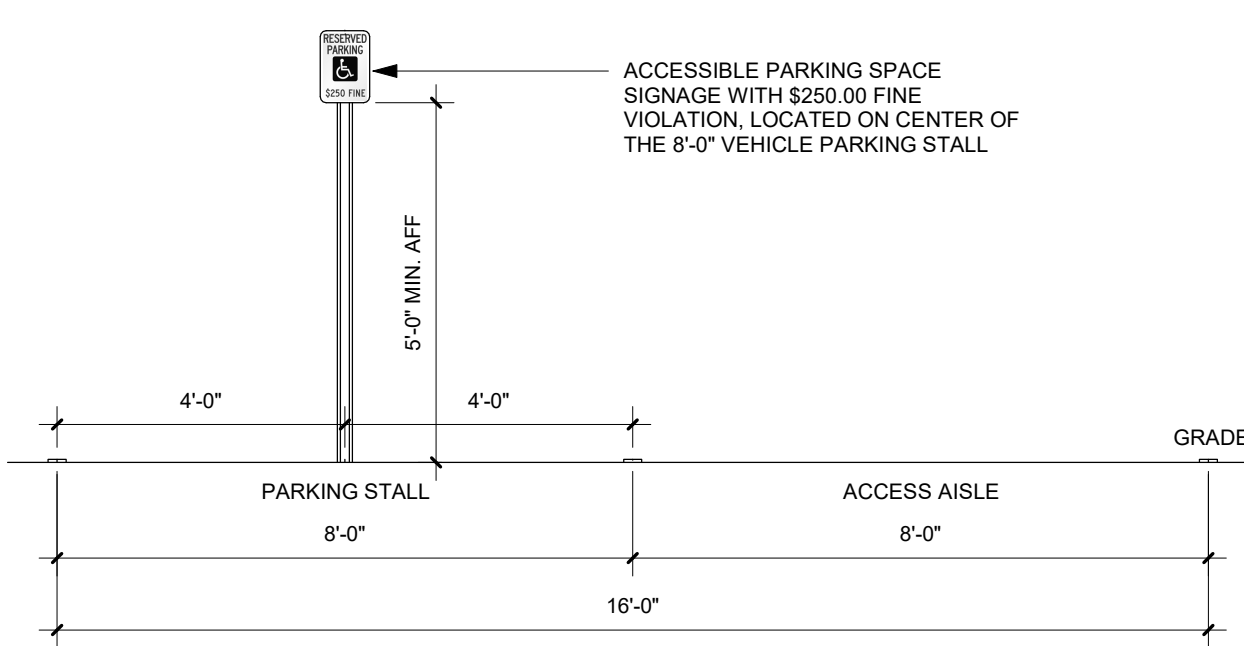


④ TRASH NORTH ELEVATION
3/8" = 1'-0"

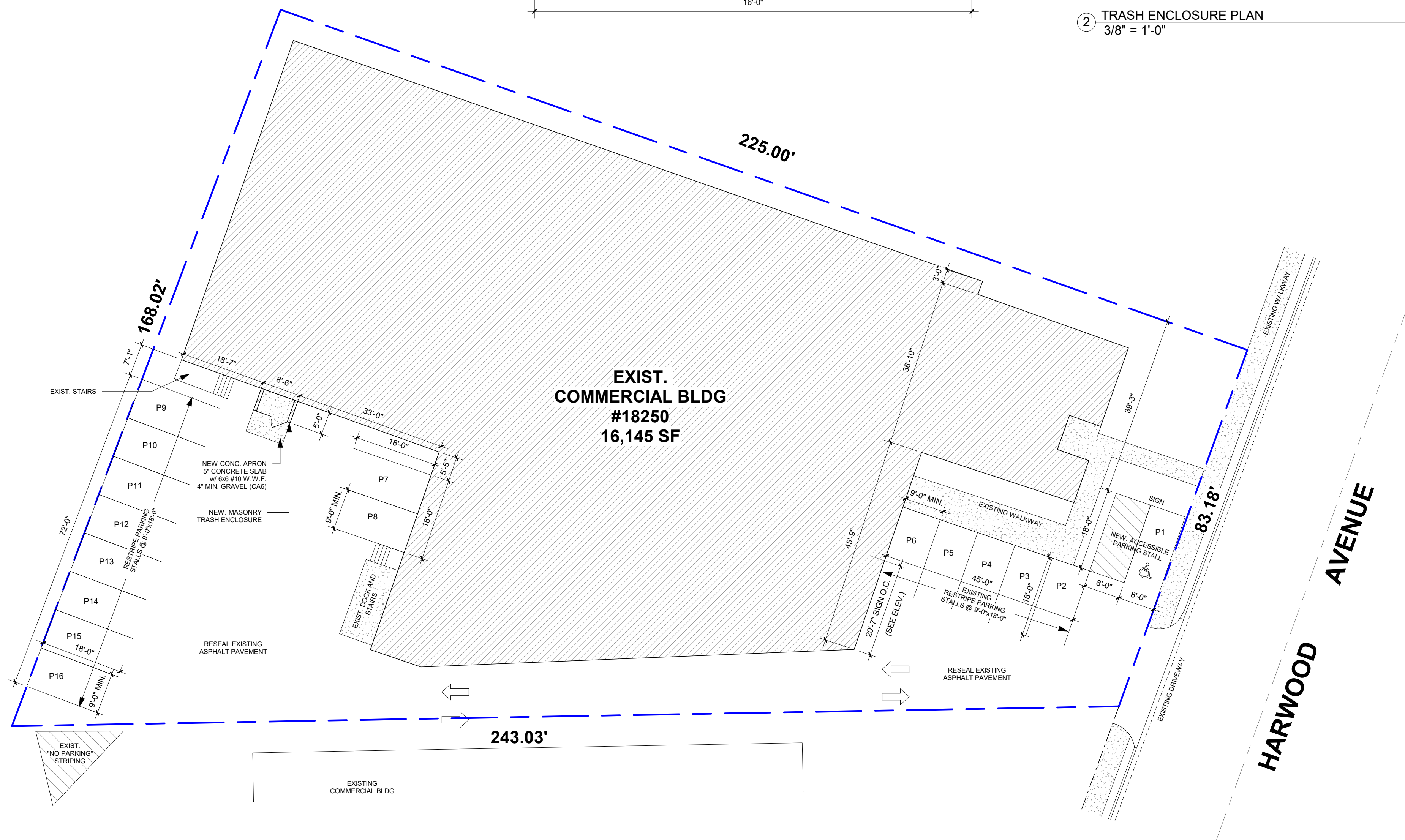


③ TRASH EAST ELEVATION
3/8" = 1'-0"

TYP. ACCESSIBLE PARKING STALL AND SIGNAGE



② TRASH ENCLOSURE PLAN
3/8" = 1'-0"



① SITE PLAN
1/16" = 1'-0"

RESOLVE VIOLATIONS TO REGAIN OCCUPANCY IN EXISTING COMMERCIAL BUILDING

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT. THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT:
THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN 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 STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR SAID ACTIONS.

ADOPTED BUILDING CODES

- 2018 INTERNATIONAL BUILDING CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/LOCAL AMENDMENTS
- 2003 INTERNATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL FUEL/GAS CODE w/LOCAL AMENDMENTS
- 2014 ILLINOIS PLUMBING CODE w/LOCAL AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE w/LOCAL AMENDMENTS

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

18250 HARWOOD AVE,
HOMEWOOD, IL 60430

(x) FULLY COMPLY () NEED NOT COMPLY

SIGNED: *Damian A. Babicz* DATE: 06-21-2023

Illinois License Number: 001-023574

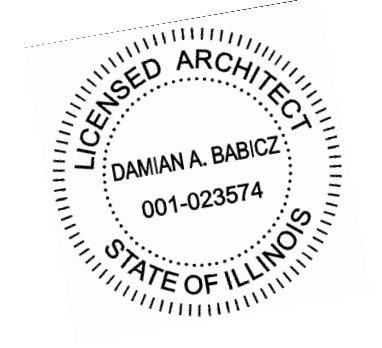


CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF HOMEWOOD BUILDING AND ZONING CODE.

SIGNED: *Damian A. Babicz* DATE: 06-21-2023

BAU DESIGN & DEVELOPMENT
Design Firm Number: 184-007502
Illinois License Number: 001-023574 Exp: 11/2024



DRAWING INDEX	
Sheet Name	Sheet Number
COVER	A100
PROPOSED PLANS	A101
ELEVATIONS	A201
SECTIONS	A301
ELECTRICAL	E101

COVER

REVISION 1
06-12-2023

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 368-8914
Email: archdb26@gmail.com

BAU
Design & Development

RESOLVE VIOLATIONS TO REGAIN OCCUPANCY IN
EXISTING COMMERCIAL BUILDING
18250 HARWOOD AVENUE
HOMEWOOD, IL 60430

DATE: 06-21-2023
PROJECT: #22-0101 DB
SHEET NO. **A100**

40

COPYRIGHT BAU DESIGN & DEVELOPMENT

6/23/2023 5:23:07 PM

GENERAL FINISH NOTES:

