

## MEETING AGENDA



### Appearance Commission

Village of Homewood

September 01, 2022

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

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

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes of the Appearance Commission meeting held Thursday, July 7, 2022.

4. Regular Business:

A. Case 22-18: 17550 Halsted Street - Walmart Rebranding Elevations and Signage -  
WITHDRAWN

B. Case 22-25: 810 Maple Avenue - Elevations, Landscape Plan, and Lighting Plan for Building  
Repositioning

C. Case 22-27: 17605 Halsted - Target Exterior Improvements

D. Case 22-28: 2138 183rd Street - Gas Station Rebranding

5. Old Business:

6. New Business:

7. Adjourn

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The public is invited to the meeting using the link below to join Webinar:  
<https://us06web.zoom.us/j/84252322094?pwd=Y0dsUks1UFg2SXhGeDlnOEp>

To listen to the Meeting via phone: Dial: 1-312-626-6799  
Webinar ID: 842 5232 2094 Passcode: 451976

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# MEETING MINUTES



Village Of Homewood  
Appearance Commission  
Thursday, July 7, 2022  
6:00 p.m.

Village Hall Board Room  
2020 Chestnut Road  
Homewood, IL 60430

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**CALL TO ORDER:** Chairman Wright called the meeting to order at 6:00 p.m.

**ROLL CALL:** Members Hayes, Hrymak, Zander, and Chairman Wright were present. Members Preston, Quirke, and Willis were absent. In attendance from the Village was Director of Economic and Community Development Angela Mesaros, Village Planner Valerie Berstene and Building Department Secretary Darlene Leonard. Nine people were in the audience.

Chairman Wright introduced Village Planner Valerie Berstene and asked her to provide her background. Village Planner Berstene provided her background.

**APPROVAL OF MINUTES:** Chairman Wright asked if there were any changes or corrections to the minutes for June 2, 2022. There were no changes or corrections. There being no changes or corrections a motion was made by Member Hrymak to approve the minutes of June 2, 2022; seconded by Member Zander.

AYES: Members Hayes, Hrymak, Zander, and Chairman Wright.

NAYES: None

ABSTENTIONS: None

ABSENT: Members Preston, Quirke, and Willis

## **AGENDA ITEMS:**

### **Case No. 22-22, Wind Creek Casino Parking Garage, Revised Elevations.**

Chairman Wright asked Village Planner Berstene to present the case.

Village Planner Berstene presented the case, laid out the changes and the approvals from the Planning and Zoning Commission and the Village Board.

Vern Lohman stated the plan was revised and changes made to the exterior elevation. The parking garage will be shorter in length and a portion of the footprint has been reserved for potential future expansion. A change was made to the walkway from the casino and the interface with the garage. The interior has changes to the parking ramp from being a speed ramp. The west elevation will include noise abatement with no openings and solid walls there will be scoring on the walls to break sound and acoustic absorbing materials. The changes are on the exterior, with no changes to the site development, lighting, landscaping, etc.

Chairman Wright asked if there are samples of the materials. Mr. Lohman stated no, but there are samples of the colors. Mr. Lohman stated the colors selected match the rest of the complex.

## MEETING MINUTES

Chairman Wright asked if the colors would be in the façade. Mr. Lohman stated the lightest color would be on the top of the façade with the warm brown in the middle. The signage and the darkest are the metal spars in the middle and it will be flush with what is above and below it.

Chad Rush stated they added to the tower to give it a warmer appearance than just the glass and the walkway will coordinate with the hotel. The curved wall at the entrance will be natural stone. The tower façade is staccato and the garage will match. The elevator was moved about 60 feet to the east because it works better functionally. There is a 3-foot berm with a 9-foot fence to block noise and light and the acoustic panels will cover 60% of the west façade and no windows or openings facing the neighborhood.

Chairman Wright asked for questions or comments from the Commissioners.

Member Hrymak stated he likes that it was moved away from the residents to the west. He likes that the colors were lightened and he likes the acoustic tiles.

Member Zander asked what the sound study showed. Mr. Lohman stated the study showed the noise from the tollway would potentially reflect on the residents. It is proposed to use the acoustic tile to cover 60% of the façade to eliminate the noise.

Member Zander stated the sound is from the tollway and not the traffic on site. Mr. Lohman stated the berm and fence would block the traffic noise from the service road.

Member Hrymak stated he did not think the tollway noise would reflect that far.

Chairman Wright stated he is not objecting to it, but it is a monolith and appreciates the changes and that give context and explains the changes.

Chairman Wright asked if the arborist has approved the new plan. Staff Liaison Mesaros stated no.

Chairman Wright stated a plan would have to be submitted. It would be approved based on the arborist's recommendation, and asked that a copy of it be sent to the Commission also.

Chairman Wright asked for a motion, conditioned on the supplementary landscape plan approved by the arborist. Motion was made by Member Zander to recommend approval of Case 22-22 – Wind Creek Casino Parking Garage revised elevations, Seconded by Member Hrymak.

AYES: Members Hayes, Hrymak, Zander, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.

ABSENT: Members Preston, Quirke, and Willis.

Motion passed.

Chairman Wright stated it does not need to go back in front of the Planning and Zoning Commission, and asked when they anticipate starting. Pat Daly stated September 1, 2022, and added they have to submit every contractor to the State for approval and they just got the okay that day for the landscaper to cut the grass.

## MEETING MINUTES

Member Zander asked if a general contractor has been selected. Mr. Daly stated W.E. O'Neil & Bowa Construction.

Chairman Wright asked when the groundbreaking is occurring. Mr. Daly stated it was about a couple of weeks ago, in mid-June. Mr. Daly stated the work will start in earnest in September and that the delays are a result of utilities that needed to be redirected on 174<sup>th</sup> Street and added that the Tollway approved it about a week ago.

Mr. Daly stated Homewood did not own the utilities, they had to get it from the Tollway and then Homewood will give it to them. Almost all of the utilities have been resolved and once that is done they will start.

### **NEW BUSINESS:**

Chairman Wright asked the status of Homewood Brewing. Staff Liaison Mesaros stated they were waiting on the Village to get a plat, but they are closing on it and will own in on July 19.

Chairman Wright asked when they would start. Staff Liaison Mesaros stated as soon as the plans are reviewed. They are ready to go.

Chairman Wright asked if there is anything else. Village Planner Berstene stated the Walmart rebranding, the Kohl's, and the Sephora signage.

Member Hrymak asked the status of the Hartford Building. Staff Liaison Mesaros stated delays were the result of concrete for the flooring and a structural review of the changes. The prefabricated panel walls delivery is anticipated to be the week of July 28, 2022.

Chairman Wright asked about the parking lot. Staff Liaison Mesaros stated there is nothing yet.

Chairman Wright asked about the old brewing place across the street. Staff Liaison Mesaros stated there has been no interest.

### **ADJOURNMENT:**

A motion was made by Member Zander to adjourn the meeting at 6:30 p.m.; seconded by Member Hayes. All in favor. None opposed. Motion passed unanimously.

Respectfully submitted,

Angela M. Mesaros  
Staff Liaison



# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: September 1, 2022

**To:** Appearance Commission

**From:** Valerie Berstene, Village Planner

**Topic:** Case 22-25 Exterior Improvements for Building Repositioning

### APPLICATION INFORMATION

APPLICANT	Mohammad Majid
ACTION	Approval of Elevations, Landscape
REQUESTED	Plan, and Site Lighting
ADDRESS	810 Maple Avenue
PIN	29-32-200-022-0000



### DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Material Specification Sheets	3	various manufacturers	-
Remodel of Existing Commercial Building drawing set	5	BAU Design & Development	08/16/2022
Staff exhibits	8	Valerie Berstene, Village Planner	08/04/2022

### BACKGROUND

The applicant recently bought the subject property, previously a tire retailer and installer. The property owner plans to repurpose the existing building and site for commercial retail spaces, fitting out the building for two tenants. Concurrent with this application for the Appearance Commission, the property owner has applied for Site Plan Review and a Variance, to be considered by the Planning and Zoning Commission on August 11, 2022.

In 1984, the property (formerly a part of Washington Park) was developed as a multi-tenant building for DeRe Goodyear Tire and Harley-Davidson. In 1997 Harley-Davidson vacated the building.

In 2004 the business rebranded as Discount Tires. The proposed façade changes were approved by the Appearance Commission (Case 04-26).

On August 11, 2022, the Planning and Zoning Commission approved the proposed site plan, subject to the applicant resubmitting drawings addressing the comments of the Site Plan Review Committee, dated July 29, 2022; and recommended that the Village Board approve the requested variance from parking requirements.

## DISCUSSION

### ELEVATIONS

The existing building is primarily composed of a beige ribbed concrete block with a glass storefront and overhead doors on the two primary facades. The proposed improvements will re-clad the two primary facades- the south facing Maple Avenue and the east facing the internal parking lot and drive aisle- with a manufactured stone veneer (Stone Master's "Barcelonetta" joint-less stacked stone, color: Sahara) and stucco in charcoal grey and pewter. The new stone veneer will be the primary material from grade to the top of the windows, with some elements extending to the base of the cornice line to create vertical piers. Above the window line, the new stucco will cover the existing ribbed concrete block and introduce new texture and definition through use of the two grey tones.

The south elevation, facing Maple Avenue, has a large amount of storefront glass and two entrances. The proposed improvements will maintain the existing storefront windows.

Turning the corner, the southern part of the east elevation continues the storefront glazing and building entrance similar to the Maple Ave façade. The remainder of the elevation, as it exists, features eight overhead doors that provided access to the tire-change bays. The proposed improvements will replace the overhead doors with new glass storefronts, similar to those existing in the building, and provide a new entrance to a tenant space at the northern end of the building.

The secondary elevations (north and west) will retain their ribbed concrete block and be painted to match the new finishes. Proposed improvements to the west elevation will reconfigure exterior doors, including relocating an overhead door.

The floor plans show that almost all of the storefront windows will be obscured by interior walls. From the exterior, the building will present an attractive appearance, but it will not convey transparency to the public. Staff recommends that the Commission consider requiring a greater level of transparency on the façade (minimum 50% transparency per elevation, from 2.5' above grade to the top of the windows) to promote health and safety for store occupants and vitality for the businesses.

### LANDSCAPE PLAN

The property has a limited area that is not covered by impervious surfaces. The property owner proposes to improve the site landscaping by adding: three canopy trees along Maple Avenue (where there are no parkway trees) and a landscape bed along the walk parallel to Maple Avenue, an average of 6' wide, and including around the base of the sign to be planted with shrubs, grasses, and perennials. A portion of excess walkway width along the front of the building will be removed and replaced with landscaping.

There is an electrical transformer in the front of the lot, between the building and the street that is not shown with any landscape screening. The Appearance Commission may consider recommending landscaping around the transformer to screen it from view.

The Village Arborist has reviewed the proposed landscape plan, provided technical corrections, and recommended the following substitutions:

1. Switch grass variety instead of Karl Foerster grass
2. Diervilla shrubs instead of boxwoods

The landscape plan provided for review by the Appearance Commission incorporates these recommendations of the Village Arborist.

#### LIGHTING

New wall-mounted lights are proposed for the building: architectural sconces between each of the storefront windows on the primary facades and utilitarian wall pack lights on the two secondary facades. Both will be LED's. Additionally, wall-mounted flood lights are proposed for illuminating the parking lot to the north and east of the building.

#### SIGNAGE

The applicant proposes two wall signs, new panels in the existing monument sign, and an allotment of window signage. The gross sign area for those proposed complies with the allowed sign area per the Sign Ordinance. No further review by the Appearance Commission is required at this time.

#### CONFORMANCE WITH APPEARANCE PLAN

When reviewing these proposed improvements, the Appearance Commission should consider the provisions of the Appearance Plan under the headings of *D. Landscape and Site Treatment*; *E. Building Design*; *H. Lighting*; and *I. Site Maintenance*.

#### **RECOMMENDED APPEARANCE COMMISSION ACTION**

The Appearance Commission may wish to consider the following motion:

Approval of Case 22-25 Building Repositioning for 810 Maple Avenue as proposed on the elevations, landscape plan, and lighting plan submitted by BAU Design and Development, dated July 19, 2022.

