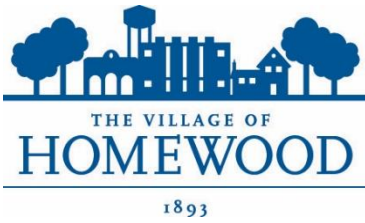


MEETING AGENDA



Appearance Commission

Village of Homewood

August 01, 2024

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve Minutes from the June 6, 2024 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. Case 24-20: Sign Variance for Abundant Grace UCC at 18200 Dixie Highway

B. Case 24-26: Appearance Review for Ollie's/Brunswick Zone at 3043-3055 W 183rd Street

C. Case 24-28: Appearance Review for Homewood Ford Expansion and Renovation

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:

June 6, 2024

APPEARANCE COMMISSION

6:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

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

ROLL CALL:

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

In attendance from Village staff was Assistant Director of Economic and Community Development Noah Schumerth serving as Staff Liaison and Jay Heiferman serving as Board Liaison. There were seven members of the public in the audience. No members of the public were in attendance at the Zoom virtual meeting.

APPROVAL OF MEETING MINUTES:

Chair Hrymak noted that on page 3, a question about “adopt a plant” programs in Homewood was incorrectly attributed to Chair Hrymak; the comment by Member Quirke.

Motion for approval by Member Quirke; seconded by Member Preston.

AYES: 6 (Members Banks, Preston, Quirke, Kidd, Kluck, Chair Hrymak)

NAYS: 0

ABSTENTIONS: 1 (Member Scheffke)

ABSENT: 0

PUBLIC COMMENTS:

None.

REGULAR BUSINESS:

Chair Hrymak introduced the Regular Business agenda items.

CASE 24-16 – Gottschalk House Porch, Stairway and Balcony Rehabilitation

Assistant Director Schumerth introduced the case and noted that the case was primarily focused on work proposed on the porch structure and balcony on the front of the home. Schumerth presented a history of the construction of the home and its Queen Anne style. Schumerth introduced the home’s status as a local landmark designated in 1982 by the Village Board.

Schumerth presented existing deterioration on the wooden structures of the home. Schumerth described construction diagrams provided by the applicant for the project to further identify the scope of the project. Schumerth presented the staff recommendation to conditionally approve the project.

The applicant, Ioannis Davis, was sworn in. Davis introduced his background as an architect with a specialty in historical reconstruction and renovation. Davis noted that the primary issue being resolved by the project is a lack of a strong support underneath the stairs and porch structures on the front of the home. Davis explained proposed foundation work to add support to the foundation on the home. Davis noted that the current railing and banister height on the home at 36" was not original to the home, and that the proposal to reduce the banisters on the railing to 24" will match the original design of the home.

Davis stated the steel rail is a modern element that is needed to meet current building codes.

Member Scheffke asked what the current height of the balcony railing is on the home. Davis stated that the railing is 36" in height.

Member Kluck expressed a desire to keep the original historic look of the home, even if the code required the railing is more prominent.

Member Kidd agreed that the original historic look of the home needed to be preserved. Kidd asked for clarification on whether the stair treads will be adjusted and cause challenges for users of the home. Davis mentioned that tread height will not be altered substantially, with treads not exceeding 7".

Member Quirke noted that the balcony is angled away from the front door of the home to the stairs and asked if this would be repaired with the proposed project. Davis said yes, and that the foundation will be repaired to correct the issue.

Member Quirke asked whether project elements were not included due to cost. Davis mentioned that full replacement of the entire porch structure was not viable, but the repair was a viable cost.

Member Preston stated that she appreciated the efforts taken by the architect.

Member Scheffke stated that he wished to see the side banister structures on the stairs brought up to 42".

Davis stated that if the banisters were raised to 42", the metal railing could be removed by code. Davis stated that the metal railing is a code-compliant guardrail and would need to reach 42" in height. Schumerth noted that if the banisters were dropped to 24" as on the original home, the 42" steel rail would be required to meet code standards. Schumerth clarified that 42" extends higher than the railing on the balcony and would meet columns on the porch at a point higher than the existing railing on the balcony which is not being replaced.