1. IN BATHROOMS, CERAMIC FLOOR TILES MUST BE VINYL COAT, SO IT CAN BE WASHED AND CLEANED, OR GLOSSY FINISHED PAINT SO IT WASHABLE.
2. CEILING ABOVE BATHROOMS THROUGHOUT ENTIRE PREMISES SHALL BE LIGHT COLORED, SMOOTH AND WASHABLE, USDA APPROVED CEILING TILES, VINYL CLAD GYPSUM BOARD.
3. CEILING TILES ARE TO BE SMOOTH, IMPERVIOUS, NON-ABSORBENT AND EASILY CLEANABLE OVER ALL FOOD PREPARATION /PROCESSING/ DISPENSING AREAS AND WASHROOMS SUBMIT SPECIFICATIONS OR SAMPLE.
4. PROVIDE WATERPROOFING AT FLOORS IN ALL WET AREAS AND TO 12" UP WALLS (REST ROOMS, WATER UTILITIES, ETC.)
5. ALL FINISH MATERIALS SHALL NOT EXCEED CLASS 1 FLAME SPREAD RATING NOT GREATER THAN 25) AND A SMOKE DEVELOPMENT NOT EXCEED 200.
6. ALL FINISH FLOORING SHALL BE SLIP RESISTANT. (IAC 400.310(a)(5))
7. PROVIDE GYP. BD. TO 6" ABOVE CEILING OR TO DECK IF NO CEILING.
8. PROVIDE 5/8" DUROCK TO 36" AT ALL WET AREA WALLS.
9. PROVIDE METAL STUDS FOR PLUMBING WALLS V.I.F. WIDTH TO FULLY ACCOMMODATE & INSULATE ALL PLUMBING.
10. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, PLUMBING FIXTURES, ELECTRICAL FIXTURES. ALL WOOD BLOCKING TO BE FACTORY FIRE RETARDANT TREATED.
11. ROOMS CONTAINING AIR-CONDITIONING SYSTEMS CONTROLS SHALL BE IDENTIFIED WITH SIGNAGE OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. ROOMS CONTAINING SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED WITH SIGNAGE OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

FINISH SCHEDULE:

WALL FINISHING (NON-FOOD PREPARATION AREAS): DRY WALL - PRIMED, SEALED & DOUBLE COATED WITH SEMI-GLOSS PAINT (BENJAMIN MOORE BRAND)

FLOOR FINISHING: PORCELAIN / CERAMIC TILE (PER OWNER/TENANT)

FLOOR FINISHING (BATHROOMS AND STORAGE ROOMS): NON-SLIP PORCELAIN / CERAMIC TILE (PER OWNER/TENANT)

WALLS BEHIND/SIDE WATER CLOSET WITHIN 2'-0" TO BE PROVIDED WITH NONABSORBANT SURFACE PANELS (FRP) OR CERAMIC TILE UP TO 4'-0" HIGH MIN.

FINISHING FIRE RATING: ALL WALLS, CEILINGS, FLOORS:
 CLASS 1, Q25 F, S, R
 INTERIOR TRIM: CLASS 1
 SMOKE DEVELOPED - 200

CEILING FINISHING (EXIST.): DRY WALL - PRIMED, SEALED & DOUBLE COATED WITH FLAT PAINT (BENJAMIN MOORE BRAND)

DESIGN CRITERIA

FLOOR = 40# LL 15# DL 15# PL = 70# TOTAL

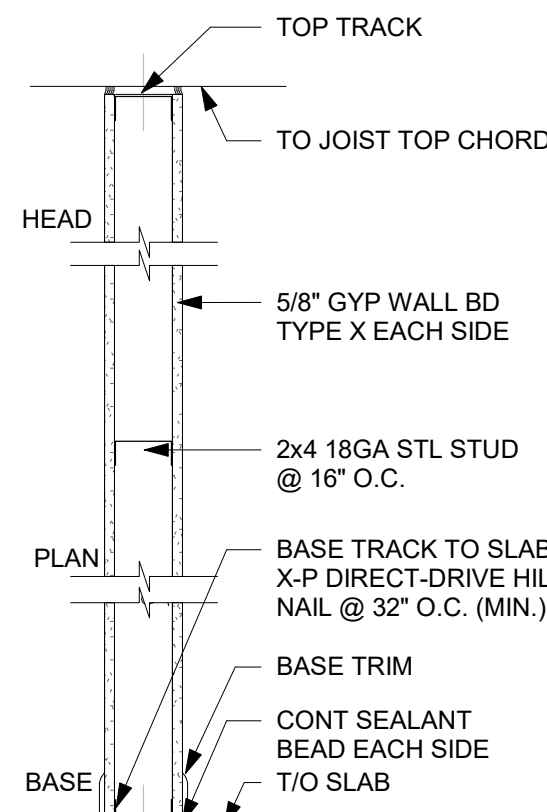
ROOF = 25# LL 15# DL = 40# TOTAL

WIND LOAD = 20 PSF - MAIN RESISTANCE SYSTEM
 25 PSF - COMPONENTS & CLADDING
 30 PSF - CORNERS
 40 PSF - PARAPETS AND CANOPIES