Additionally, the Commission may wish to attach the following condition:

...subject to providing a minimum 50% transparency per primary elevation, within the zone measured from 2.5' above grade to the top of the window.



# REMODEL OF EXISTING COMMERCIAL BUILDING

ISSUED FOR PERMIT
03-28-2022
REVISIONS 1
04-28-2022
REVISIONS 2
06-04-2022
VARIANCE & APPEARANCE
REVIEW 08-16-2022

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

810-20 MAPLE AVE.  
HOMEWOOD, IL 60430


(x) FULLY COMPLY ( ) NEED NOT COMPLY

SIGNED:  DATE: 08-16-2022

Illinois License Number: 001-023574

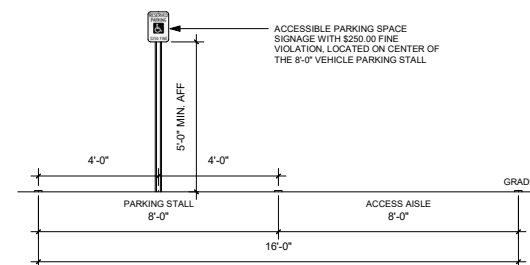
## CERTIFICATION STATEMENT

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:  DATE: 08-16-2022

BAU DESIGN & DEVELOPMENT  
Design Firm Number: 184-007502  
Illinois License Number: 001-023574 Exp: 11/2022

## TYP. ACCESSIBLE PARKING STALL AND SIGNAGE



COVER

DRAWING INDEX	
Sheet Name	Sheet Number
COVER	A100
DEMOLITION PLAN	A101
PROPOSED PLANS	A102
PROPOSED PLANS	A103
PROPOSED PLANS	A104
PROPOSED PLANS	A105
EXITS & ACCESSIBILITY	A106
EXITS & ACCESSIBILITY	A107
OCCUPANCY	A108
ELEVATIONS	A201
SECTIONS	A301
SECTIONS	A302
STRUCTURE	S101
LANDSCAPE	L101
PHOTOMETRIC PLANS	L102
MECHANICAL	M101
MECHANICAL	M102
MECHANICAL	M103
ELECTRICAL	E101
ELECTRICAL	E102
PLUMBING	P101

**-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.**

## ZONING DATA

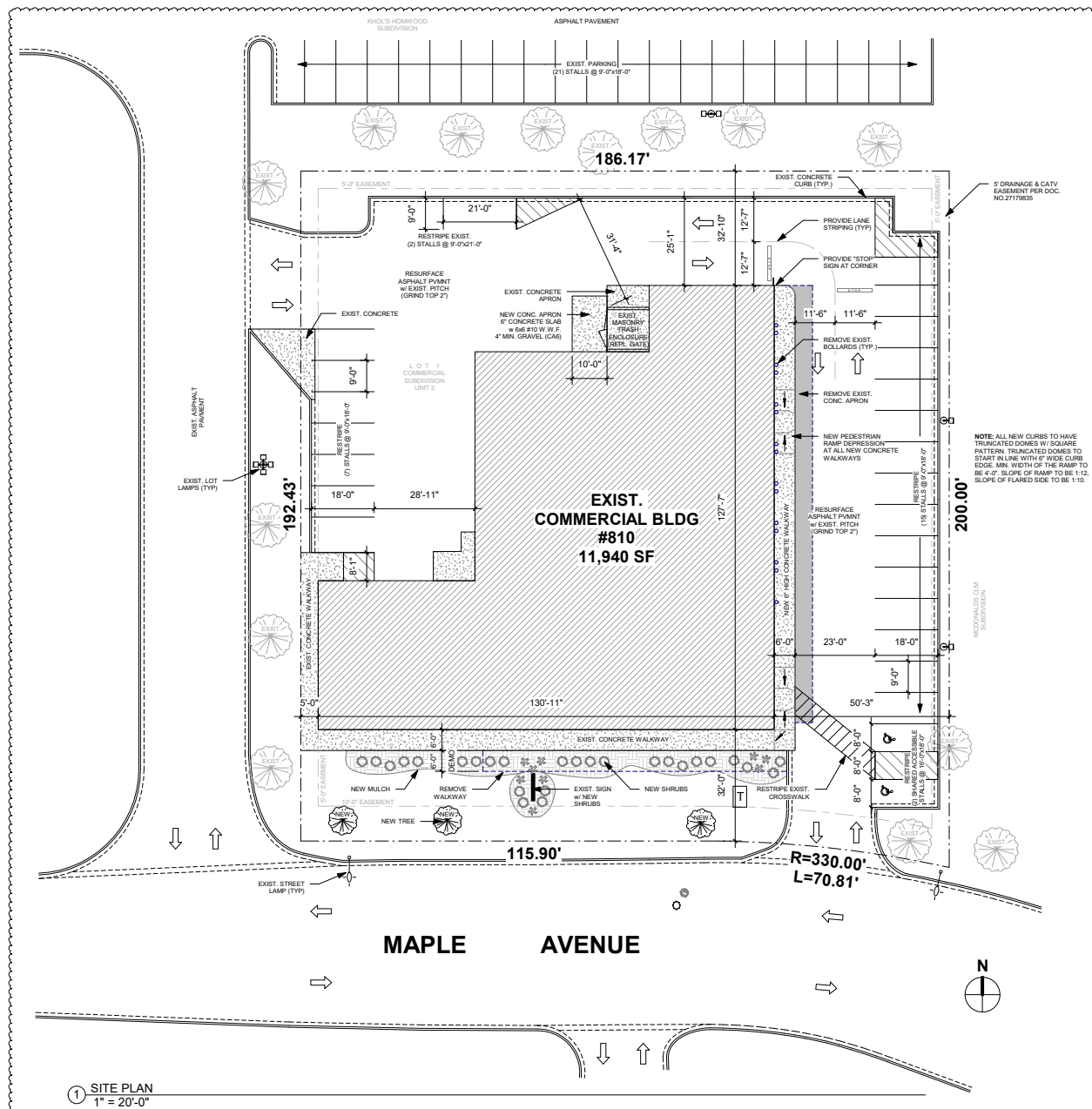
ZONING DISTRICT	COMMERCIAL (B-4)
LOT AREA:	36,001 SQ. FT.
TOTAL BUILDING AREA	11,940 SQ. FT.

CONSTRUCTION TYPE	II-B
PREVIOUS OCCUPANCY TYPE	S-I
OCCUPANCY TYPE	M

TOBACCO OCCUPANT LOAD (1-2 EMPLOYEE INCL.)	27
BEAUTY OCCUPANT LOAD (2-3 EMPLOYEE INCL.)	53
OCCUPANT LOAD TOTAL	80

REQUIRED PARKING SPACES (11,940 GSF/250)	48 STALLS
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PARKING SPACES	24 STALLS
HANDICAP PARKING SPACES	2 STALLS
TOTAL PARKING	26 STALLS



① SITE PLAN  
1" = 20'-0"

REMODEL OF EXISTING COMMERCIAL BUILDING

810-20 MAPLE AVE  
HOMEWOOD, IL 60430



DATE: 08-16-2022

PROJECT: #21-071 DB

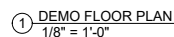
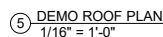
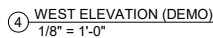
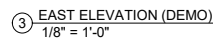
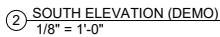
SHEET NO.

A100

COPYRIGHT BAU DESIGN & DEVELOPMENT

8/17/2022 8:15:09 PM








DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY THE INTENT OF THE DEMOLITION WORK. CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.

A101

8/17/2022 8:15:12 PM



SIGN SCHEDULE				
ACTUAL BUILDING FRONTAGE	131 FT			
ALLOWED GROSS SIGN AREA (MAX)	327.50 GSF			
ACTUAL STREET SIGN AREA	32.00 GSF			
BUILDING BOX SIGN AREA	243.36 GSF			
STOREFRONT SIGNAGE AREA	126.72 GSF			
<b>ACTUAL GROSS SIGN AREA</b>	315.80 GSF	SIGNAGE (OPAQUE) STOREFRONT	TINTED (OPAQUE) STOREFRONT	GLASS (TRANSPARENT) STOREFRONT

ISSUED FOR PERMIT 03-28-2022
REVISIONS 1 04-28-2022
REVISIONS 2 06-04-2022
VARIANCE & APPEARANCE REVIEW 08-16-2022

**BAU**  
**Design & Development**

1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (224) 388-8914  
Email: [archdbd2@gmail.com](mailto:archdbd2@gmail.com)

REMODEL OF EXISTING COMMERCIAL BUILDING  
810-20 MAPLE AVE  
HOMEWOOD, IL 60430



DATE: 08-16-2022

PROJECT: #21-071 DB

SHEET NO.

A201

9/17/2022 8:15:22 PM



## 8/17/2022 8:15:40 PM

TYP	DESCRIPTION	LAMP	TEMPERATURE	LUMENS	MOUNTING HEIGHT
A1	LED FLOOD LIGHT	100 W	4000 K	13,000	13'-6" MIN. / 15'-0" MAX.
B2	LED WALL PACK LIGHT	40 W	5000 K	4,000	11'-0" MIN. / 15'-0" MAX.
C1	LED EXTERIOR DECORATIVE SCOFF	18 W	4000 K	1,800	7'-6" MIN. / 15'-0" MAX.
SEE SPECS BELOW					

## COSMO 12 WALL SCOFF



Elegant, contemporary LED outdoor wall sconce features a rectangular white acrylic shade with metal base. Cosmo creates soft up light to highlight structural features on an architectural facade as well as creating subtle ambient up-lighting.

High quality LM80-tested LEDs for consistent long-life performance and color.

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized white acrylic lensing

### SPECIFICATIONS

DELIVERED LUMENS	13000
WATTS	100
VOLTAGE	Universal 120V-277V with integral transformer 2 1/2" NPT surge protection (standard)
DIMMING	0-10V, DALI
LIGHT DISTRIBUTION	Beam Spread
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
ICCT	8000K or 4000K
CR	90+
COLOR RENDERING	3 Step
BUS RATING	80-100A
BANK SIZE	Non-Selectable
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Compliant with California Title 24 Part 6 for outdoor use. Registration with ETL Audited Database not required.
START TEMP	-50°C
FROST RESISTANCE	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	150,000 Hours
WARRANTY*	5 Years

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.

### ORDERING INFORMATION

7000WCOS	CHUCK	LENGTH	COLOR	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
800	8000K	12"	W	WHITE ALUMINUM	120V-277V	5	5
800	8000K	12"	W	WHITE ALUMINUM	120V-277V	5	5

techlighting.com

## LED WALL PACK SECURITY LIGHTS

QUICK SEARCH: SC9760



### FEATURES:

- Die-Cast aluminum housing
- Finish: Dark bronze
- Suitable for both indoor and outdoor applications
- Optional Photocell
- Install to junction box or with conduit using side knockouts
- No Humming
- Low Maintenance

### LIGHTING:

- Color Temperature: Available in Daylight, Cool White, and Soft White
- Lens: Polycarbonate optical lens with UV stabilizers

### WARRANTY & LISTINGS:

- 5 year warranty
- UL Listed
- DLC
- Wet Rated

### MECHANICAL:

- Suitable for use in -40°C to 40°C
- 50/60Hz
- Voltage: 120V-277V

### ACCESSORIES:

- Photocell

### SPECIFICATION:

Product Code	Wattage	Lumens	Color Temperature	Dimensions	Accessories
9515CGB2030-50K	30W + 100W	3,500 Lumens	5000K Daylight	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2030-40K	30W + 100W	3,500 Lumens	4000K Cool White	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2030-30K	30W + 100W	3,500 Lumens	3000K Soft White	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2039-50K	40W + 175W	5,000 Lumens	5000K Daylight	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2039-40K	40W + 175W	5,000 Lumens	4000K Cool White	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2055-50K	55W + 250W	7,700 Lumens	5000K Daylight	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2063-50K	65W + 250W	7,300 Lumens	5000K Daylight	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2063-40K	65W + 250W	7,300 Lumens	4000K Cool White	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2087-50K	90W + 320W	10,000 Lumens	5000K Daylight	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2087-40K	90W + 320W	10,000 Lumens	4000K Cool White	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2125-50K	125W + 400W	14,500 Lumens	5000K Daylight	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2135-40K	125W + 400W	14,500 Lumens	4000K Cool White	9.52" (H) x 14.21" (L)	As Is - No Photocell
9515CGB2150-50K	150W + 600W	18,000 Lumens	5000K Daylight	9.75" (H) x 18" (L)	As Is - No Photocell
9515CGB2150-40K	150W + 600W	18,000 Lumens	4000K Cool White	9.75" (H) x 18" (L)	As Is - No Photocell
9515CGB2150-30K	150W + 600W	18,000 Lumens	3000K Soft White	9.75" (H) x 18" (L)	As Is - No Photocell