Davis mentioned that only portions of the building being touched by construction work would need to be brought to code. Davis disagreed with extending the banister structure to 42" because it would not align with the banister on the porch.

Scheffke asked if the balcony railing needed to be raised to 42". Davis stated that this did not need to be modified unless that railing was rebuilt, which would expand the scope of the project.

The building owner, Grace Yan Cui, stated that 36" would match the existing balcony railing and would look attractive.

Schumerth asked that if the metal guardrail would be required at 42" if the side banisters were raised to 36".

Member Banks asked about the difference between a handrail and a guardrail. Davis explained the difference. Davis explained that handrails are required to be 30-36" and the guardrails are required to be 42".

Banks noted that there is a discrepancy between colors on the elevations and asked if the colors were supposed to be the same. Davis confirmed the colors should match and there was an error in the drawing.

Chair Hrymak appreciated the level of care put into analyzing the history of the home. Hrymak asked if the rail could be painted to better match the architecture of the home. Davis said the guardrail could be painted any color.

Hrymak asked if paint touchup would occur across the entire house. The property owner, Grace Yan Cui, stated that the paint and touchup work was included in the permit. Hrymak asked staff when permitting would be approved. Schumerth noted that the permit would be approved soon after the Appearance Commission approval of structural improvements.

Chair Hrymak stated that permit review should include providing clear code measurements to follow. Schumerth noted that the ADA code requires a handrail at 34-38", which was a part of the staff recommendation. Schumerth said clarity is needed on what guardrail requirements apply to a stair structure.

Schumerth clarified the options considered by the applicant, including the original proposal or raising the proposed banister to 36" with a handrail mounted inside of the banister structure. Davis noted a steel guardrail would still be required with a 36" banister rather than the originally proposed 24" banister.

Hrymak requested each Commissioner provide input again to create consensus on a decision.

Member Kluck noted that the existing structure adds consistency to the design because it will tie into the existing balcony railing.

Member Kidd stated she was uncomfortable with extending the railing to 42" in height. Kidd stated her primary goal was to choose whichever design was considered safe for users.

Member Scheffke stated that if the railing is raised, the square newel post at the end of the railing could look disproportionate.

Member Quirke asked if the newel post being larger would help the guardrail and other ADA features become less obvious. Quirke asked how tall the posts are now. Davis stated they are slightly taller than 36". Davis noted that the current proposal would have smaller newel posts, while raising the banisters to 42" would require very large newel posts.

Member Quirke expressed a desire to see original features on the house with safety maximized with a 42" guardrail as the applicant originally proposed.

Member Preston stated her preference for the original historical look of the house. Preston asked Davis what the original goal was for the design when originally discussing plans with the building owner. Davis stated his goal was to design the porch areas to reflect the original look of the home in the 1890s. Preston stood with her desire to see the banister remain at 24" as proposed by the applicant.

Member Scheffke asked what the height of the balcony railing on the second floor was. The property owner, Grace Yan Cui, stated that the railings are 36". Scheffke expressed a desire to see the railing extended to 36" to match the staff recommendation with a 42" guardrail more fully screened by the taller banister structures. Davis clarified that the guardrail is required at a 36" banister, and Scheffke retained support for the design.

Member Banks expressed support for a 24" banister as proposed by the applicant because the metal guardrail will need to remain and the Village can still ensure historical intent.

Chair Hrymak stated his desire to approve the original applicant's design with a 24" banister to ensure historical accuracy of the design. Hrymak noted a majority now supported the applicant's design.

Property owner Grace Yan Cui stated that she wished for the stair banisters and the balcony railing to match, and she did not want the lower banister structure installed. Schumerth noted that the owner's request was not in alignment with their applicant's plans.

Member Banks asked if the banister could stay at 36" and still meet the code, and stated she thought the banister had to be lowered or raised to properly address code.