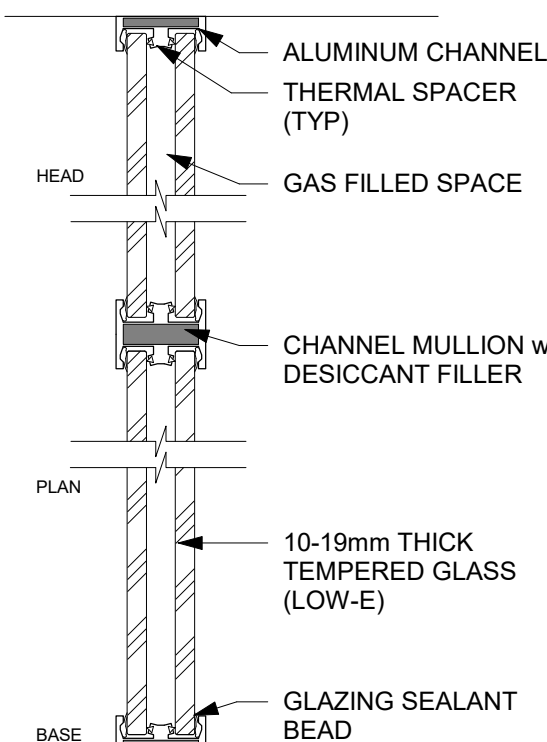
ALL INTERIOR FINISHES TO BE CLASS 1

ALL WOOD IN CONTACT WITH CONCRETE MUST BE TREATED

NEW WINDOWS MUST HAVE A U.38 RATING
GLAZED DOORS MUST HAVE A U.77 RATING



NON-RATED 5\"/>

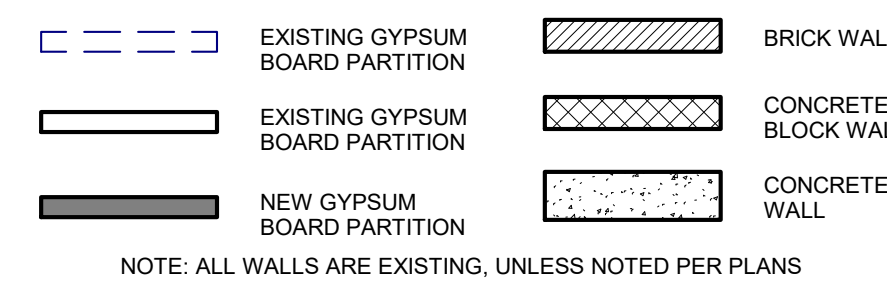


NON-FIRE RATED GLASS/ALM. WINDOW / STOREFRONT

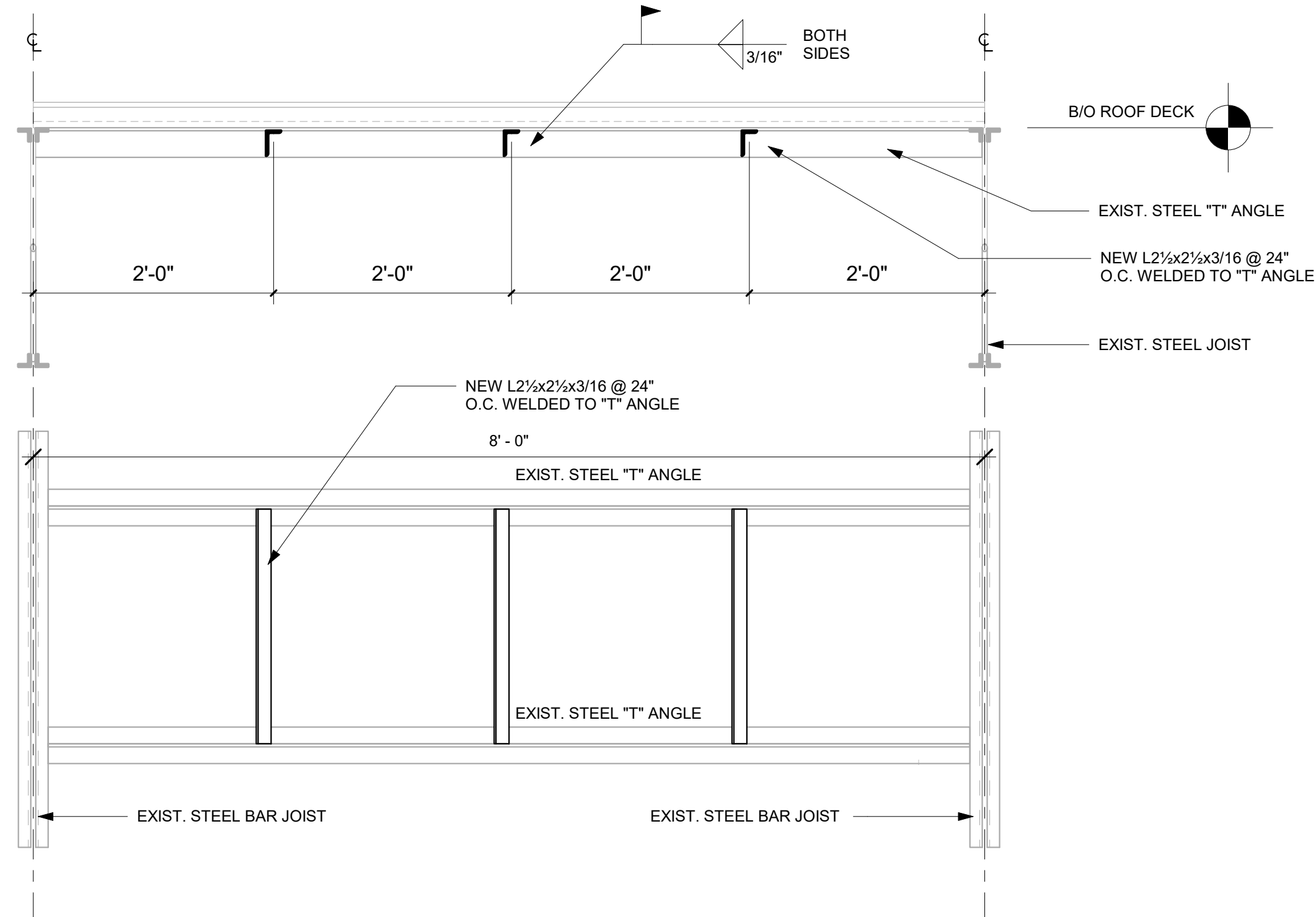
OCCUPANCY SCHEDULE

SPACE USE	AREA SQ.FT.	S.F. PER PERSON	OCCUPANT LOAD
01 OFFICE AREA(S)	2,155	150	14
02 CORRIDOR	193	0	0
03 UNISEX LAVATORY	65	0	0
04 UNISEX LAVATORY	95	0	0
05 UNISEX LAVATORY	29	0	0
06 UNISEX LAVATORY	29	0	0
07 RECEIVING	330	500	0
08 WAREHOUSE	12,339	500	25
TOTAL (NET)	15,268	-	39
TOTAL (GROSS)			SEE COVER PAGE

WALL LEGEND:



NOTE: ALL WALLS ARE EXISTING, UNLESS NOTED PER PLANS



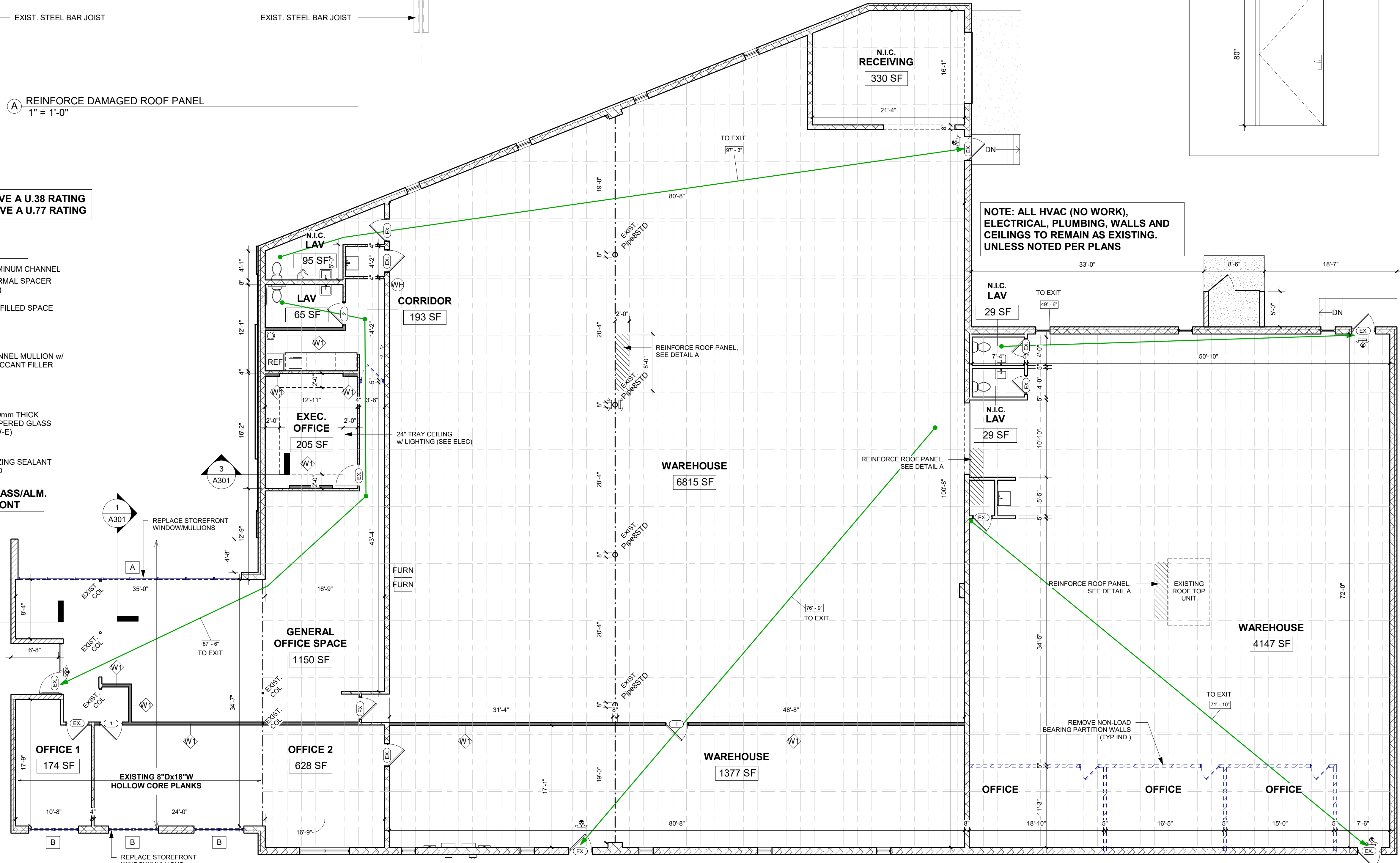
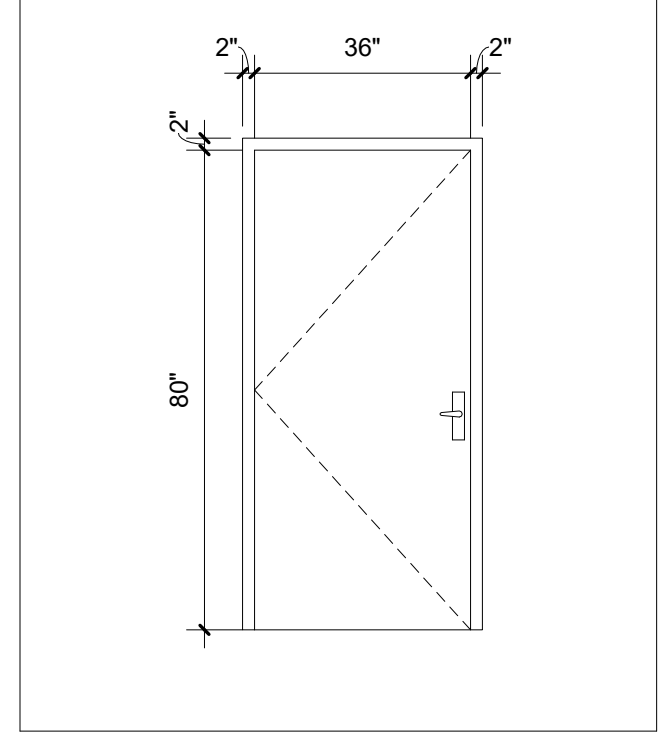
REINFORCE DAMAGED ROOF PANEL
 1" = 1'-0"

DOOR SCHEDULE											
DOOR MARK	DOOR TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME MATERIAL	FRAME LABEL	HARDWARE SET	REMARKS	QUANTITY
1	SINGLE FLUSH DOOR	H.C.	3'-0"	6'-8"	1 3/8"	1,2,3,4	W.D.	N/A	2	PROVIDE CLOSER	2
2	SINGLE FLUSH DOOR	H.C.	3'-0"	6'-8"	1 3/8"	1,2,3,4	W.D.	N/A	1	PROVIDE CLOSER	1

DOOR NOTES:
 ALL DOOR HARDWARE TO HAVE BRUSHED SATIN CHROME FINISH
 ALL INTERIOR DOORS STYLE (SMOOTH OR PANEL TYPE) TO BE VERIFIED WITH OWNER PRIOR TO ORDERING.
 ALL DOOR FINISH (PAINT OR STAIN) TO BE VERIFIED WITH OWNER PRIOR TO ORDERING.
 ALL BATHROOM DOORS TO HAVE KEYED ENTRY LOCKS.
 ALL UTILITY ROOM DOORS TO HAVE KEYED ENTRY LOCK AND SURFACE MOUNTED CLOSERS.
 ALL BUILDING EXTERIOR ENTRY DOORS TO HAVE KEYED ENTRY LOCK, PANIC HARDWARE AND SURFACE MOUNTED CLOSERS
 OWNER TO SPECIFY HARDWARE MANUFACTURER.

HARDWARE SET SCHEDULE:
 1. PRIVACY
 2. PASSAGE
 3. BI-FOLD/SLIDER PULLS AND BI-FOLD/SLIDER TRACK HARDWARE
 4. KEYED ENTRY WITH PANIC HARDWARE SURFACE MOUNTED CLOSER
 5. KEYED LOCK ON OUTSIDE - PASSAGE ON INSIDE
 6. KEYED LOCK
 7. CLOSET HARDWARE

GENERAL NOTES:
 ALL GLAZING IN DOORS AND SIDELIGHTS TO BE INSULATED STAMPED APPROVED SAFETY GLAZING
 ALL GLAZING TO BE TEMPERED
 WEATHER STRIP & ALUM. THRESHOLD @ ALL EXTERIOR DOORS
 ALL DOOR FRAMES MUST BE FIRE LISTED TO MATCH THE FIRE DOOR RATINGS
 KNOX BOX AT FRONT ENTRANCE TO CONTAIN MASTER KEY FOR ALL LOCKABLE DOORS.