Superior Lighting | 1-800-545-7778 | 3530 NW 53rd St Fort Lauderdale, FL 33309 | [www.superiorlighting.com](http://www.superiorlighting.com) prices & specs subject to change without notice

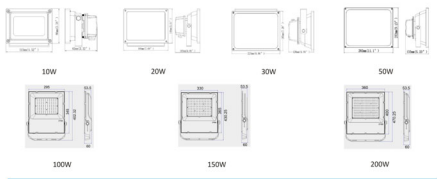
## Led Flood Light

Connect to Project Rebars in North America

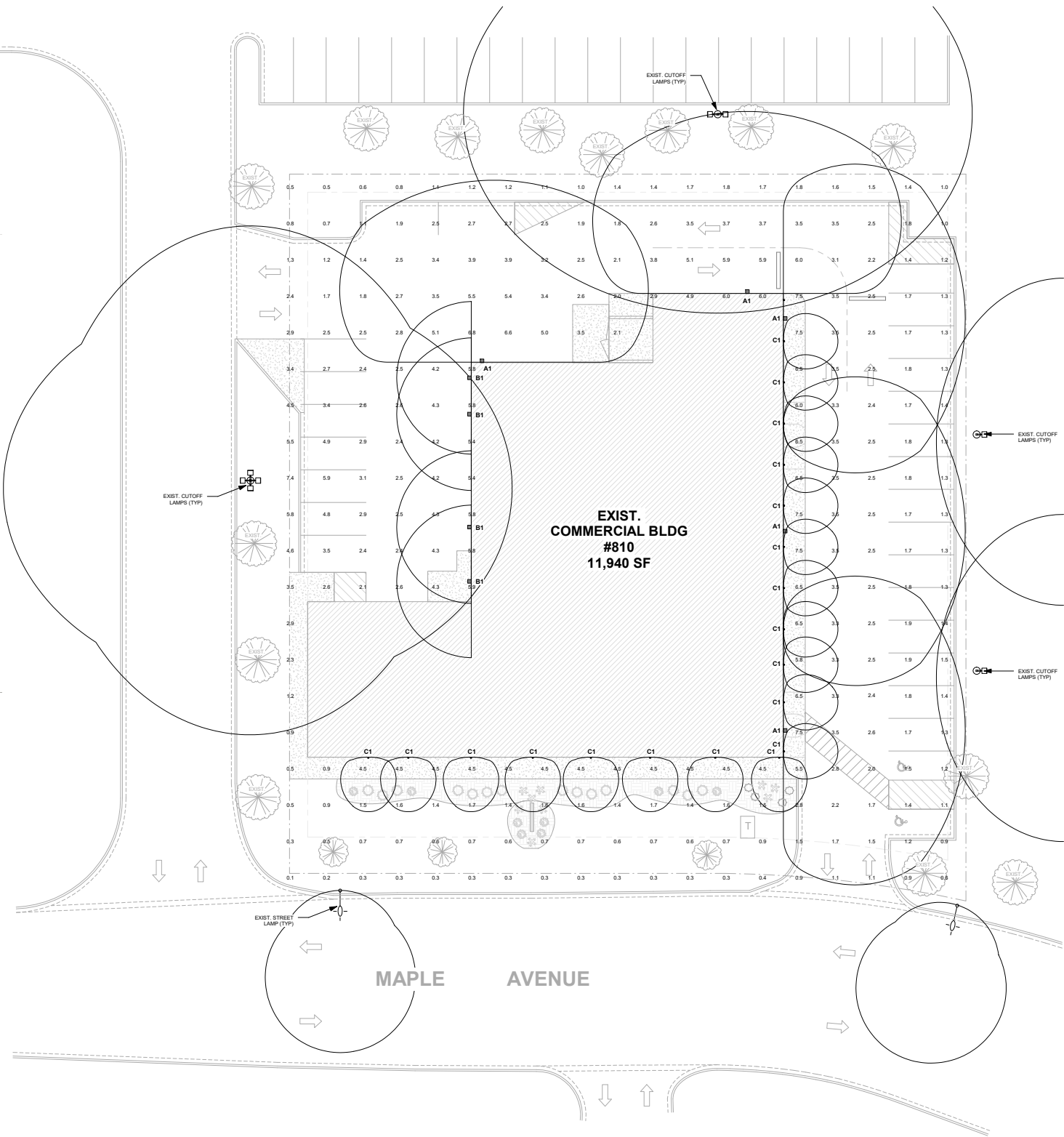
### Common Technical Data

Model	18-010AC2	18-010AC2	18-010AC2	18-010AC2	18-010AC2-C	18-010AC2-C
Power	100W	200W	300W	500W	1000W	2000W
Lumens	13000	26000	39000	65000	130000	260000
Size (HxWxD)	1.89x1.34x0.85	1.34x1.89x1.26	2.22x1.34x1.50	3.37x1.34x1.67	1.89x1.34x0.85	2.22x1.34x1.50
Color Temp	3000K/4000K/5000K/5500K					
Housing	Al and Glass					
Operation Temp	-50°C to 45°C					
Life Span	50,000 hours					
Driver	High efficiency driver					
Voltage Range	AC 100-277V or AC 300-480V					
Frequency	50/60Hz					
Viewing Angle	120-degree					
CR	90					
PF	>0.99					
Power Efficiency	>90%					

### Dimension



Page: 2 of 2



1 PHOTOMETRIC PLAN  
1/16" = 1'-0"

PHOTOMETRIC PLANS

ISSUED FOR PERMIT
03-28-2022
REVISIONS 1
04-28-2022
REVISIONS 2
06-04-2022
VARIANCE & APPEARANCE
REVIEW 08-16-2022

**BAU**  
Design & Development  
1302 South 5th Avenue  
Des Plaines, IL 60018  
Phone: (224) 388-8914  
Email: [archb2@gmail.com](mailto:archb2@gmail.com)

REMODEL OF EXISTING COMMERCIAL BUILDING  
810-20 MAPLE AVE  
HOMEWOOD, IL 60430



DATE:	08-16-2022
PROJECT:	#21-071
SHEET:	DB
NO.	

L102

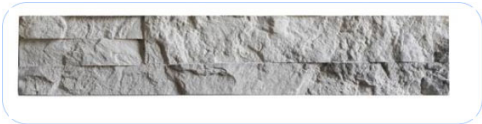
8/17/2022 8:15:50 PM



Stone Master® Sahara Barcelonetta Manufactured Stone Veneer Siding (4.41 sq. ft.)

Model Number: 1446710 Menards® SKU: 1446710

Item 4. B.



EVERYDAY LOW PRICE

11% MAIL-IN REBATE Good Through 7/24/22

FINAL PRICE

\$20.99

\$2.31

\$18.68

/pkg

\$4.24 /sq.ft

You Save \$2.31 with Mail-In Rebate

Color: Sahara

\* Mail-In Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Description & Documents

Stone Master® brand's manufactured stone veneer is the result of many years of design, production, and installation experience. The jointless, stack-stone style has the look of natural stone and is very easy to install. Used by architects, designers, building professionals, and the do-it-yourselfer to create beautiful, warm, and harmonious living environments.

Brand Name: Stone Master

- Features
- An affordable, lightweight alternative to real stone
  - Easy to install
  - Durable
  - Adds lasting value to your home or business
  - Exterior or interior use
  - 20-year limited warranty
  - Matching corners are not available for this SKU, corners can be made by mitering the flats.
  - Type 1 Mastic required for installaton in interior applications
  - Mortar required for installation on exterior applications

Specifications							
Product Type	Manufactured Stone Panels	Material	Concrete	Coverage Area	4.41 square foot	Nominal Height	3-3/4 inch
Nominal Length	14-1/4 inch	Nominal Thickness	1 inch	Color	Sahara	Recommended Environment	Interior & Exterior
Includes	Stone Only	Style	Mortar Applied	Manufacturer Warranty	20 year	Weight	24.86 pound
Shipping Dimensions	31.00 H x 16.00 W x 5.00 D	Shipping Weight	24.875 lbs	Return Policy	Special Order Merchandise (view Return Policy)		

**Please Note:** Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)

# BARCELONETTA

365x93 mm

Kamień BARCELONETTA stanowi zespolenie stylu klasycznego z elementami nowoczesnymi, połączenie walorów natury i goniłwy za wyzwoloną dzikością. Mocne kolory świetnie współpracują z ekspresywnymi elementami wystroju wnętrz. Kolekcja przenosi do pomieszczeń ducha miasta pełnego życiowego pulsu i bezgranicznej kreatywności.



SAHARA



**Do zastosowań zewnętrznych i wewnętrznych**

*elewacja, taras, ogród, biuro, salon, kuchnia, łazienka, sypialnia, pokój dziecięcy, hol.*

**TYP:** *fugowe*

## **ZALECANA CHEMIA:**

**do montażu:** *grunt Stone Master, klej dyspersyjny Stone Master.*

**do impregnacji:** *impregnat do kamienia betonowego Stone Master.*

## **PAKOWANIE:**

**ilość w opakowaniu:** *0,41 m<sup>2</sup>*

**waga opakowania:** *10,3 kg*

**liczba opakowań na palecie:** *81*

**waga palety:** *834 kg*

# STUCCO & MORTAR COLOR

PRODUCT NO. 1319

## PRODUCT DESCRIPTION

QUIKRETE® Stucco & Mortar Color is a liquid color additive for Stuccos, mortars and other cementitious systems

## PRODUCT USE

QUIKRETE® Stucco and Mortar Color is used with QUIKRETE® Mortar Mix, Mason Mix, Glass Block Mortar, QUIKWALL® Surface Bonding Cement, QUIKRETE® Finish Coat Stucco, One-Coat Fiberglass Reinforced Stucco or Heavy Duty Masonry Coating. The color is added to the water before mixing into the dry QUIKRETE® product.

QUIKRETE® Stucco and Mortar Color comes in 20 standard colors. Some of the colors require a gray base and some require a white base. Color charts are available which clearly describe which base to use to achieve a particular color. Color-coded bright attention package, easier to identify and inventory. Instructions on package aid customers in use and selection. Many merchandising advantages with better looking package. Bottles are shipped in a convenient display carton. Remove the kraft slipover carton and bottles are ready to display in an attractive yellow and white carton tray.

## SIZES

QUIKRETE® Stucco and Mortar Color is packaged in 10 oz. (296 ml) bottles with a twist-off cap. Twelve (12) bottles are packed in each shipper carton. Each bottle of Stucco and Mortar Color is designed to be used with one bag of the recommended products.

## MIXING

Mix the color thoroughly with the mix water prior to adding the powder. Mix the powder in accordance with the instructions for the particular product being used. For maximum color uniformity be careful to use the same amount of pigment in each batch. Mix the next batch of product into the last half of the previous batch to even out any differences. Do not stop in the middle of a wall. Stop at joints or natural breaks in the building.

## DIVISION 4

Masonry Mortar Pigments  
04 05 13



## PRECAUTIONS

This product is designed for mixing into cementitious systems at the time of their application. Under no circumstances is this product to be painted on the surface of hardened or partially hardened mortar or stucco.

The color chart is only an approximate representation of the color that will be achieved with a particular product. It is recommended that a test panel be prepared prior to beginning the project. Depth of color will vary when using 60 lb (27.2 kg) vs 80 lb (36.3 kg) bags. For a deeper color use the 60 lb (27.2 kg) bags. The uniformity of color cannot be guaranteed by the materials manufacturer. Color uniformity is affected by water quantity, thoroughness of mixing, cleanliness of equipment, application technique, curing conditions and curing procedure. Temperature, wind velocity, direct sunlight or shading, as well as the dampness or dryness of the surface receiving the material, have an effect on the finished depth of color.

## WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at [www.quikrete.com/product-warranty](http://www.quikrete.com/product-warranty) or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.





# FINISH COAT STUCCO

PRODUCT NO. 1201

## PRODUCT DESCRIPTION

QUIKRETE® Finish Coat Stucco is a Portland cement based finishing plaster.

## PRODUCT USE

QUIKRETE® Finish Coat Stucco is designed for use as a decorative finish over Portland cement base coats or QUIKRETE® One Coat Fiberglass-Reinforced Stucco (#1200). Finish Coat Stucco is manufactured as a complete product requiring only the addition of water. Available in white and gray, Finish Coat Stucco can be colored with QUIKRETE® Stucco & Mortar Color (#1319). The liquid color is premixed with the mixing water prior to the addition of the dry Finish Coat Stucco. Mix thoroughly until uniform in color.

## SIZES

- QUIKRETE® Finish Coat Stucco is available in the following sizes:
  - 50 lb (23 kg) bags
  - 80 lb (36 kg) bags
  - 3000 lb (1361 kg) bulk bags

## YIELD

- Each 80 lb (36 kg) bag will yield approximately 0.75 ft<sup>3</sup> (20 L) of material. Coverage will be approximately 70 ft<sup>2</sup> (6.5 m<sup>2</sup>) at 1/8" (3.2 mm). Coverage will vary with texture.

## TECHNICAL DATA

### ASTM International

- ASTM C109/C109M Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. or [50-mm] Cube Specimens)
- ASTM C926 Standard Specification for Application of Portland Cement-Based Plaster

## PHYSICAL/CHEMICAL PROPERTIES

QUIKRETE® Finish Coat Stucco is a Portland cement based finishing plaster complying with ASTM C926 requirements for Type F Plaster. Typical compressive strength results obtained with QUIKRETE Finish Coat Stucco, when tested in accordance with ASTM C109, are as follows:

- 900 psi (6.2 MPa) at 7 days
- 1200 psi (8.2 MPa) at 28 days

Note - The results are based on samples tested at a consistency of 65 - 75 mm using a cone penetrometer.

## DIVISION 9

Portland Cement  
Plastering 09 24 00



## INSTALLATION

### SURFACE PREPARATION

Proper surface preparation is essential to the successful application of Finish Coat Stucco. All surfaces must be clean, structurally sound, and free of any loose or foreign material.

### MIXING

**WEAR IMPERVIOUS GLOVES**, such as nitrile when handling product.

- Blend approximately 2 gal (7.6 L) of water per 80 lb (36.3 kg) bag or 1.25 gal (4.7 L) per 50 lb (22.7 kg) bag
- Place water in the mixer and slowly add the Finish Coat Stucco
- Mix 2 - 3 minutes or until a mortar-like consistency is achieved. Add additional water in small amounts if necessary
- Use QUIKRETE Acrylic Fortifier (#8610) when application is being made to basecoats that have previously dried or when applying to QUIKWALL Surface Bonding Cement (#1230) surfaces
- When QUIKRETE Acrylic Fortifier is required as an internal bonding compound, replace 1/2 gal (1.9 L) of water with 1/2 gal (1.9 L) of Acrylic Fortifier per 80 lb (36 kg) bag or 2.5 pt (1.2 L) per 50 lb (23 kg) bag

Note - Mix only as much QUIKRETE Finish Coat Stucco as can be applied in 1 hour. Variation in water addition will affect color uniformity. Do not apply additional water during application. Proper rewetting of basecoats and finish treatment will eliminate the need for additional water.

### APPLICATION

- WEAR IMPERVIOUS GLOVES**, such as nitrile when handling product.
- QUIKRETE Finish Coat Stucco can be applied with any standard stucco tool.

- Install in accordance with ASTM C926 and local governing building codes
- Apply a minimum 1/8" (3.2 mm) thickness of Finish Coat Stucco by spray or trowel and smooth with a darby. Surface textures can be achieved with a brush or trowel
- Any desired texture or finish must be achieved while the mix is still plastic and workable
- Avoid overlapping fresh stucco over previously dried areas as this will result in a lack of color uniformity

### **CURING**

Provide sufficient moisture to permit continuous hydration of the cementitious materials and minimize cracking. The most effective procedure and frequency will depend on climate and job conditions. Under normal conditions, moist curing is accomplished by applying a fine fog spray of water generally twice daily in the morning and evening. Care must be exercised to avoid erosion damage to plaster surfaces. This procedure should be repeated for several days following stucco application. During hot and dry conditions, additional precautions may be necessary, including more frequent misting or the erection of barriers to deflect sunlight and wind.

Curing of Acrylic Fortified Systems: Under normal conditions, do not moist cure Acrylic Fortified product since air is essential in the curing of QUIKRETE Acrylic Fortifier mixes; however, under extreme conditions of wind and sun, moist curing may be required for the first 24 hours.

### **PRECAUTIONS**

- Temperature, wind velocity, direct sunlight or shading, as well as the dampness or dryness of the surface receiving the material, all have an effect on the finished depth of color. Do not apply when weather is forecast to be above 100 degrees F (38 degrees C) or below 40 degrees F (4 degrees C) within 24 hours without adopting the required hot and cold weather precautions.

### **WARRANTY**

NOTICE: Obtain the applicable LIMITED WARRANTY: at [www.quikrete.com/product-warranty](http://www.quikrete.com/product-warranty) or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

*\* Refer to [www.quikrete.com](http://www.quikrete.com) for the most current technical data, SDS, and guide specifications*



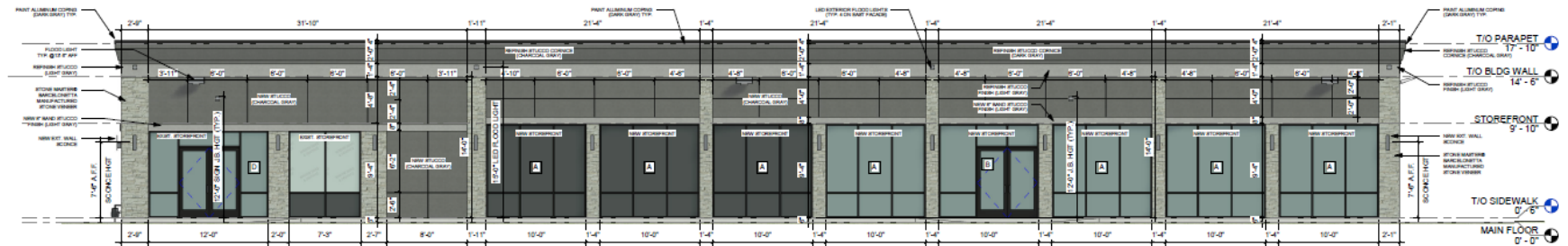








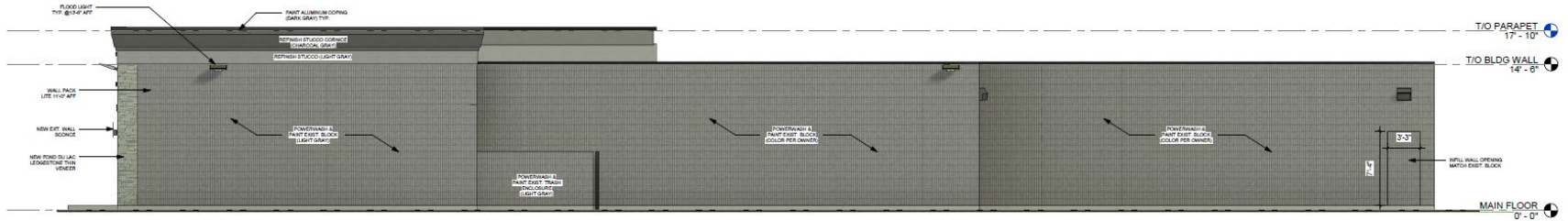
EXISTING



PROPOSED



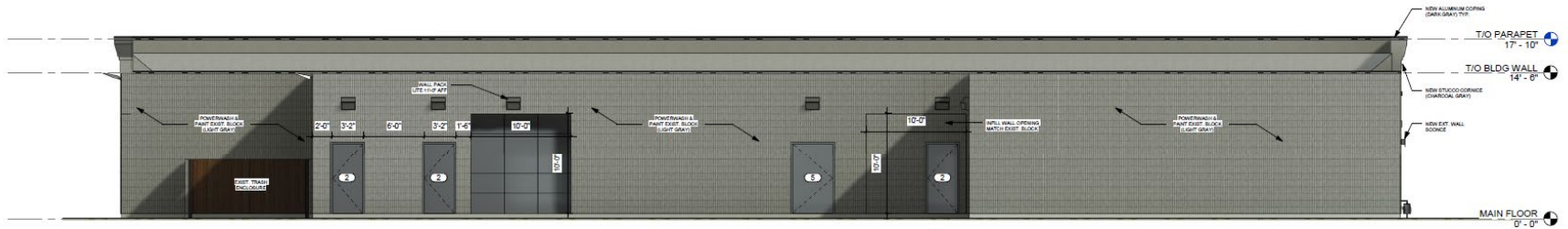
EXISTING



PROPOSED



EXISTING



PROPOSED



810 Maple Avenue

Building Repositioning

Materials

PIN: 29-32-200-022-0000

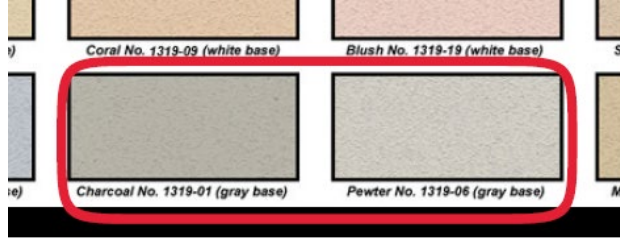
Case 22-25 AC

September 1, 2022

Item 4. B.



Stone Veneer



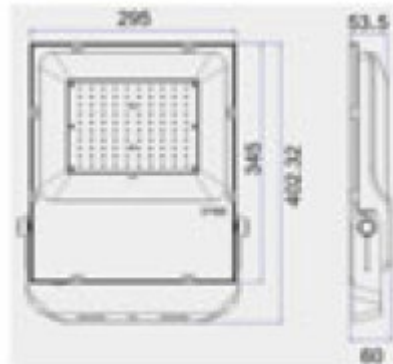
Stucco Colors



Wall Sconce



Wall Pack  
Security Light



Flood Light



PANICUM VIRGATUM "SHENANDOAH" - PV



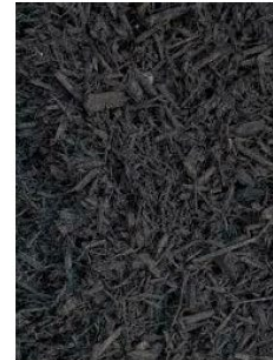
AMORPHA FRUTICOSA - IN



BAPTISIA - BA



DIERVILLA LONICERA - DL



BLACK MULCH - BLK



ACER TRUNCATUM - AT



All windows will have full height walls installed inside, blocking transparency and visibility, *except* those highlighted



# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: September 1, 2022

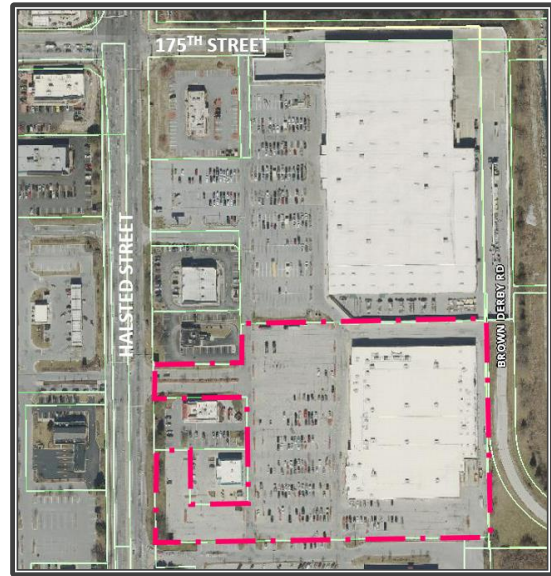
**To:** Appearance Commission

**From:** Valerie Berstene, Village Planner

**Topic:** Case 22-27 - Target Exterior Improvements

### APPLICATION INFORMATION

APPLICANT	Edward Davies on behalf of Target
ACTION	Approval of exterior colors and
REQUESTED	signage
ADDRESS	17605 Halsted
PIN	29-33-100-064-0000



### DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Exterior Façade Improvements	2	RSP Architects	08/17/2022
Site Improvement Plans C1.0 and C2.0	2	Kimley-Horn and Associates	08/16/2022
Light Fixture Cut Sheet	1	OCL architectural lighting	-
Staff Exhibits	3	Valerie Berstene, Village Planner	09/01/2022

### BACKGROUND

Target proposes new paint colors and accent materials, and signage on the building and the site to support the online order pick-up process. The subject property is a part of the Park Place Plaza Planned Unit Development.