Schumerth identified the three options available for consideration based on discussion: a 24" banister with a steel guardrail, a 36" banister with an attached handrail and a 42" steel guardrail, and a 42" banister with no steel guardrail installed.

Discussion occurred between applicant and owner. Banks asked for clarification that the owner wished for the Commission to consider a 36" banister. Yan Cui stated she wished to have the stair design include the 36" banister proposed by staff.

Chair Hrymak noted that a vote was needed. Hrymak asked for public comment prior to a vote.

Elaine Egdorf expressed appreciation for the discussion and the level of care put into the project by the applicant, property owner and the Commission. Egdorf expressed that the stair structure flowed better as currently constructed, even if it does not align with the original home design. Egdorf asked what code requirements would apply for the building.

Schumerth provided OSHA regulation information to the Commission, stating that it appeared from a preliminary assessment that OSHA regulations would apply to this structure as a multi-family building but he was previously unaware that this code was applied here.

Member Kidd stated that she was now in support of a 36" banister at the height currently found in the home.

Schumerth stated that the applicant was willing to comply with any requirement put forward by the Village. Schumerth asked if the Chief Building Inspector, Dennis Johnson, could be sworn in for comment on the matter. Johnson was contacted on the phone and sworn in for comment. Schumerth asked if the adopted code requirement for guardrails, based on codes adopted in Homewood, was 42" in height. Johnson agreed and stated the guardrail requirement was 42".

Member Quirke asked if only the steel guardrail was required to meet the 42" requirement. Chair Hrymak said yes.

Chair Hrymak stated that there was a majority to vote for the applicant's plan as proposed. Hrymak asked for clarification on the language for the recommendation. Schumerth said that the recommendation would need to be read without the condition if the Commission wished to approve the original plans proposed by the applicant with a 24" banister, including "as proposed."

Chair Hrymak requested Schumerth come forward for clarification on condition language. Schumerth stated that the guardrail needed to be 42" and could not be modified. Schumerth discussed the current motion under consideration with the applicant and property owner. The property owner again expressed a desire to see the banister raised to 36" as the Village staff recommended.

Hrymak asked if the item should be tabled because of concerns that the applicant and property owner were no longer in agreement. The property owner reiterated the support of the 36" banister in alignment with the balcony railing.

Member Preston noted that if the changes were proposed by the property owner, new drawings would need to be submitted prior to approval by the Village.

Schumerth recommended a recess as an alternative to tabling the item to allow the applicant, property owner, staff and the Commission Chair to clarify the discussion.

A ten minute recess was taken by Chair Hrymak at 7:15pm.

The meeting was called to order at 7:27pm.

Chair Hrymak asked for clarification from the applicant that the new proposal was a 36" banister with a 42" guardrail as required by code. Hrymak noted this was now the proposal by the applicant and a modified version of the recommendation from staff.

Member Quirke asked about the letter from the Chief Building Inspector stating that the Village was requesting a full structural report on the porch structure and whether these issues needed to be addressed before approval by the Commission. Schumerth noted that the Commission could approve the improvements proposed without the full structural report. Schumerth said that the report would be

pursued separately, and should more substantial structural work need to occur, there would be no need for the porch structure to be returned to the Commission unless changes were made to the design of the porch during reconstruction.

Member Kluck expressed concerns that the proposed 36" banister would cause issues with alignment between the handrail proposed on the stairs and the existing balcony railing. Davis said work would be done to ensure proper alignment of the balusters/spindles of the stairs with the newel and the columns on the porch.

Hrymak stated that he respected the judgment by Homewood Historical Society member Elaine Egdorf speaking as a member of the public, who supported the 36" banister.

Schumerth asked the applicant whether the newel post and the steel guardrail would be connected in the new proposed design. Davis said the guardrail structure would be separate and that the guardrails would be adjacent to the banister structure.

Chair Hrymak requested a motion for the approval of the case with staff-recommended conditions.