PROPOSED FLOOR PLAN
 1/8" = 1'-0"

PROPOSED PLANS

1302 South 5th Avenue
 Des Plaines, IL 60018
 Phone: (224) 368-8914
 Email: archdb2@gmail.com

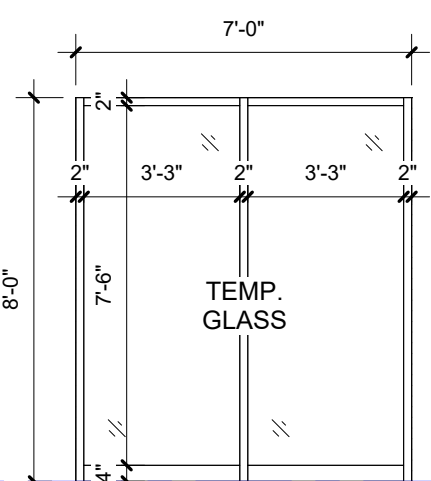
BAU
 Design & Development

RESOLVE VIOLATIONS TO REGAIN OCCUPANCY IN
 EXISTING COMMERCIAL BUILDING
18250 HARWOOD AVENUE
 HOMEWOOD, IL 60430

DATE: 06-21-2023
 PROJECT: #22-0101 DB
 SHEET NO. **A101**

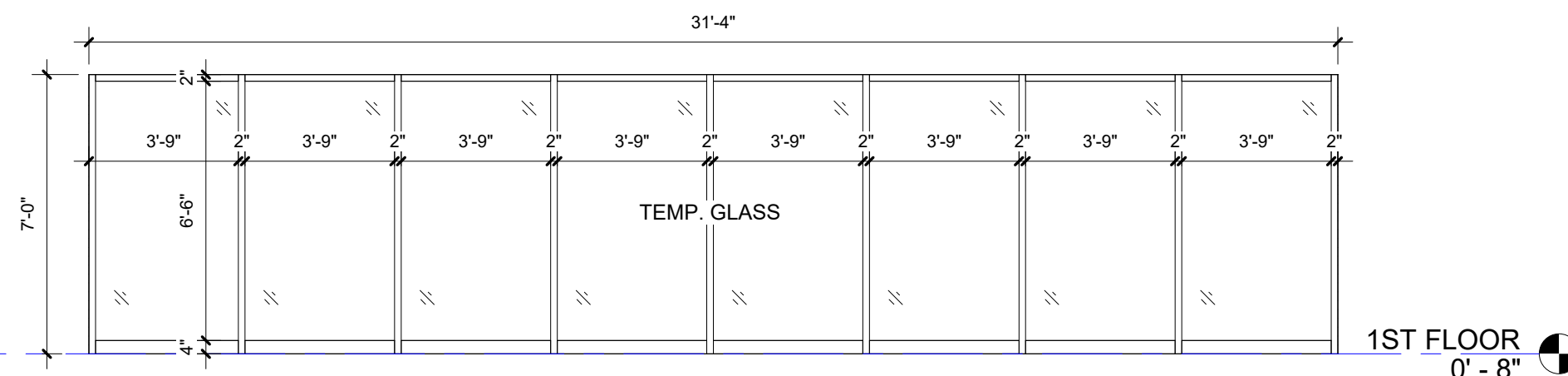
41

SIGN SCHEDULE	
ACTUAL BUILDING FRONTAGE	85.58 FT
ALLOWED GROSS SIGN AREA (MAX)	171.16 GSF
ACTUAL WALL MNT SIGN AREA	125.73 GSF
ACTUAL GROSS SIGN AREA	125.73 GSF

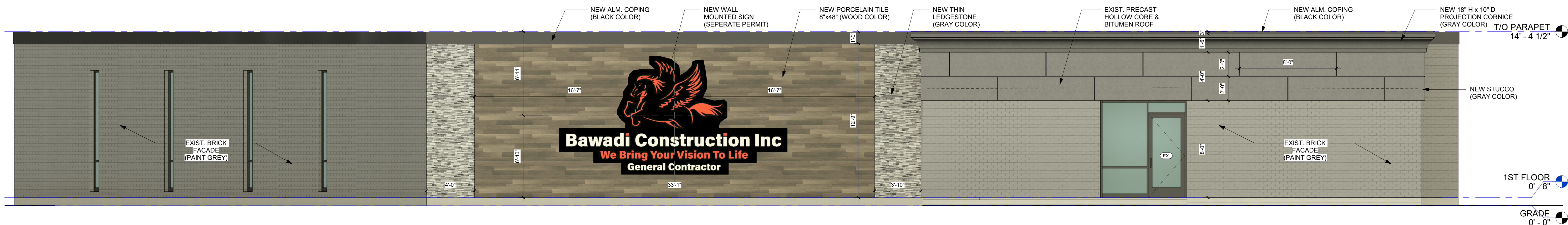


ELEVATION (B)
1/4" = 1'-0"

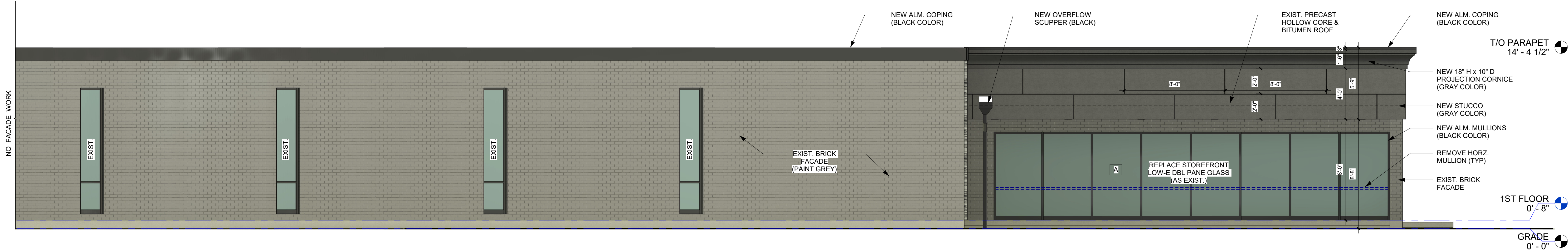
NOTE: CONTRACTOR TO VERIFY IN FIELD SIZE OF NEW STOREFRONT OPENINGS (TYP)



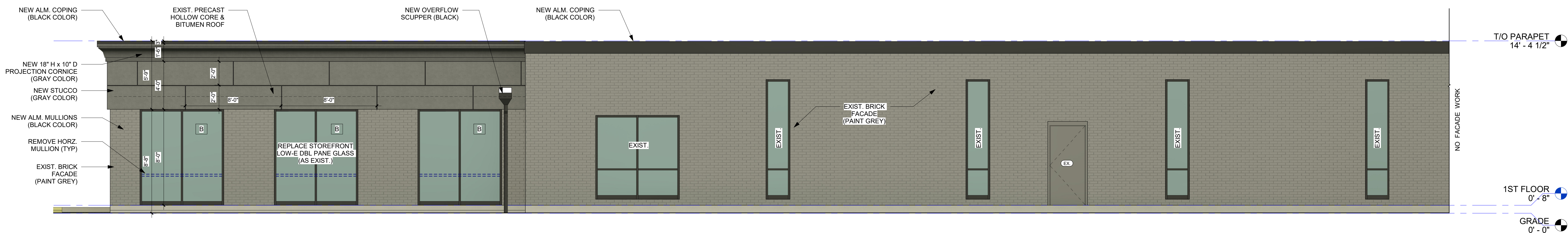
ELEVATION (A)
1/4" = 1'-0"