### HISTORY

The establishment of the Park Place Plaza commercial Planned Unit Development dates to November 1986. Goldblatts department store occupied the site until closing in 2000.

In 2001, the Village Board approved a lot resubdivision amending the PUD. One of the new lots created was sold to Target to demolish the existing multi-tenant retail center and construct a new 125,000 sf building (Case 01-01).

Since its construction and opening in 2002, Target has not come before the Planning and Zoning Commission nor the Appearance Commission for any pending applications.

## DISCUSSION

### COLOR + MATERIALS

The proposed rebranding employs a color palette of warm neutral paint colors and a simulated wood product. The simulated wood product will be applied at the base of the building of the two volumes extending towards the parking lot and including the main entrance to the store. The remaining volume of the store will use a complimentary paint color at the base. The entirety of the existing building will be painted with the new color palette. New synthetic stucco (EIFS) in a "raisin" color is proposed to highlight the building entrance and the order retrieval drive-up area. The existing exterior finish is a painted split face concrete masonry units (CMU) with several horizontal accent bands of smooth face CMU. In addition to the proposed paint color changes, the application includes using a film applied to the storefront mullions to change their color from the current Target-brand red to a traditional silver appearance.

### SIGNAGE

The proposed signage exceeds the maximum sign area allowed for the site, which has no previous variances from the code maximum of 500 sf. The existing total signage on the site is approximately 460 sf when combining the wall signage and monument sign. The changes proposed with this application include additional wall signage for the drive up function and new site signage for the drive up parking spaces. The elements of the drive up parking space signage that are necessary to the function of the business (numbers and direction) are not counted toward the gross sign area. However, the logos are included toward gross sign area. The total signage requested is tabulated below. The total exceeds the maximum allowed gross sign area by 149.3 sf.

Target Signage Tabulations	
WALL SIGNS	Sign Area
"Target" + Bullseye	245
"CVS Pharmacy" + heart	55.7
"Drive up" + logo	77.1
"order pick up" vinyl lettering	8.3
<b>TOTAL</b>	<b>386.1</b>
MONUMENT SIGN	Sign Area
Target panel	225
<b>TOTAL</b>	<b>225</b>
ACCESSORY SIGNS	Sign Area
Drive Up Beacons	
Car Logo	0.5
Quantity	2
<b>SUB TOTAL</b>	<b>1.0</b>
Drive Up Post and Panels	
Car logo	3.1
Quantity	12
<b>SUB TOTAL</b>	<b>37.2</b>
<b>TOTAL</b>	<b>38.2</b>
<b>GRAND TOTAL</b>	<b>649.3</b>



**ALLOWED****500****PARKING LOT**

In addition to the proposed changes to the building elevations and signage, the applicant proposes to restripe parking spaces for drive-up use. To serve the function of business operations, a walkway and loading areas between the parking spaces for customers to load their purchases into their cars without impacting the flow of traffic. This proposed changes comply with the applicable parking requirements of the Zoning Ordinance.

**CONFORMANCE WITH APPEARANCE PLAN**

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

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

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

And

*“1. Wall, ground, and identification signs shall be a part of the architectural concept. Size, color, lettering, locations, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*

*3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.”*

**RECOMMENDED APPEARANCE COMMISSION ACTION**

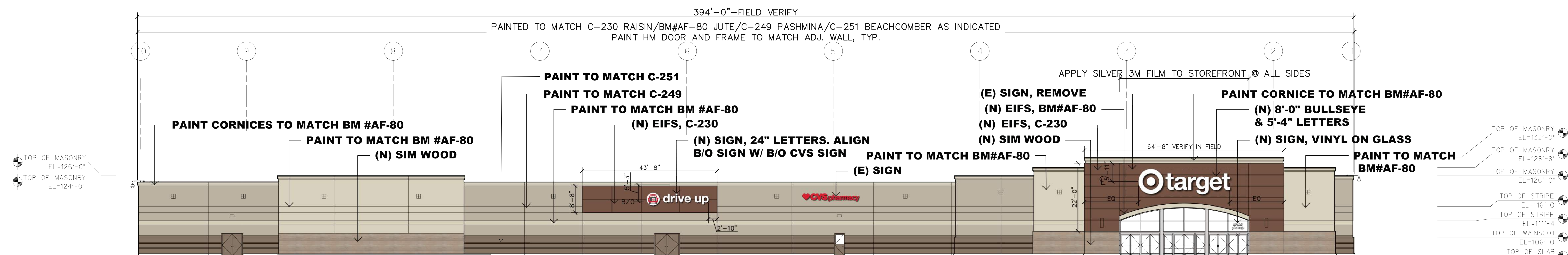
The Appearance Commission may wish to consider the following motions:

Approval of Case 22-27 Target Exterior Improvements for 17605 Halsted Street as proposed on the drawings submitted by RSP Architects Ltd dated August 17, 2022 and Kimley-Horn and Associates and dated August 16, 2022.

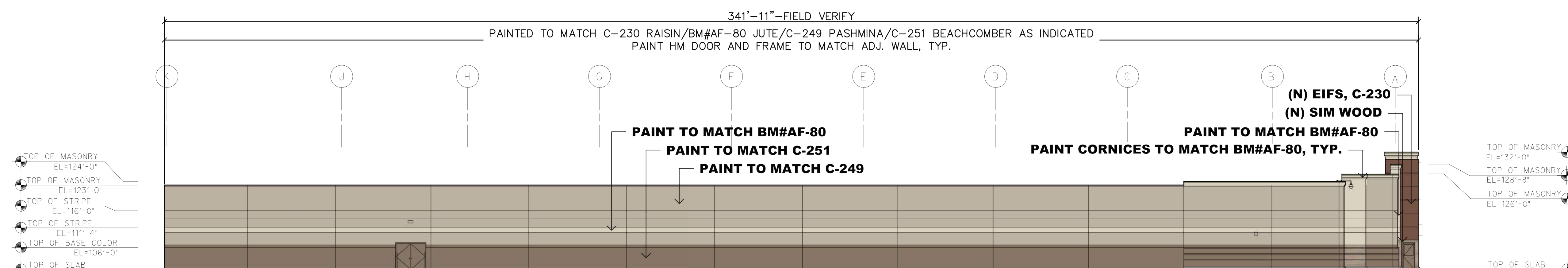
And:

Recommend approval of a variance from the maximum gross sign area for an increase of 150 sf for Target at 17605 Halsted Street.

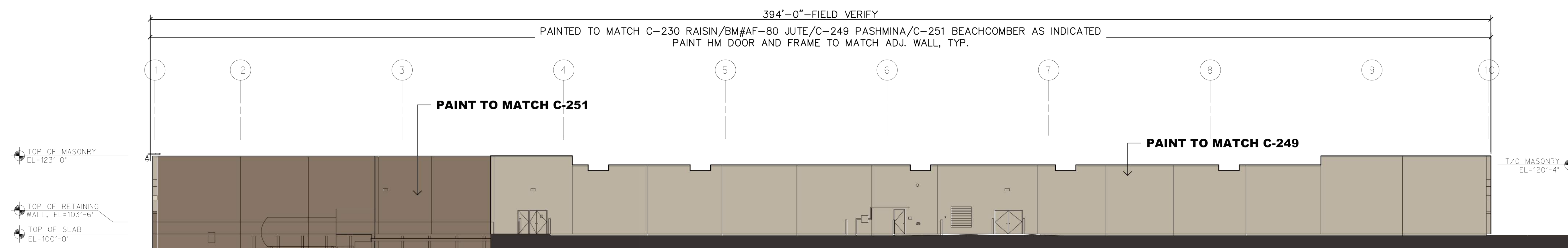




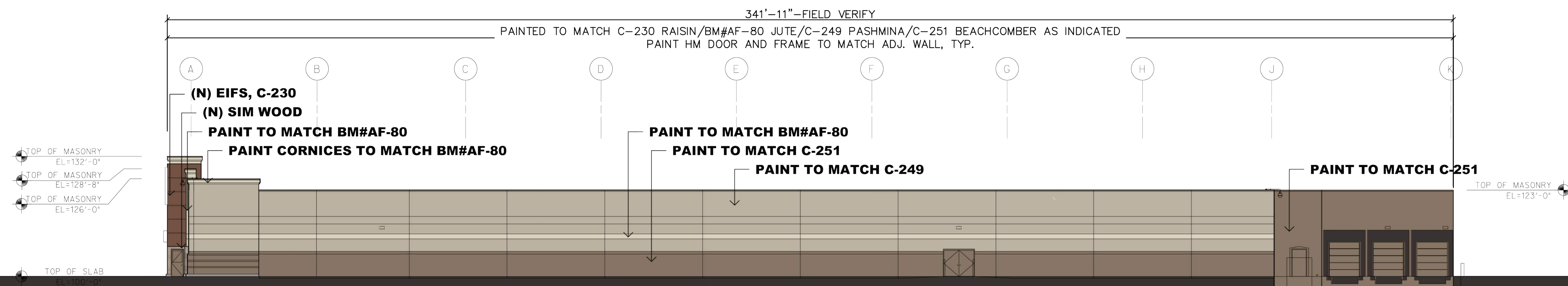
West Elevation



North Elevation



East Elevation



South Elevation

## COLOR KEY:

- (BM#AF-80) JUTE
- C-249 (BM #AF-100) PASHMINA
- C-251 (BM #0993) BEACHCOMBER
- C-230 (BM#1237) RAISIN
- SIMULATED WOOD: NICHIIHA ROUGHSAWN PANEL "SMOKE" COLOR.

## NOTE:

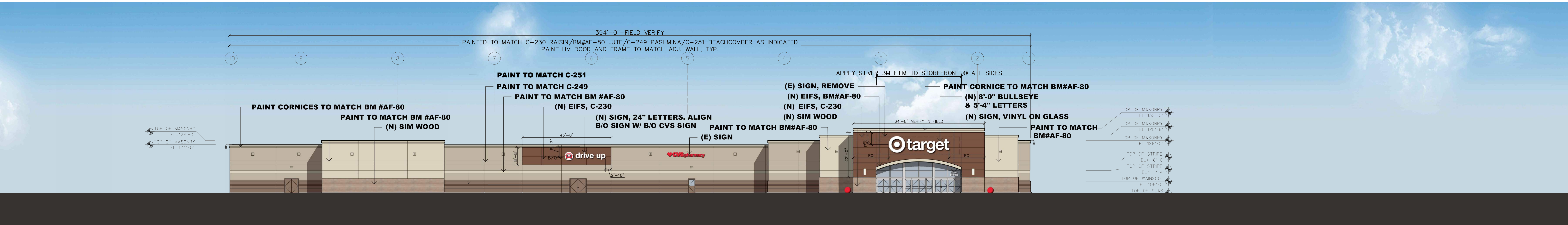
- \*STORE EXTERIOR WALLS ARE PRIMARILY CMU
- \*EXISTING SPHERICAL BOLLARDS REPAINT C-1 RED U.N.O.
- \*NEW LIGHT FIXTURES: OCL "NEWPORT" @ EXSTG. SCONCES LOCATIONS
- \*BEN-2 : MODERN, COLOR.....SILVER

## GENERAL NOTE

- \* AREA TO BE PAINTED STARTS AT TOP OF CURB OR REVEAL AND CONTINUES TO TOP OF PARAPET/FLASHING OR REVEAL. PAINT COLOR AND FINISH TRANSITIONS OCCUR AT EXISTING VERTICAL CONTROL JOINTS OR AT INSIDE BUILDING CORNERS, U.N.O.
- \* ALL EXISTING WALL-MOUNTED ITEMS TO BE PAINTED TO MATCH ADJ. WALL SURFACE, U.N.O.
- \* PATCH ALL VISIBLE HOLES FROM MOUNTING OF REMOVED SIGNS WITH LIKE MATERIALS. RESTORE WALL SURFACE TO 'LIKE NEW' APPEARANCE.
- \*SILVER 3M FILM APPLIED TO METAL TRIM AT STOREFRONT ENTRANCE (NO WINDOWS)







BENJAMIN MOORE #AF-80 JUTE



C-230 RAISIN  
BENJAMIN MOORE #1237



C-249 PASHMINA  
BENJAMIN MOORE #AF-100



C-251 BEACHCOMBER  
BENJAMIN MOORE #0993



NICHIHA FIBER-CEMENT. ROUGHSAWN  
PANEL, "SMOKE" FINISH.