Motion made by Member Kluck; second by Member Preston.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

OLD BUSINESS:

Schumerth shared that a memo was attached to the agenda packet summarizing old and new project information for the Appearance Commission.

Schumerth noted that the Starbucks renovation on Harwood Avenue was largely complete. Schumerth also noted that Homewood Brewing Company may be set to open in the summer and was completing the last work on the exterior of the building.

Chair Hrymak asked if the mural was still planned to be included on the west side of the new Metra train structure. Schumerth noted that the letters were embedded into the concrete on the structure, and that the wall around the lettering would eventually receive a mosaic art treatment as originally proposed.

Member Preston noted that there is water buildup on the steps of the new station near the Metra platform which is causing a severe safety hazard.

Chair Hrymak stated that he had concerns about the final design of the Wind Creek Casino parking garage as it continues to be constructed, and asked if the exterior cladding will still be installed as approved. Schumerth noted that he had brought it to the attention of Chief Building Inspector Dennis Johnson and Director of Economic and Community Development Angela Mesaros to prepare code enforcement staff to watch for deviations from approved plans.

Chair Hrymak expressed a desire to see the new Appearance Plan include language on enforcement of maintenance and changes to buildings, including a clear process in Village code for how buildings that are not compliant with approved drawings are brought back to the Appearance Commission for review.

Member Quirke praised building signage installed by Homewood Brewing Company. Quirke expressed a desire to use the brewery as an example of best practices for completing the Appearance Review process.

Schumerth noted that Building Department staff now completes a preliminary review for new permit applications to ensure that the project will not require Appearance Commission review.

Village Trustee Heiferman expressed a desire to see maintenance requirements followed more closely. Schumerth noted that the Village will include maintenance language in the new sign code and Appearance Code document.

Member Kluck expressed concerns about poor paint application at the Target on Halsted Street.

Member Quirke praised the quality of work following the addition of Economic and Community Development staff. Schumerth noted that the addition of Dennis Johnson as Chief Building Inspector has played a crucial role in enforcing property maintenance.

NEW BUSINESS:

Schumerth shared Planning and Zoning Commission cases which may create new Appearance Review cases in summer 2024.

ADJOURN:

A motion was made for adjourning the meeting by Member Preston; second by Member Kidd.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

The meeting was adjourned at 7:57pm.

Respectfully submitted,

Noah Schumerth

VILLAGE OF HOMEWOOD



MEMORANDUM

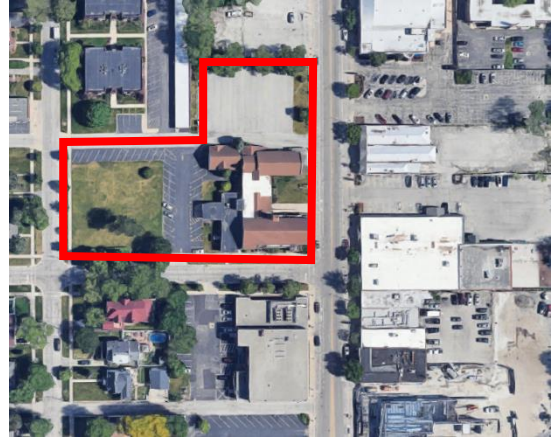
DATE OF MEETING: August 1, 2024

To: Members of the Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-20, Sign Variance – Abundant Grace UCC – 18200 Dixie Highway



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Mae Brandon, Abundant Grace UCC	07/19/2024
Standards of Variance	4	Mae Brandon, Abundant Grace UCC	07/19/2024
Sign Proof	1	Mae Brandon, Abundant Grace UCC	12/14/2023
Staff Exhibits	2	Asst. Director of Comm./Econ. Dev.	07/26/2024

BACKGROUND

The applicant Abundant Grace UCC, located at 18200 Dixie Highway, proposes the replacement of an existing 5' x 8' monument sign with a new 5' x 8' monument sign. The proposed sign will include an electronic changing message (ECM) board providing church information. The property is located within the B-2 Downtown Transition zoning district. Currently, the Village of Homewood Code of Ordinances does not permit electronic message board signs within the B-2 zoning district. The applicant has requested a variance from Section 30-4 of the Village Code of Ordinances to allow the sign.