1 SOUTHEAST (FRONT) ELEVATION
1/4" = 1'-0"

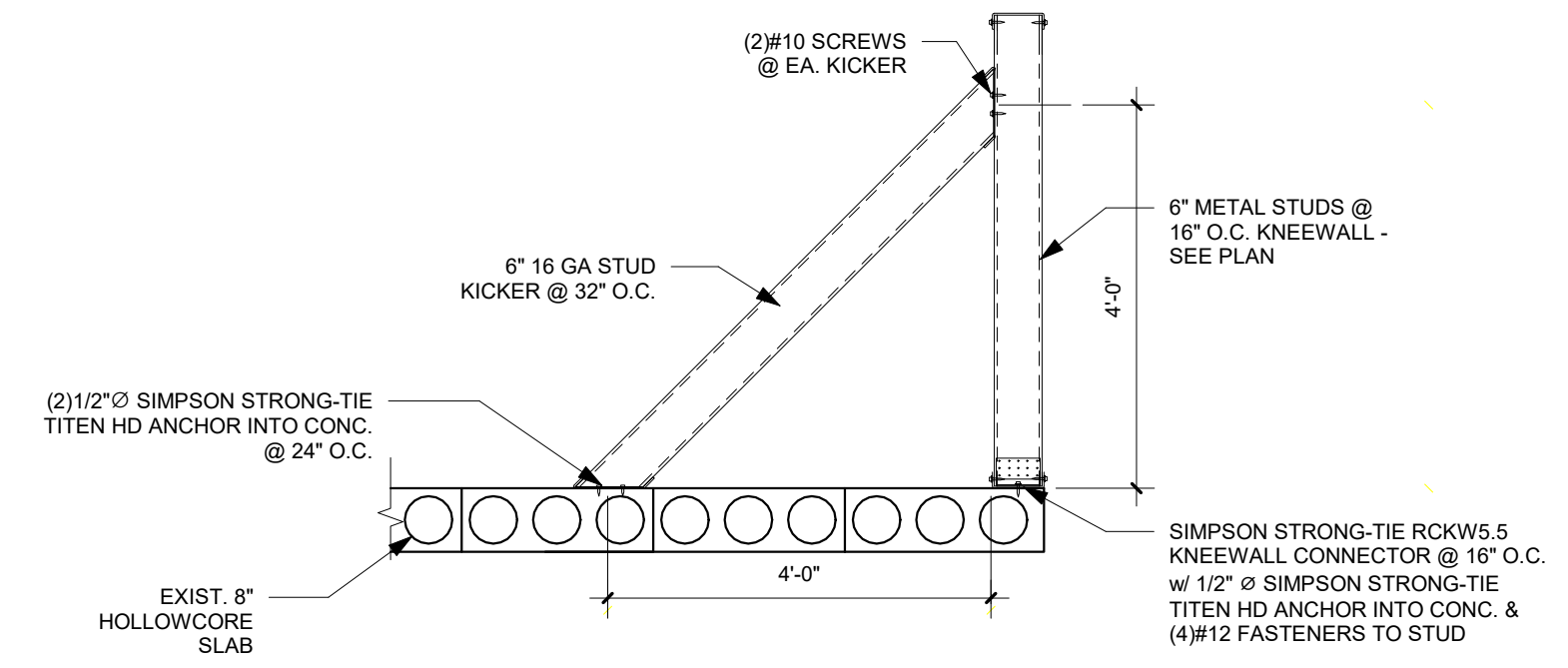


3 SOUTHWEST (LOT SIDE) ELEVATION
1/4" = 1'-0"

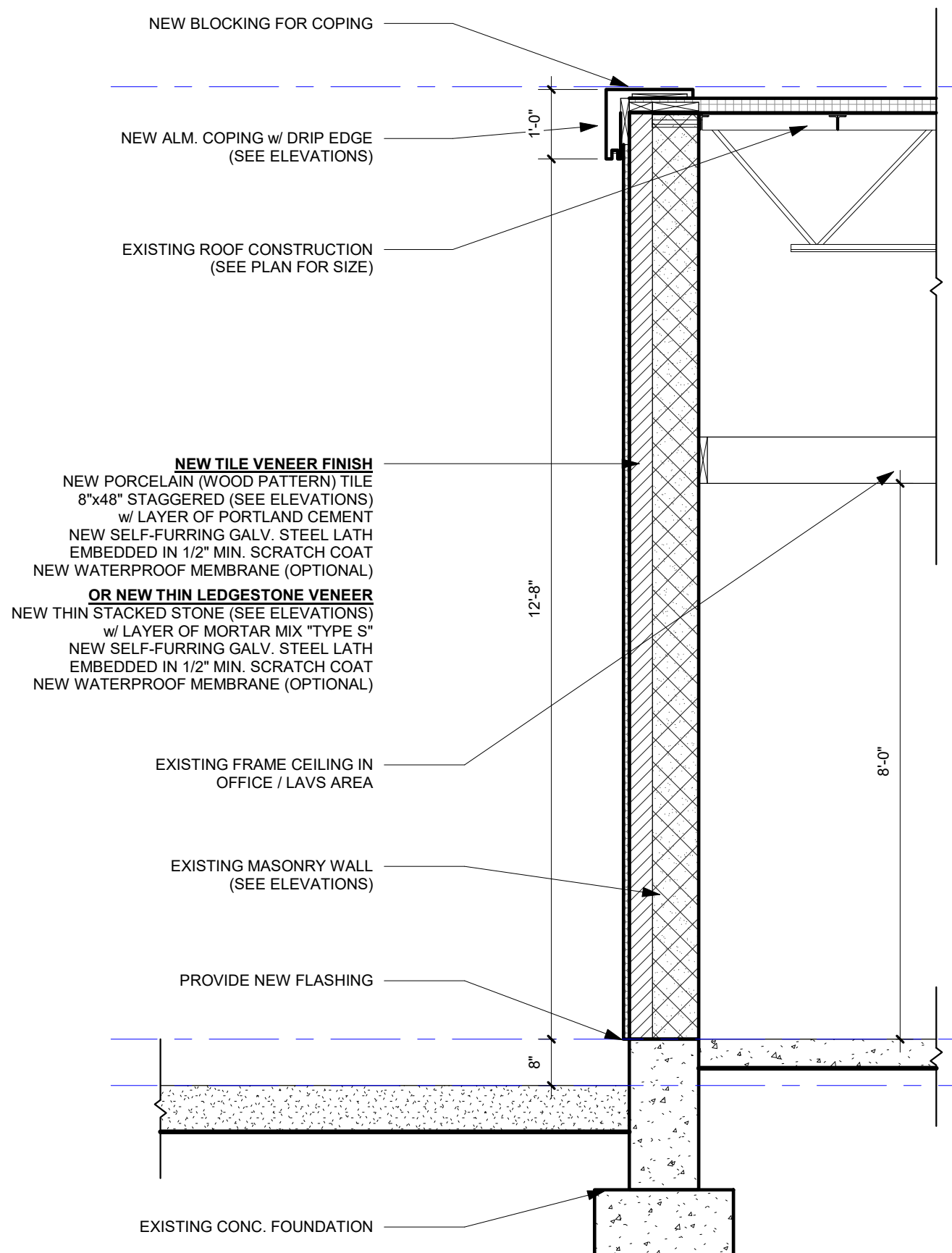


2 NORTHEAST (SIDE) ELEVATION
1/4" = 1'-0"

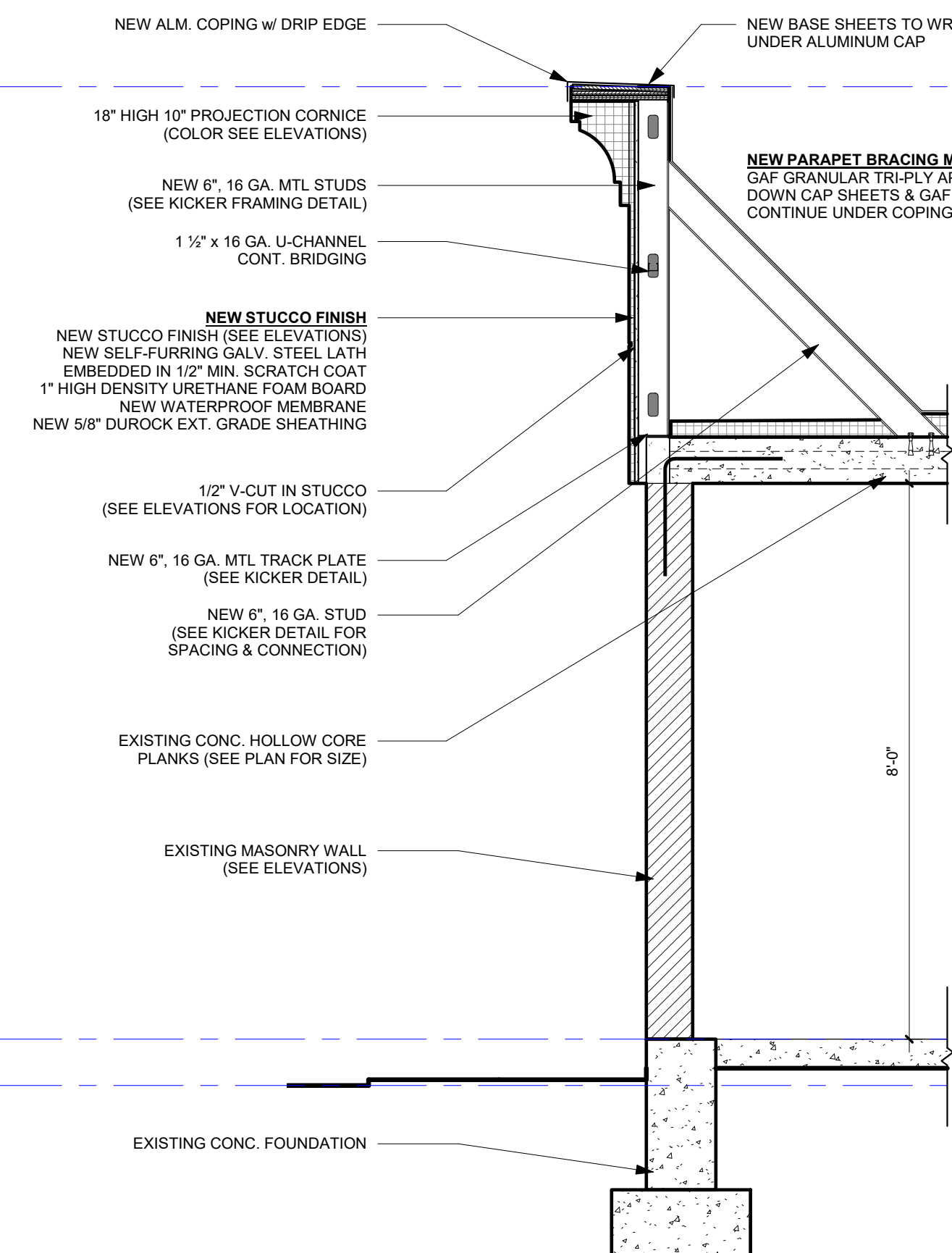
ELEVATIONS



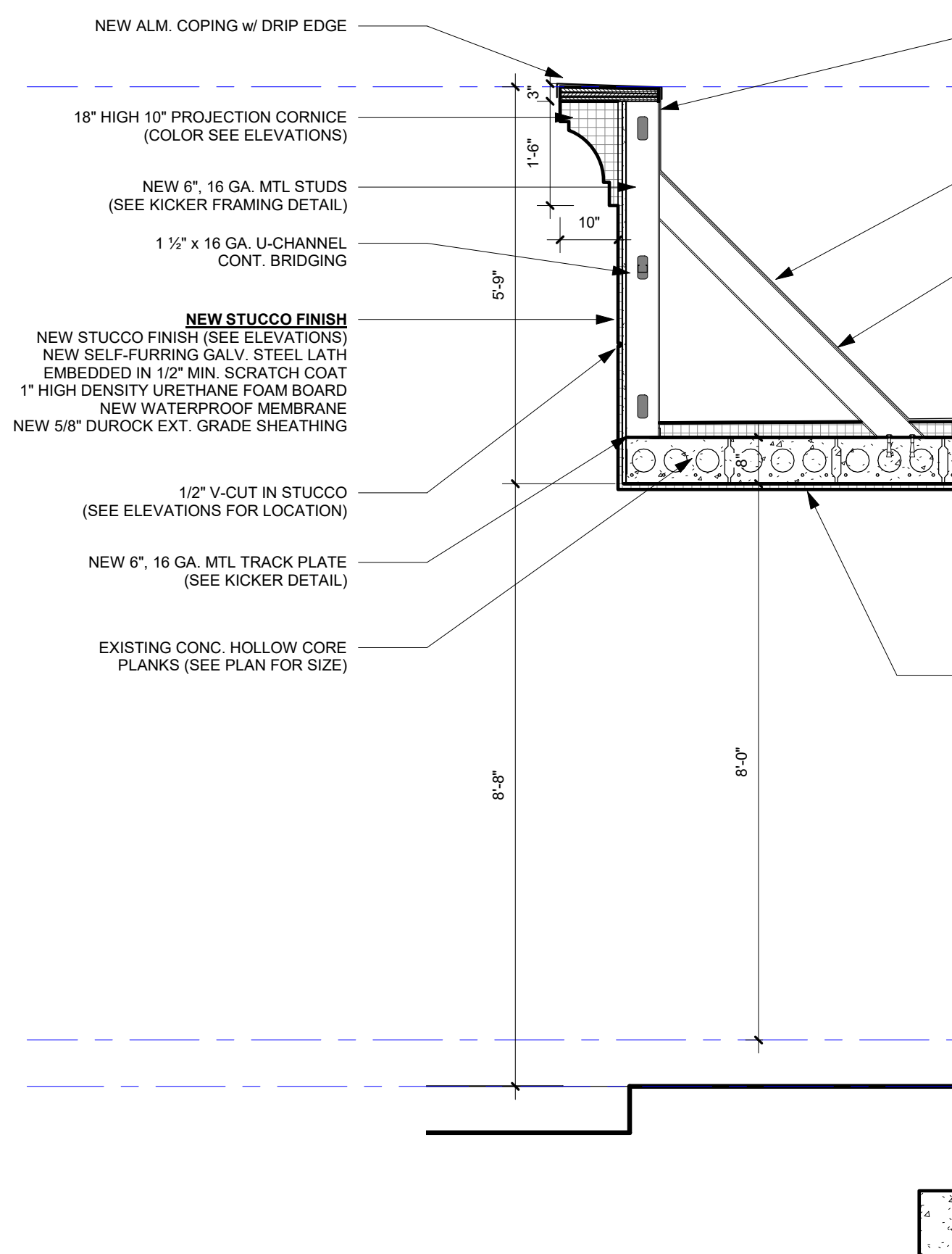
④ KICKER FRAMING DETAIL
1/2" = 1'-0"



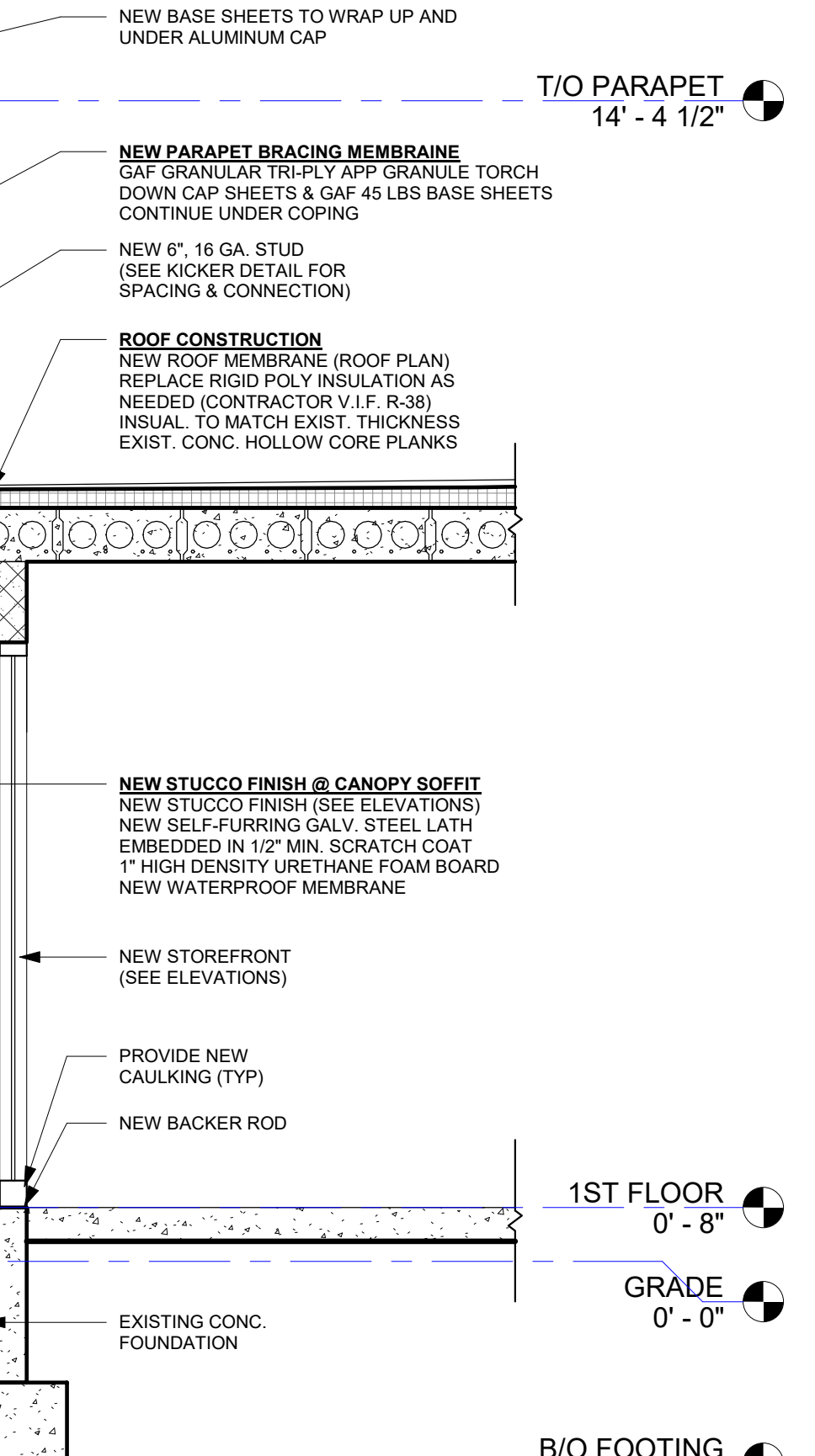
③ NEW VENEER SECTION
1/2" = 1'-0"



② FRONT PARAPET SECTION
1/2" = 1'-0"



① OFFICE PARAPET SECTION
1/2" = 1'-0"



ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PAY FOR ANY REQUIRED BONDS, LICENSES, SPECIAL PERMITS ETC. AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
2. THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND PAY FOR ANY TEMPORARY SERVICES REQUIRED DURING THE ENTIRE PERIOD OF CONSTRUCTION IF SO REQUIRED AND AS DIRECTED BY THE OWNER, THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.
3. THE ELECTRICAL CONTRACTOR SHALL CUT AND PATCH AS REQUIRED ANY FLOOR, WALL, CEILING, ETC. THAT MAY BE NECESSARY FOR A COMPLETE INSTALLATION OF THE ELECTRICAL SYSTEM.
4. ALL WORK AT THE SITE SHALL BE VERIFIED BY THE CONTRACTOR. FAILURE TO VERIFY EXISTING CONDITIONS WILL BE AT THE EXPENSE OF THE CONTRACTOR.
5. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, MISCELLANEOUS ITEMS AS REQUIRED TO COMPLETE THE WORK IN A SAFE MANNER, INCLUDING BUT NOT LIMITED TO MOVING AND RIGGING MATERIAL, AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, EXPANSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC. ALL WORK SHALL BE COORDINATED WITH THE OTHER TRADES AS TO AVOID INTERFERENCES.