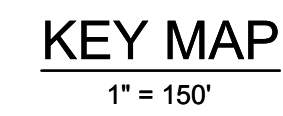
3M STOREFRONT FILM -SILVER COLOR



OCL "NEWPORT" SCONCE. 36" HEIGHT,  
SILVER METALLIC FINISH. COLOR TEMP  
2700K







- 1 REMOVE EXISTING STRIPING AND DRIVE UP SIGNAGE.
- 2 PROTECT IN PLACE EXISTING DRIVE UP BEACON.
- 4 INSTALL CROSSWALK PER DETAILS SHEET.
- 5 INSTALL STOP BAR AND MARKING PER DETAILS SHEET.
- 6 INSTALL STOP SIGN PER DETAILS SHEET.
- 7 PROTECT IN PLACE EXISTING CURB RAMP.
- 8 INSTALL DRIVE UP STRIPING AND SIGNAGE PER DETAILS SHEET.
- 9 INSTALL DRIVE UP BEACON PER DETAILS SHEET.
- 10 INSTALL STANCHION SIGN AND BASE PER DETAILS SHEET.
- 11 REMOVE AND RELOCATE EXISTING CART CORRALS CONTRACTOR TO COORDINATE RELOCATION WITH TARGET.
- 17 PROTECT IN PLACE EXISTING LANDSCAPE ISLANDS.
- 18 INSTALL WHEEL STOP PER DETAILS SHEET.
- 19 PROTECT IN PLACE EXISTING STORM DRAIN INLET.

A circular professional engineer seal for the State of Illinois. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "STATE OF ILLINOIS" at the bottom, separated by two stars. The center of the seal contains the name "MICHAEL A. DIORIO" and the license number "062-072485". A signature is written across the center of the seal.

**TARGET**  
T-1460 HOMEWOOD  
17605 S HALSTED ST  
HOMewood IL, 60430

## IMPROVEMENT PLAN

31







# Newport™

SCONCE/OUTDOOR

## FEATURES


- THE NEWPORT SCONCE FEATURES SOLID ALUMINUM DIE-CAST ENDS WITH A DOMED TOP AND A DISTINCTIVE TAPERING ARCH DESIGN
- 0.125" THICK, MATTE ANODIZED, ALUMINUM EXTRUDED BACK CHANNEL
- 3/16" THICK EXTRUDED VIRGIN WHITE ACRYLIC IS 45% DR HIGH IMPACT, UV STABLE, F1 RATED, AND UL-94 HB FLAME CLASS RATED
- NEWPORT CAN BE MOUNTED VERTICALLY OR HORIZONTALLY
- HINGED FRONT FACE SIMPLIFIES MAINTENANCE



## CATALOG CODES

<b>NP1</b>	-	<b>B</b>	-	<b>C</b>	-	<b>D</b>	-	<b>E</b>	-	<b>F</b>	-	<b>UNV</b>	-	<b>DM1</b>	-	<b>I</b>
SERIES		HANGING SYSTEM		SIZE		DIFFUSER		FINISH		LIGHT SOURCE		VOLTAGE		CONTROL		OPTIONS

## SPECIFY CATALOG CODE

A	B	C	D	E
SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH
 <b>NP1</b> NEWPORT	<b>S1SA</b> INDOOR ADA COMPLIANT SCONCE	<b>18</b>	<b>MW</b> MATTE WHITE	<b>POWDER COAT FINISHES</b> <b>BKP</b> BLACK <b>BMP</b> BRASS METALLIC <b>BNP</b> BRONZE <b>BTP</b> BLACK TEXTURED <b>GRP</b> GRAPHITE <b>GLP</b> GOLDTASTIC <b>MWP</b> MATTE WHITE <b>SGP</b> STEEL GRAY <b>SMP</b> SILVER METALLIC <b>SWP</b> SKY WHITE <b>WTP</b> WHITE TEXTURED
	<b>O10A</b> OUTDOOR ADA COMPLIANT SCONCE	<b>24</b>	<b>GW</b> GLOSS WHITE (REQUIRED FOR <b>O10A</b> )	
		<b>36</b>		
		<b>48</b>		

F	G	H	I
LIGHT SOURCE	VOLTAGE	CONTROL	OPTIONS
<b>LED OUTPUT</b> <b>LED1</b> <b>LED2</b>	<b>UNV</b> 120-277 <b>DM1</b> 0-10V DIMMING 1%	<b>LED1</b> 27K <b>LED2</b> 30K <b>LED3</b> 35K <b>LED4</b> 40K	<b>ULD</b> DAMP LABEL ( <b>S1SA</b> ONLY) <b>BIOS</b> BIOS SKYBLUE™ OR BIOS SKLYBLUE™ DYNAMIC LIGHT ENGINE* <b>MOD</b> MODIFIED LUMINAIRE (CONTACT LOCAL REP)

SAMPLE CODE: NP1-S1SA-24-GW-BKP-LED1/27K-UNV-DM1

\*Contact factory for BIOS SkyBlue® or BIOS SkyBlue® Dynamic light engine and control options. Visit [ocl.com/BIOS](http://ocl.com/BIOS) for more information.

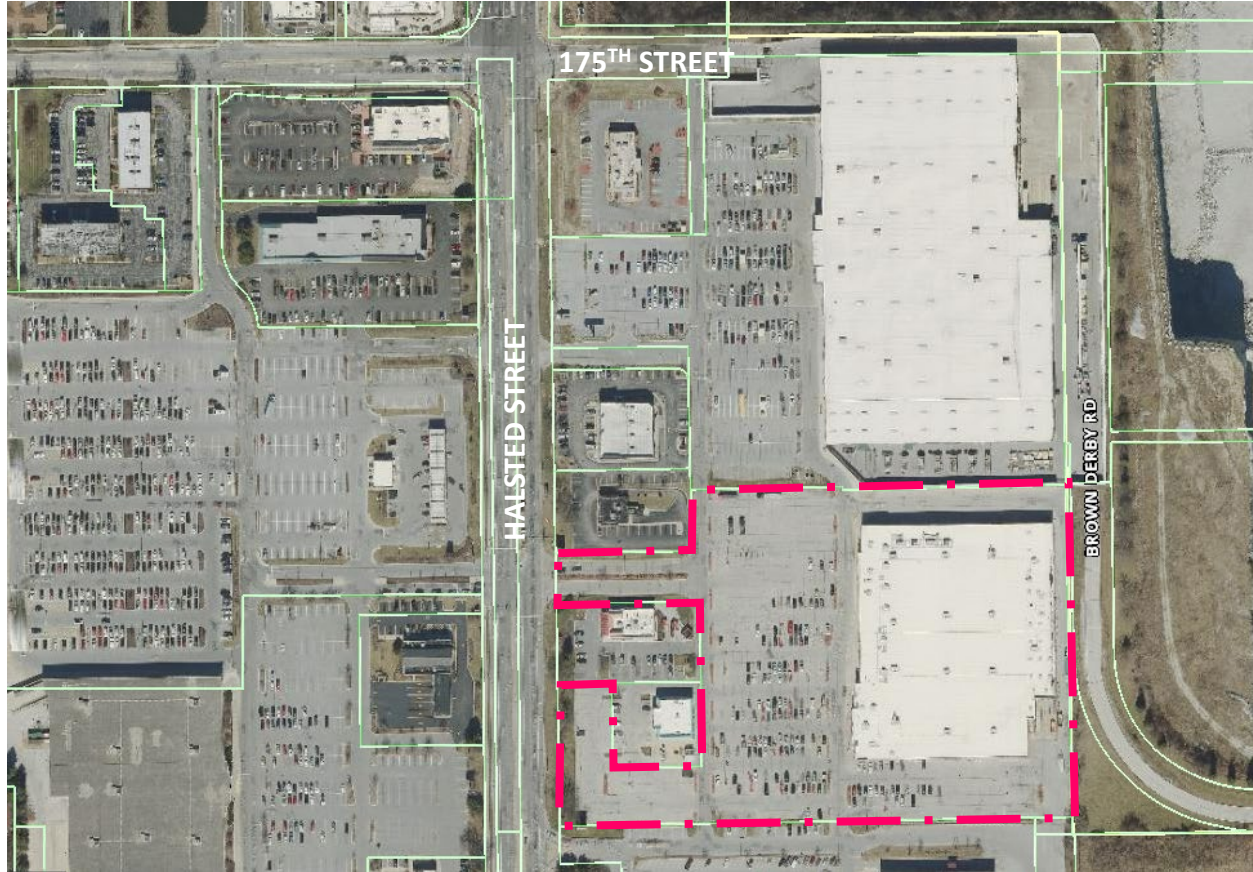
## MODS, NOTES, & COMMENTS

UP TO 58 LM/W

LUMENS AND WATTAGE CHART			
18"	24"	36"	48"
1050	1600	2600	3700
20	30	45	65
1350	2000	3250	4600
25	35	60	80

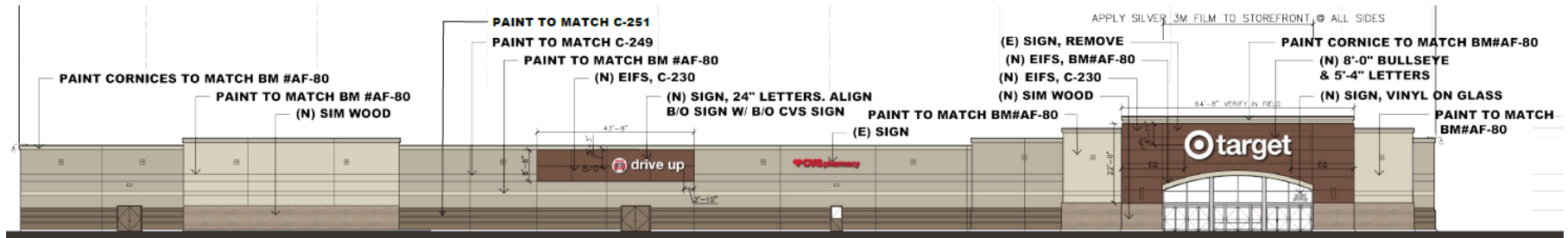
This chart was created for a 35K color temp. Multiply by 0.95 for 27k color temp, 0.97 for 30k color temp, and 1.03 for 40k color temp. Wattage and lumen data approx. pending LM-79 testing.