The applicant proposes the construction of a double-faced monument sign with two sign areas: an electronic changing message (ECM) board which will measure 3' x 8' (28 square feet), and a static cabinet sign which will measure 1.5' x 8' (12 square feet). The total surface area of the new double-faced monument sign will be 80 square feet, with a sign face measuring 40 square feet on each side. The total size of the new sign structure, including aluminum bevels bordering all sign areas, is 5' 1" x 8' 3". The sign will be on the steel and masonry foundation currently used to support the existing monument sign.

DISCUSSION

Sign Proposal

The applicant, Abundant Grace UCC, has requested a variance to construct a new monument sign to replace the existing static monument sign on the site, facing Dixie Highway. According to the applicant, the proposed sign would allow the parish to better present its messages to passing motorists and pedestrians. The applicant has cited that the signage is vital for communicating effectively to the broader community, and will update signage to reflect the new congregation using the existing church building.

The proposed sign is currently not allowed per standards found in Section 30-4 of the Village Code of Ordinances:

“Prohibited signs include...

(8) Changeable copy/reader board signs in the B-1 downtown core zoning district and B-2 downtown transition zoning district.”

The subject site is located in the B-2 Downtown Transition zoning district. The use is a legal non-conforming use. *Indoor non-commercial places of assembly* (including places of worship) are only permitted in Homewood’s four residential districts per Section 44-03-04 of the Homewood Zoning Ordinance.

The existing monument sign measures approximately 5’ x 8’ (40 square feet) comprised of a 2’ x 8’ identification cabinet sign displaying the former name of the church and a 3’ x 8’ changeable letter sign. The sign sits on a steel and masonry foundation with landscaping materials surrounding the primary sign structure. The existing sign was constructed in 2001.

The new sign structure is a 5’ x 8’ (40 square feet) monument sign comprised of a 3’ x 8’ “Watchfire”-brand electronic changeable message (ECM) board and a 1.5’ x 8’ identification cabinet sign displaying the name and logo of the new church. Each side of the sign structure includes sign elements that are approximately 1” wide. The sign also includes a 1.5” bevel on the top and sides of the sign structure and a 3” bevel on the bottom of the sign structure, creating a total sign area of 5’ 1” x 8’ 3”. The sign structure will be approximately 6” wide, including interior support structure and the attached signs. The sign will use new colors representing the branding of the congregation, including purple and white.

The new sign will be installed on the existing foundation of the original sign, utilizing existing steel and masonry structures already in place to support the sign. Additional steel will be added to reinforce the existing steel tube supports in the existing sign structure to support the additional weight of the new sign structure.

The proposed signage meets all other standards for civic/charitable institution signage set forth in Section 30-7 of the Village Code of Ordinances.

Sign Details

Sign Property	Description
Dimensions (Sign Area)	8' (L) x 5' (W) x 2" (D)
Dimensions (Sign Structure including bevels)	8' 3" (L) x 5' 1" (W) x 6" (D)
Type	Dual (digital bulletin board, double-sided cabinet identification sign)
Materials	Aluminum, polycarbonate, steel (existing support structure), masonry (existing foundation)
Other Properties	Powered from a dedicated 20amp circuit

Variance Discussion

Village ordinances are laws, not suggestions, and should not be considered negotiable outside of the circumstances noted below. A variance should only be approved where significant “hardship” or “practical difficulty” exists, or a specific regulation places an undue or unjust burden on a particular property owner. Variances must be based on objective rationale.