6. THE CONTRACTOR SHALL ALSO FURNISH ALL JUNCTION BOXES, SWITCHES, BREAKERS, MEOSTATS, OUTLETS, PLATES, ETC. COLORS TO BE DETERMINED AT A LATER DATE, BY THE OWNER.
7. THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER SHALL COORDINATE WITH THE LOCAL ELECTRIC COMPANY AND TELEPHONE COMPANY FOR SERVICES AND REQUIREMENTS. CONTRACTOR SHALL INCLUDE THESE COSTS IN THE CONTRACT.
8. ALL BRANCH CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE. BRANCH CIRCUIT CONDUCTORS #10 AND SMALLER SHALL HAVE INSULATION OF CODE GRADE "TW" AND 38. LARGER CONDUCTORS SHALL HAVE INSULATION TYPE "THW".
9. THE MINIMUM SIZE WIRE ACCEPTABLE UNDER THIS CONTRACT IS #14.
10. THE MINIMUM SIZE CONDUIT ACCEPTABLE UNDER THIS CONTRACT IS 1/2 in.
11. INTERIOR CONDUIT SHALL BE "EMT" AND CONDUIT RUN IN FLOOR SLAB SHALL BE A MINIMUM OF 3/4" RIGID GALVANIZED STEEL.
12. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL PANEL BOARDS OF SIZE AND CAPACITY AS SPECIFIED OR SHOWN ON THE DRAWINGS.
OTHERWISE BREAKERS SHALL BE BOLT ON TYPE UNLESS NOTED
14. GROUNDING CONDITIONS SHALL COMPLY WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
15. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL DEVICES, PANELS, ETC. SHOWING ALL CIRCUITS.
16. SEE MECHANICAL PLAN FOR LOCATIONS OF CONDENSING UNITS.