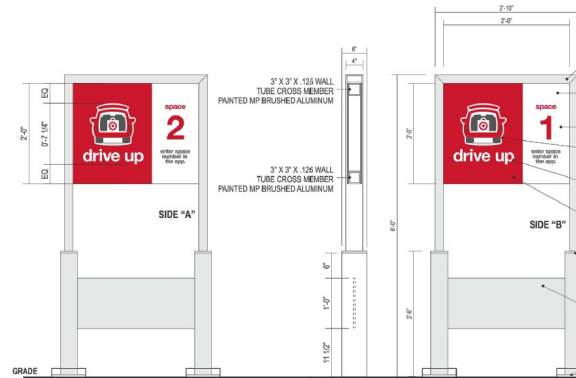
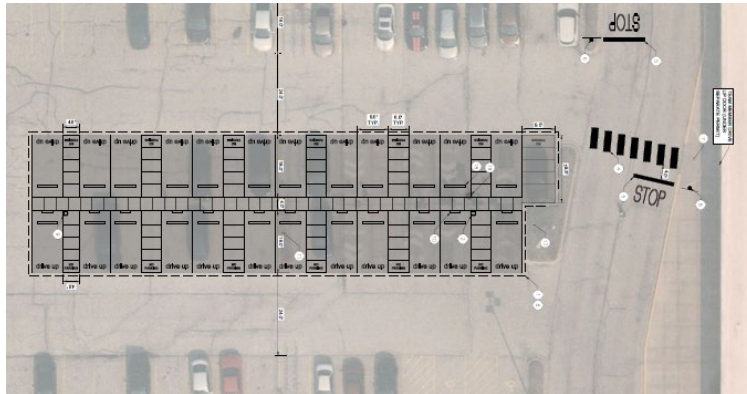
## EXISTING



## PROPOSED



EXISTING



PROPOSED



# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: September 1, 2022

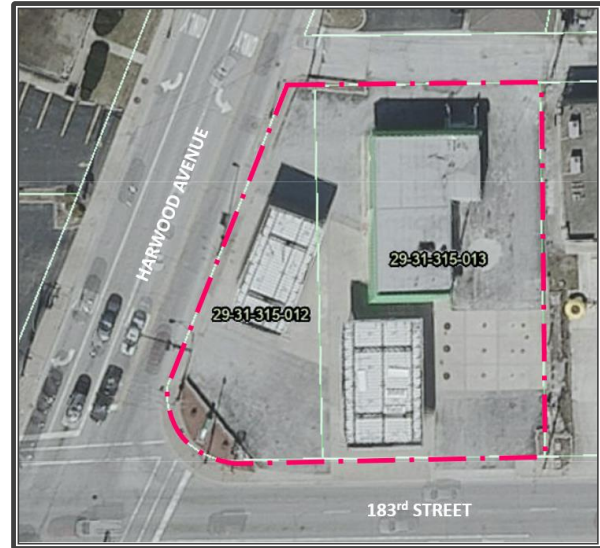
**To:** Appearance Commission

**From:** Valerie Berstene, Village Planner

**Topic:** Case 22-28 – Gas Station Shell Branding

### APPLICATION INFORMATION

APPLICANT	Veer Singh and Animesh (Andy) Kumar
ACTION REQUESTED	Approval of exterior colors, signage, and landscape plan
ADDRESS	2138 183 <sup>rd</sup> Street
PIN	29-33-315-012-0000 and 29-31-315-013-0000



### DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Proposed Canopies	2	Federal Health Sign Company	Not dated
Monument Sign Cabinet	1	Federal Health Visual Communications	07/13/2022
Wall Sign Image	1	Unknown	Not dated
Staff Exhibits	3	Valerie Berstene, Village Planner	09/01/2022

### BACKGROUND

The vacant gas station at the corner of 183<sup>rd</sup> and Harwood is under new ownership who propose to brand it as a Shell gas station. The new branding includes new facades on the two canopies over the fuel stations; new signage for the building, canopies, and site; and new landscaping in the three existing landscape beds.

### HISTORY

The use of this site for a fuel service station dates back to 1963 for Standard Oil/ AMOCO. The canopies over the fuel stations were constructed in 1989. Over the years, the site has undergone several changes in ownership and fuel supplier brand.

In 2001 Marathon Oil became the brand supplier and the Appearance Commission approved a new pole sign to replace the former AMOCO sign (Case 01-17).

In 2004 a new owner received a Special Use Permit to operate the motor vehicle service and repair facility. Although the use was existing at that location, the special use permit is granted to a specific

business at a specific location, so change in ownership necessitates a new special use permit (Case 04-31).

In 2007, again under new ownership with the Mobil brand, the Appearance Commission approved exterior improvements to the building, replacement of the pole sign with a monument sign, and a landscape plan (Case 07-04). The Village Board granted the new owner the required special use permit to operate a motor vehicle service and repair facility for the gas station (Case 07-18). At the time, the applicant proposed to cease repair work previously performed on the site, and to add a car wash. The car wash use was not established.

In 2009 a new owner received a Special Use Permit to operate motor vehicle service and repair facility for the gas station and car wash (Case 19-56). Similar to the 2007 request, the owner proposed to convert the former vehicle repair bays into a car wash, with an addition to the building facing Harwood Avenue. In fact, the applicant proposed to use the same site plans as approved in 2007. The car wash use was not established.

In 2010 the Appearance Commission approved a new landscape plan that included the installation of the dry stacked stone planters still on the site today, and the monument sign located at the corner (Case 10-31).

In 2012 the brand changed to an independent station operating as Homewood Gas.

In 2017 the owner engaged with BP as the fuel supplier brand and proposed improvements including cleaning and painting both canopies, re-imaging both canopies to the BP logo with LED light tubes in BP light green and internally illuminated sign face in BP colors, new monument sign, changing the price signs, and re-imaging all pumps with BP colors and logo. The Appearance Commission approved the proposed improvements (Case 17-16).

In 2019 the same property owner returned to rebrand the gas station as the independent Homewood Gas after breaking with BP. The Appearance Commission approved the requested changes to the building and canopy colors and signage, with the requirement of landscaping be provided in the existing planter beds (Case 19-54).

## DISCUSSION

### COLOR + MATERIALS

#### **Fuel Station Canopies**

The proposed changes to the canopies are a rebranding to the Shell color scheme and logos. The existing site includes two canopies over the fuel station area. The fascia band around the canopy is the focus for brand identity.

The new branding will feature white, yellow and red stripes running horizontally around the canopy. The drawings indicate a "Level 1" elevation and "Level 2" elevation. Level 1, applied to three sides of each canopy, calls for a curved yellow fascia and illuminated red bar. No information is provided regarding the illumination. Level 2, applied to the remaining 1 side of each canopy, calls for flat aluminum composite metal (ACM) panel and a red vinyl stripe. It is not clear if the proposed changes will be

implemented by painting or applying a covering to the existing canopy, or if the canopy fascia will be reconstructed.

Each canopy will feature 2 shell logos on the long side of the canopies. These are counted toward the gross sign area total, addressed below. The canopy fascia is 36" high and the shell logos will stand above that band at 47.25" tall.

### Convenience Building

The existing convenience building on the site is painted white with a bright green standing seam metal roof. The applicant has not provided any information related to their intentions to change the exterior appearance of the building or retain it as existing.

It appears that previous operators of the convenience store had obscured visibility into the store with interior walls or displays against the windows. Staff recommends that the Commission consider requiring a minimum level of transparency on the façade (minimum 50% transparency per elevation, from 2.5' above grade to the top of the windows) to promote health and safety for store occupants and vitality for the business.

### SIGNAGE

The applicant has provided information for some of the propose signage changes on the site: the re-facing of the monument sign, and the logos associated with the canopy rebranding. They also provided an image of a wall sign on the building, but have not given any dimensions nor have provided further information about brand signage on the pumps. Therefore, at this time, Staff cannot confirm if the proposed total signage on the site will comply with the allowed gross sign area for the site, which for the two fronts is 237.5 sf.

Gas Station Signage Tabulations	
WALL SIGNS	Sign Area
Convenience Building	
"go 2 market"	Not provided
<b>Subtotal</b>	<b>Unknown</b>
Fuel Service Canopies	
Shell Logo	15.5
Quantity	4
<b>Subtotal</b>	<b>62</b>
<b>TOTAL</b>	<b>Unknown</b>
GROUND SIGNS	Sign Area
Monument Sign	
Shell logo	16.0
Digital Fuel Price	16.3
<b>TOTAL</b>	<b>32.3</b>
ACCESSORY SIGNS	Sign Area
Fuel Service Pump Sign	
Branding	Not provided
Quantity	?
<b>TOTAL</b>	<b>Unknown</b>

<b>GRAND TOTAL ALLOWED</b>	<b>Unknown 237.5</b>
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#### LANDSCAPING

Staff advised the applicant to provide a landscape plan for review by the Appearance Commission. The applicant responded that, due to the small nature of the landscaping on the site, they have had challenges procuring a company to provide a plan. Instead they have asked the Village to recommend plantings which they will implement. Staff is preparing a concept planting plan, compliant with Village Codes and best practices, to provide to the applicant for implementation on the site.

#### LIGHTING

The applicant has not provided any information about their intentions to keep or change the site lighting. In the 2017 review of proposed changes, the applicant at the time stated that the under-canopy lights are LED and could not be replaced. Any changes to the site lighting must be reviewed through a photometric plan and approved by the Appearance Commission.

#### CONFORMANCE WITH APPEARANCE PLAN

When reviewing these proposed improvements, the Appearance Commission should consider the provisions of the Appearance Plan under the headings of *D. Landscape and Site Treatment*; *E. Building Design*; *H. Lighting*; and *I. Site Maintenance*.

#### **RECOMMENDED APPEARANCE COMMISSION ACTION**

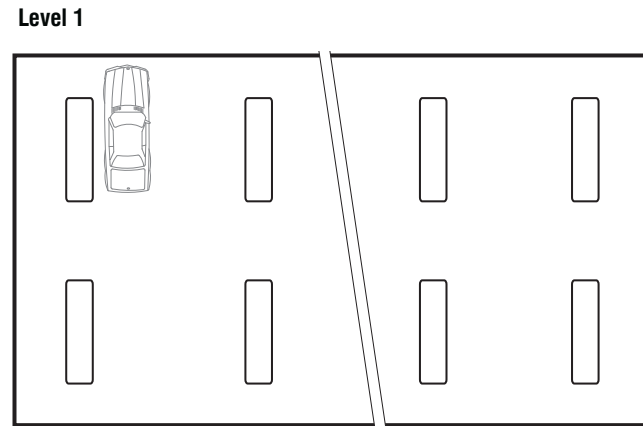
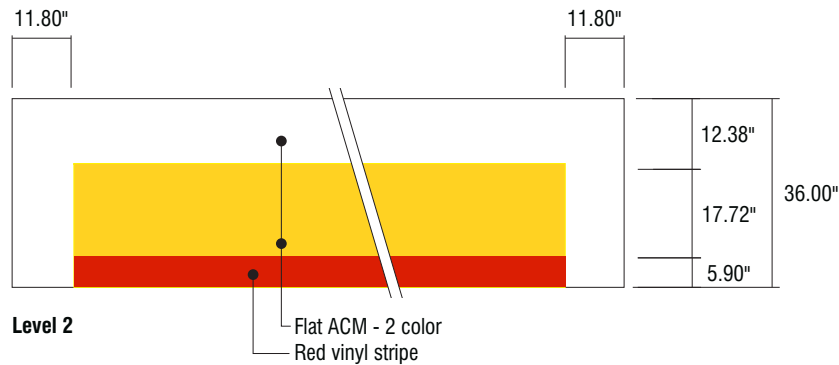
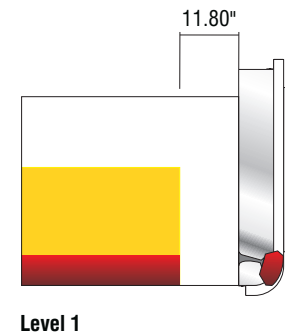
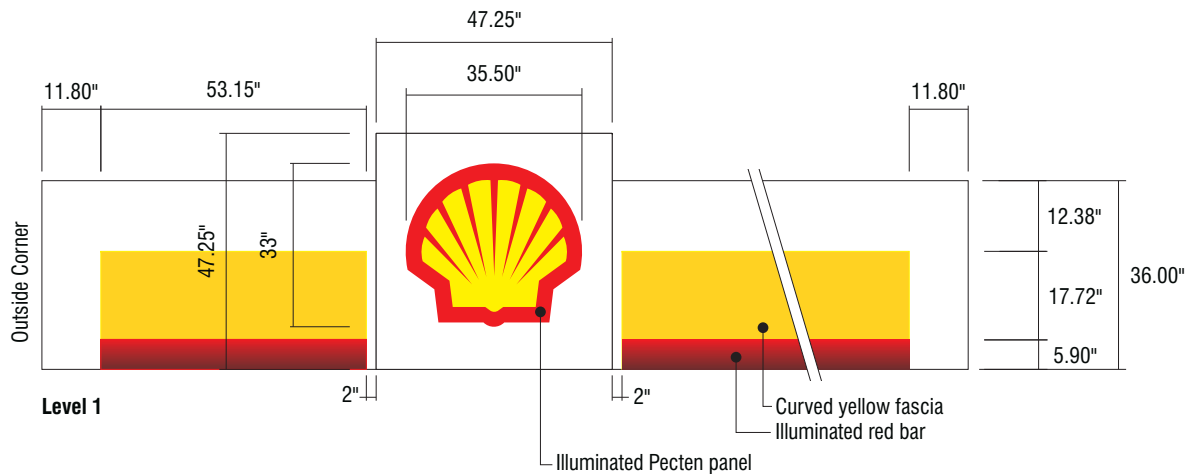
The Appearance Commission may wish to consider the following motions:

Approval of Case 22-28 Gas Station Shell Branding for 2138 183<sup>rd</sup> Street as proposed on the drawings submitted by Federal Health Sign Company / Visual Communications and the landscape plan recommendations by Staff.