ELECTRICAL SCHEDULE

	SINGLE POLE SWITCH		EMERGENCY FLOOD LIGHT w/BACK UP BATTERY
	THREE-WAY SWITCH		DUPEX FLOOR RECEPTACLE w/GROUND FAULT INTERRUPTER "GFCI"
	DUPEX RECEPTACLE		DUPEX FLOOR RECEPTACLE w/GROUND FAULT INTERRUPTER "GFCI"
	QUADPLEX RECEPTACLE		SURFACE MTD. CEILING FIXTURE
	DUPEX RECEPTACLE w/ARC FAULT INTERRUPTER "AFCI"		HANGING LED LIGHT FIXTURE
	DUPEX RECEPTACLE w/GROUND FAULT INTERRUPTER "GFCI"		RECESSED LED LIGH, LOW PROFILE
	CABLE TV JACK		SMOKE DETECTION 110V BATT. BACK-UP
	SURFACE MTD. WALL SCONCE (6'-0" AFF)		CARBON MONOXIDE DETECTOR
	EXTERIOR MTD. WALL SCONCE WATERPROOF		EXHAUST FAN (SEE M101 FOR FAN SCHEDULE)
	ELECTRICAL PANEL		FLUORESCENT LIGHT-SIZE VARIES
			NIGHT LIGHT
			2'x4' RECESS LED TOFFER LIGHT
			2'x2' RECESS LED TOFFER LIGHT

EXIT SIGNS SCHEDULE

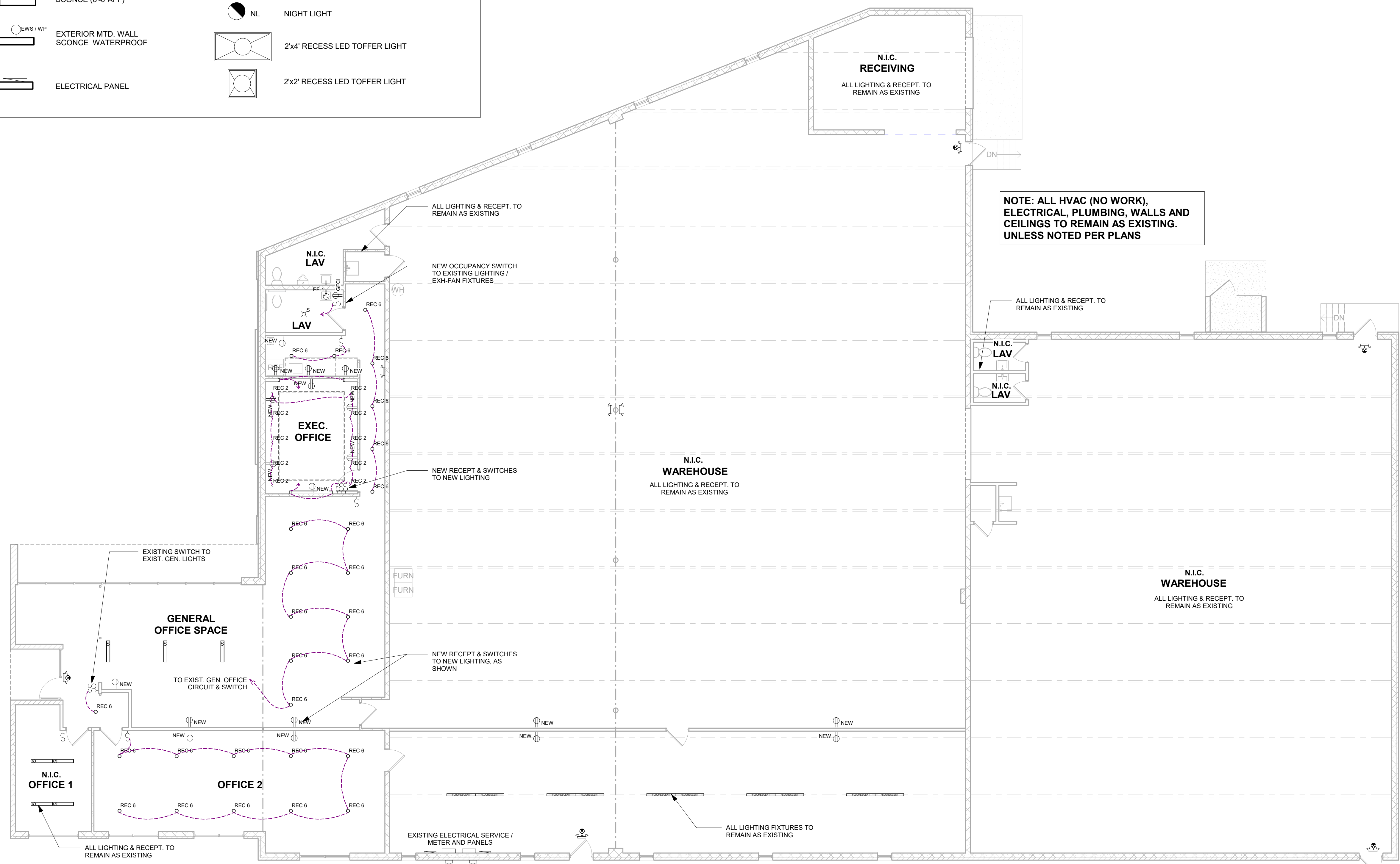
	CEILING EXIT MOUNTED		WALL EXIT MOUNTED		EMERGENCY LIGHTS
--	----------------------	--	-------------------	--	------------------

EXIT - DIRECTIONAL SIGN NUMBERS INDICATE INSCRIPTION, ARROWS AND SINGLE OR DOUBLE FACED AS SHOWN IN THE FOLLOWING SCHEDULE. IF NO TYPE IS SHOWN, REFER TO ELECTRICAL SCHEDULE.

ALL EMERGENCY/EXIT LIGHTING TO BE DUAL VOLTAGE w/ 90 MIN. BATTERY BACKUP

SINGLE FACE	DOUBLE FACE
#2 'STAIRS'	#17 'STAIRS'
#3 'EXIT'	#18 'EXIT'
#5 'STAIRS'	#20 'STAIRS'
#6 'EXIT'	#21 'EXIT'
#8 'STAIRS'	#23 'STAIRS'
#9 'EXIT'	#24 'EXIT'
#11 'STAIRS'	
#12 'EXIT'	

WALL MOUNTED 10 LB. ABC FIRE EXTINGUISHER ALL FIRE EXTINGUISHERS SHALL BE TAGGED FROM A LICENSED COMPANY.



1 ELECTRICAL FLOOR PLAN
1/8" = 1'-0"

ELECTRICAL

SUBMIT FOR PER 11-16-2023 Item 5. B.

REVISION 1 06-12-2023

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 368-8914
Email: archdb2@gmail.com

BAU
Design & Development

RESOLVE VIOLATIONS TO REGAIN OCCUPANCY IN
EXISTING COMMERCIAL BUILDING
18250 HARWOOD AVENUE
HOMEWOOD, IL 60430

REGISTERED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

DATE:	06-21-2023
PROJECT:	#22-0101 DB
SHEET NO.:	

E101

COPYRIGHT BAU DESIGN & DEVELOPMENT

VILLAGE OF HOMEWOOD



MEMORANDUM

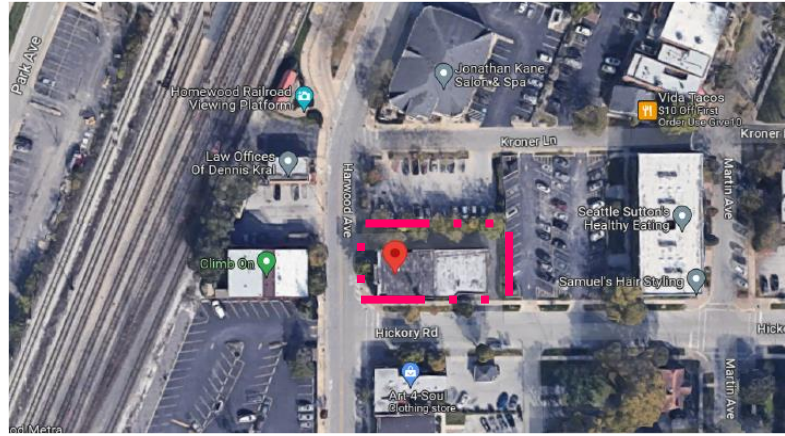
DATE OF MEETING:

July 6, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-21



APPLICATION INFORMATION

APPLICANT	Joseph W. Peters, Jwp Interpris Corp
ACTION REQUESTED	Façade Improvements – new storefront windows
ADDRESS	18123 Harwood
PIN	29-31-313-003 & -004

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Appearance Review	1	Joseph w Peters	6.26.2023
Petitioner’s Exhibits	6	Joseph w Peters	6.26.2023

BACKGROUND

Joseph Peters, the applicant, recently purchased the building at 18123 Harwood Avenue in 2021 and is in the process of renovations for reoccupation, including masonry, roofing, and interior remodeling. The subject property is a two-story mixed-use masonry building with two commercial spaces on the first floor and two apartments on the second floor. The Hibbing Building was built in 1928 and served as a feed store. The building has been vacant for many years.

The center window was originally a garage door that was replaced with windows in 1957 with stone panels, metal above the windows, a door, and a brick window box below. In 1999, the previous owner of the property received a façade improvement incentive from the Village to repair masonry, replace first and second-floor windows, add permanent awnings on the first and second floors and upgrade landscaping. At that time the building was partially occupied by Dent-Craft Laboratories, a dental equipment manufacturer.

The inside of the building currently has water damage and rotted wood surrounding the existing windows and the brick base is giving away. This damage was caused by a leaking roof for years and the need for masonry work and tuckpointing, which have been completed.

The applicant, Mr. Peters requests approval of improvements to the façade. The proposed improvements are as follows:

- New storefront windows
- Eliminate bay windows
- Change to color and shape of window panes
- Remove first-floor window treatments/awnings
- Enlarge windows to extend to the ground.

The applicant will provide a sample of the proposed materials for the project. The proposed materials are the same materials used by Empanadus at 1941 Ridge Road.

Landscape

No new landscaping is proposed.

DISCUSSION

CONFORMANCE WITH APPEARANCE PLAN

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

Section E. Building Design:

Materials shall be compatible with and complimentary to the design; as follows:

- *Materials shall be of a permanent nature and require a minimum amount of maintenance*

Section I. Site Maintenance:

Materials and finishes shall be selected for their durability and wear as well as for their beauty.

Provisions for cleaning structures and refuse shall be included in the design.

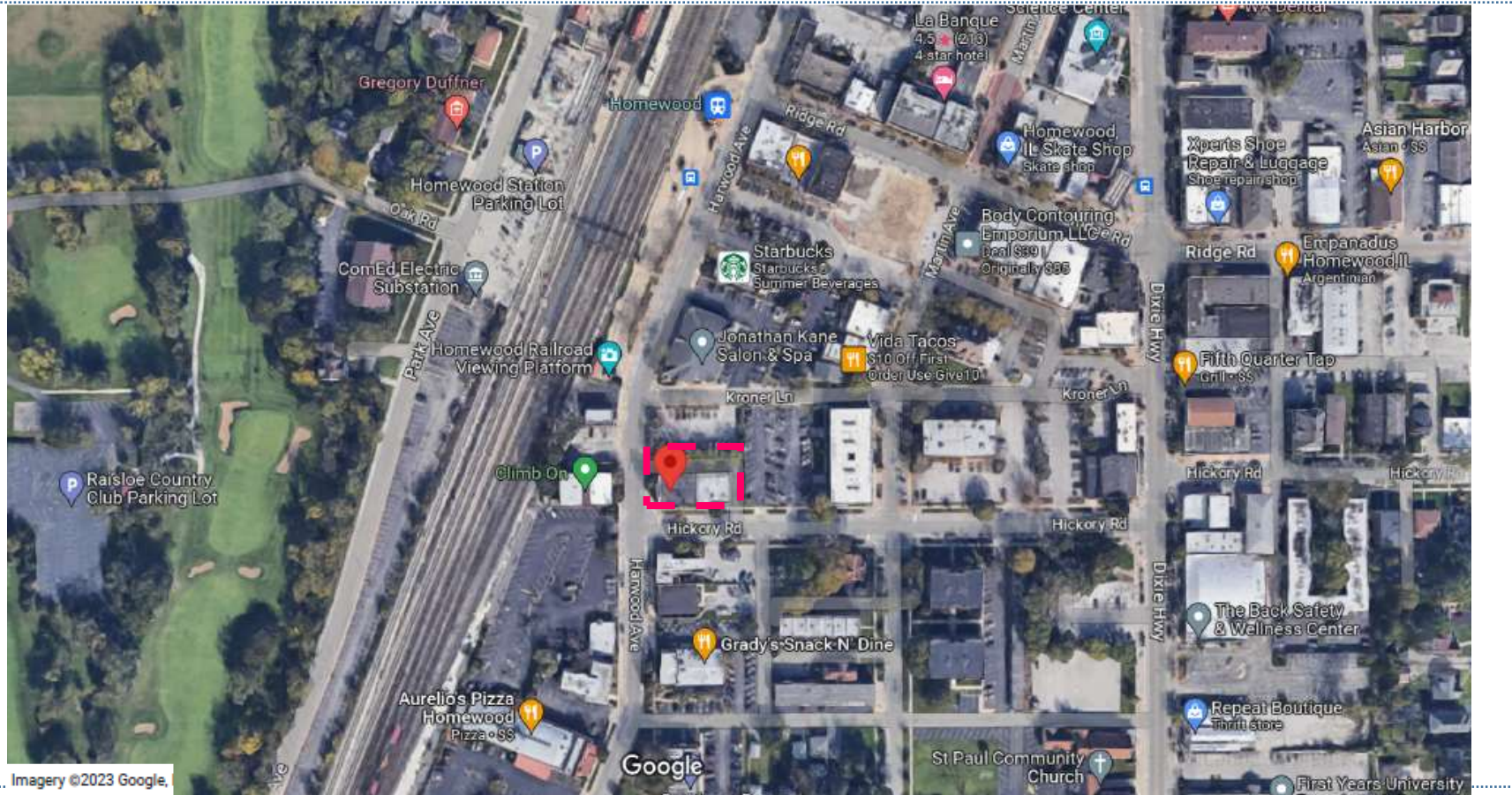
STAFF COMMENTS

Staff reviewed the proposed storefront windows with the following comments:

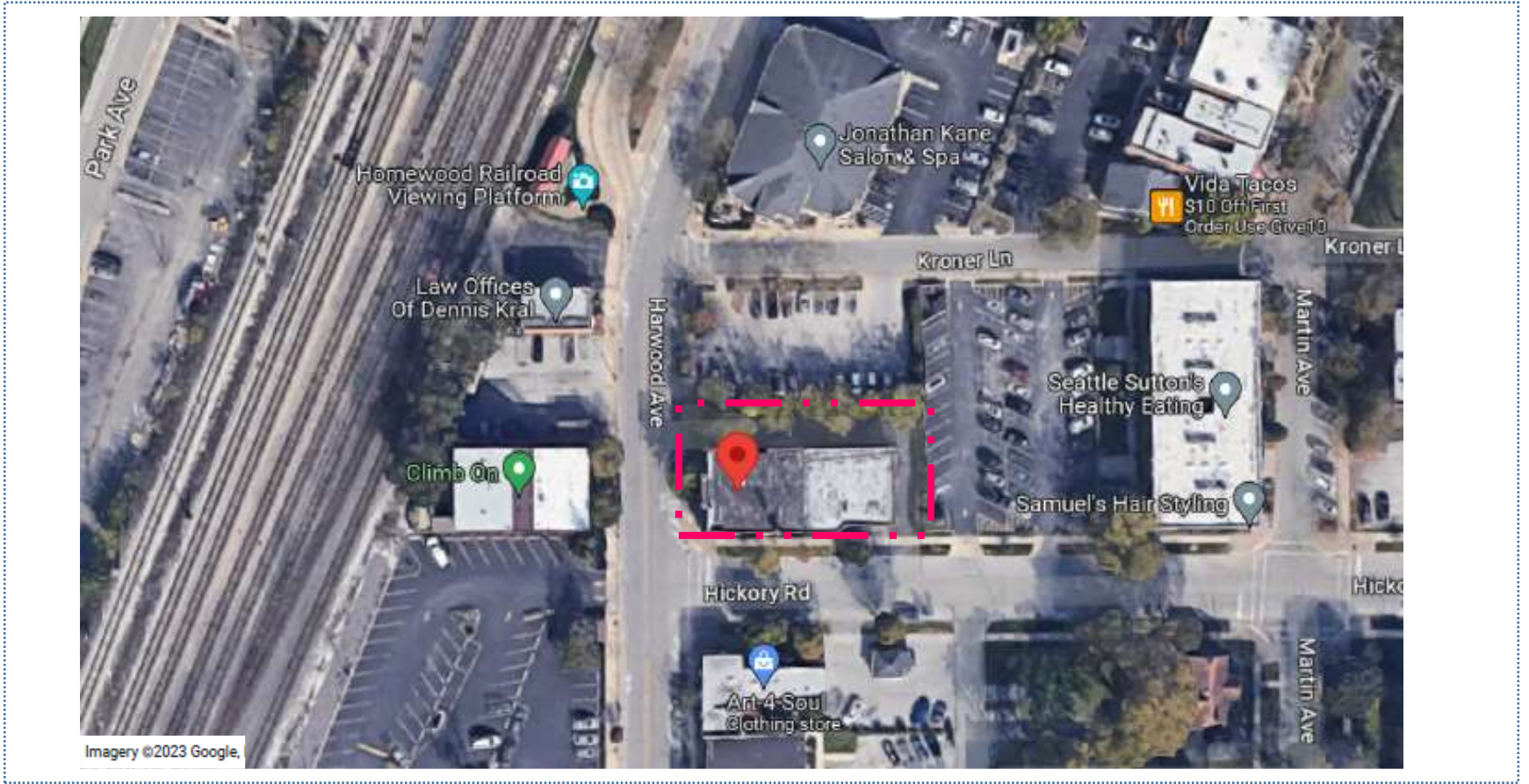
- Police Chief: questions about the placement of surveillance cameras (interior and exterior)
- Public Works: One concern is how the salt from the sidewalk & snow removal might damage the framing of the windows if the frame goes to the sidewalk at grade level.
- Public Works: Would there be any protection for the glass, from a sidewalk snow plow? Any sliding of the machine on the sidewalk could cause the plow blade to hit the glass window.
- Fire Chief: no concerns.

RECOMMENDED APPEARANCE COMMISSION ACTION

Approval of Case 23-21 Façade Improvements for 18123 Harwood as proposed on the drawings submitted by Joseph W. Peters, Jwp Interpris.



Imagery ©2023 Google.







Google





Proposed changes to storefront windows





APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18123 harwood ave Homewood, IL 60430

Property Index Number(s): 29-31-313-003 & 004

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
- Sign Variance

Proposed Development or Alterations:

Proposed alterations are new storefront windows.

APPLICANT

Name Joseph w Peters

Company Jwp interpris corp

Address 3415 196th
Flossmoor Illinois

Phone 7082007652

Email Jwpcorp@icloud.com

Role President

PROPERTY OWNER

Name Jwp interpris corp

Company _____

Address 3415 196th
Flossmoor Illinois

Phone 708-200-7652

Email Wholesale630@icloud.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.

[Signature]
Applicant Name

Applicant Signature

06/26/2023
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: _____	







Two Point
Perspective



Two Point
Perspective