Additionally, the Commission may wish to attach the following condition:

...subject to providing a minimum 50% transparency of windows on each elevation, within the zone measured from 2.5' above grade to the top of the window.





Level 1

Level 2



Level 1

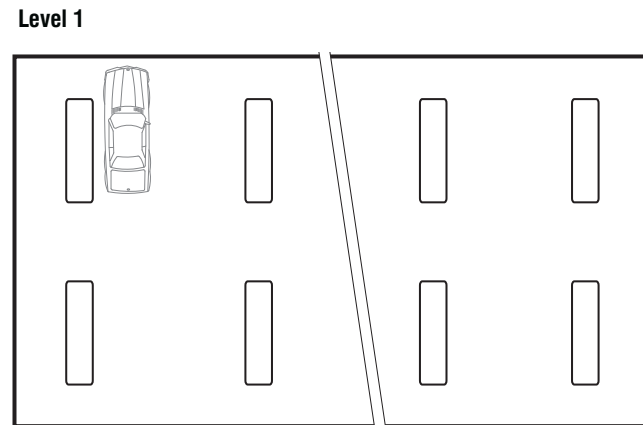
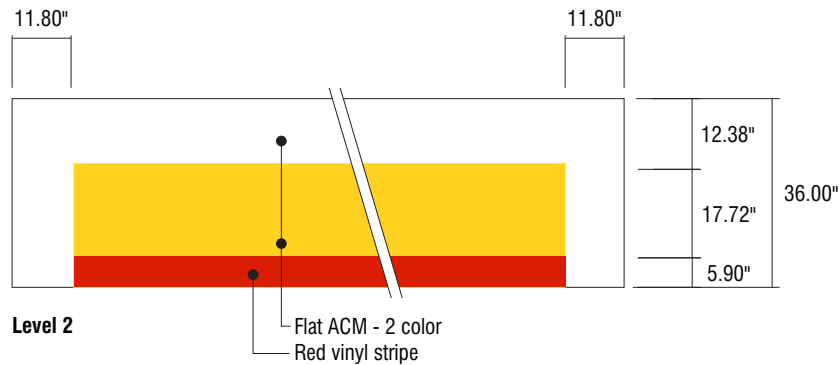
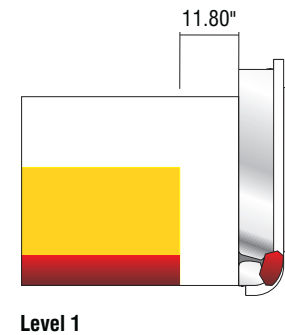
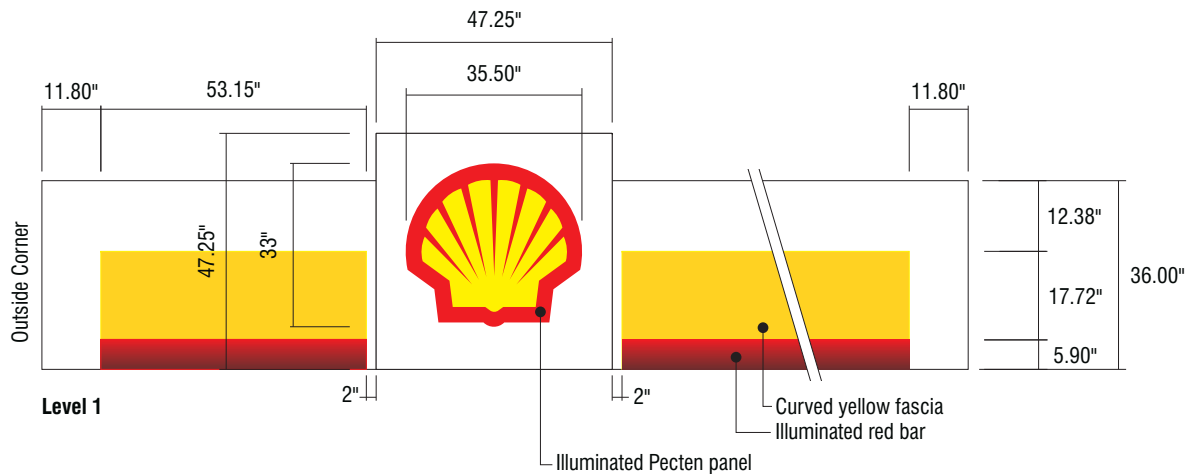
183rd ST.



EXISTING

PROPOSED - CANOPY 1

Shell RVle Canopy Fascia - 54' X 30' X 36"HT Fascia



Level 1



Level 1

Level 2



EXISTING

PROPOSED - CANOPY 2

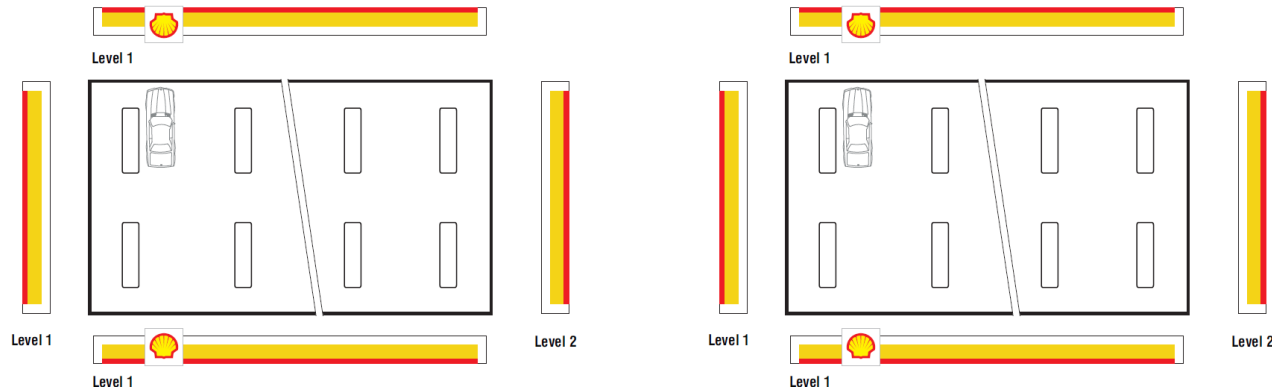
Shell RVle Canopy Fascia - 36' X 56' X 36"HT Fascia





© 2021 Google

EXISTING



PROPOSED

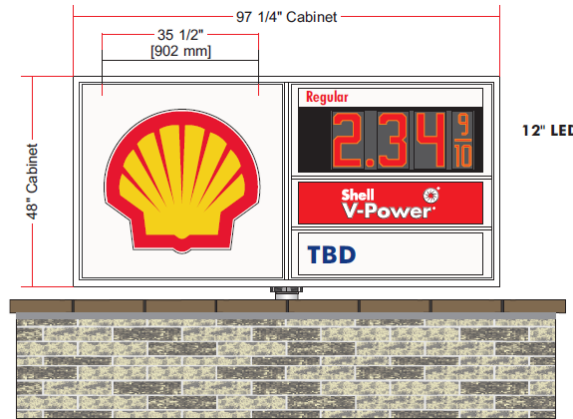




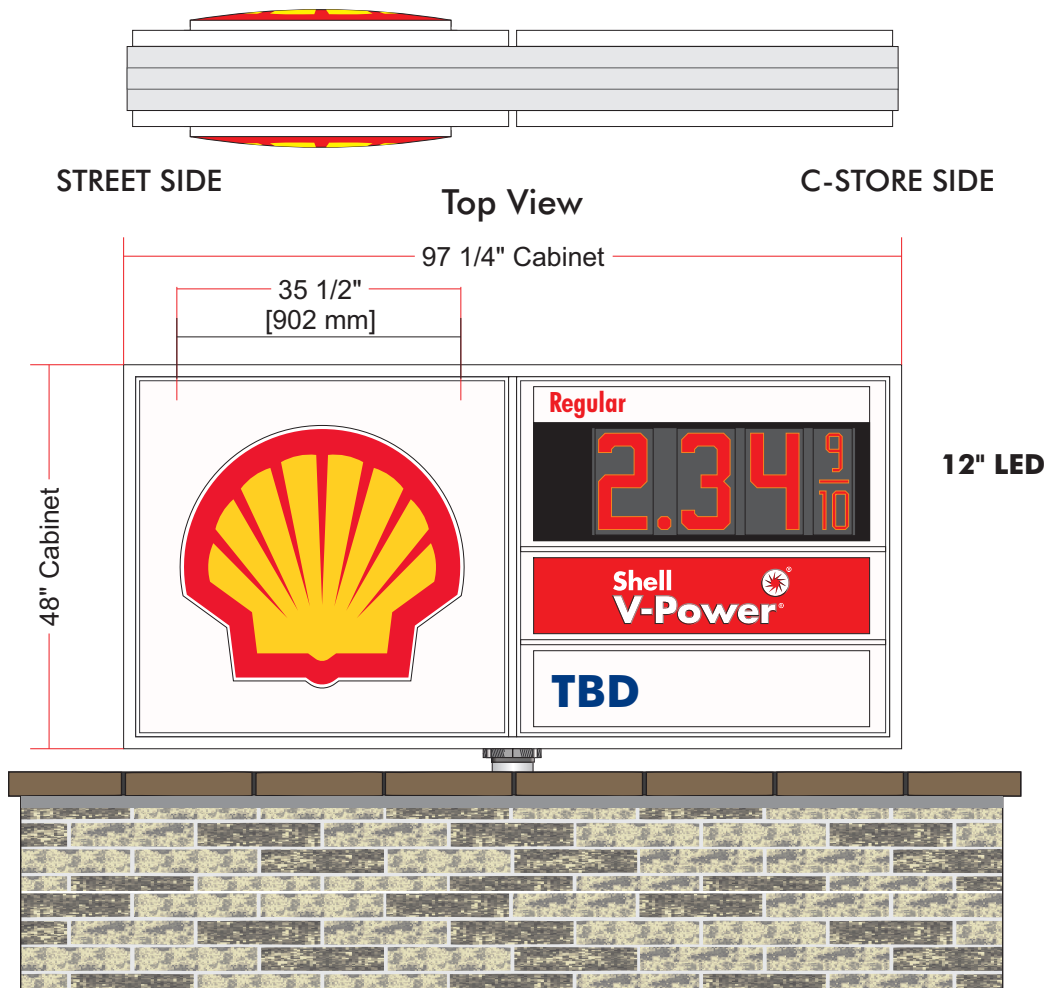
EXISTING



PROPOSED



# RVI Evolution Global Retro-Fit Slide Faces on Existing 4' RVI Monument Cabinet.

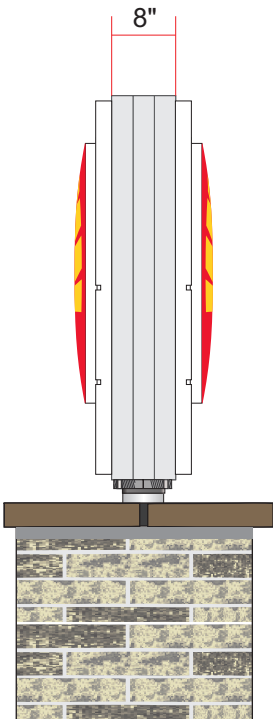


Cabinet Elevation

Scale: 1/2" = 1'



Item 4. D.



Side View