The staff has reviewed the materials submitted for this variance and found a unique hardship is placed on this location. The staff has identified the following findings for this case:

- The proposed electronic message board sign replaces an outdated existing monument. The dimensions are proposed to be modified in a minor fashion (<= 3” on any side), and the sign’s location would not change. The new sign is a modernization of existing signage similar to recent proposals from other places of worship in Homewood, such as Faith Lutheran Church (18645 Dixie Highway) and St. John Neumann Church (17951 Dixie Highway).
- Section 30-7 of the Village Code of Ordinances allows civic institutions and charitable organizations to install two types of signage: (1) identification signs; and (2) bulletin board signs that describe events or other information directly related to the use of the site. These regulations apply to places of worship, as they are classified as civic/charitable institutions in Section 30 of the Village Code of Ordinances.
- Abundant Grace UCC is located within a commercial district. Places of worship, classified as *indoor non-commercial places of assembly*, are not permitted within commercial districts per Section 44-03-04 of the Homewood Zoning Ordinance. This property has been utilized as a place of worship since the erection of the original building in 1870 (the congregation was established in 1865), which predates the current zoning designation.

- The restriction on electronic signs within the B-1 and B-2 zoning districts is established to manage the impacts of commercial electronic signage and the general visual quality within the Village's central business district, as non-commercial uses (including non-commercial places of assembly) are typically prohibited in Homewood's commercial zoning districts. Civic and charitable institutions in commercial districts are barred by zoning from sign allowances established by right in non-commercial zoning districts.
- Sign technology has evolved since the adoption of the Village's Sign Code; current digital sign board technology allows for greater control of brightness, image quality, and other properties of the sign. Staff is reviewing and updating the Sign Code and will recommend changes in 2024, including improved regulations for modern sign technology not currently captured by the existing sign ordinance when the ordinance was written in 1997.
- Abundant Grace UCC is located within four blocks of other civic/charitable uses along Dixie Highway, including the Homewood Village Hall and St. John Neumann Church which have constructed or received variance approval for electronic changeable message (ECM) signage.

A previous case, Case 23-30 for St. John Neumann Church at 17951 Dixie Highway, assessed a similar variance request for an electronic changeable copy sign as a bulletin board sign in the B-2 zoning district. The Appearance Commission voted to approve this variance and sign review on December 7, 2023.

RECOMMENDED APPEARANCE COMMISSION ACTION

The staff has reviewed the proposed sign, and recommends limitations on size, brightness, duration of message display, message transition, and movement to reduce distractions and improve the visual quality of the proposed signage. These standards are consistent with the standards required for past electronic message signs allowed by variance for similar uses. The Appearance Committee may wish to consider the following motion:

Recommend approval of the proposed signage variance and electronic message board signage as proposed by Abundant Grace UCC, located at 18200 Dixie Highway, subject to the following conditions:

1. Images must remain static;
2. Message display duration – minimum 12 seconds;
3. Transition between messages must be instantaneous;
4. No change in intensity, or brightness, no video displays, single messages not divided between two screens, no flashing or blinking;
5. Exterior signs shall be illuminated only during business hours or between the hours of 6:00 am and 11:00 pm, whichever is later;
6. No off-premise commercial advertising permitted;
7. Brightness limited to 0.00-foot candles at the residential lot lines;
8. In the event of a malfunction, the electronic variable message sign would be turned to a dark screen until corrected; and
9. Compliance with standards set forth by the Illinois Department of Transportation.



VILLAGE OF HOMEWOOD

APPLICANT Item 5. A.

NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 18200 Dixie Highway Homewood, IL 60430

Property Index Number(s): _____

Lot Size: _____ sq. ft. _____ acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?
 yes no
→ *If yes, lots held in common ownership should be consolidated*

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use:

Gross Floor Area: _____ sq. ft. Parking Provided: _____

Existing Use: _____

The requested use is:
 Permitted
 Limited
 Special
 Other:

SITE OR BUILDING CHANGES

Existing Development: _____

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

New Construction Addition Site Alterations Exterior Building Alterations

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft.):	_____	_____
Parking Spaces	_____	_____
Lot Coverage		
Impervious Area (sq. ft.)	_____	_____
Impervious Coverage (%)	0.0%	0.0%

New construction?
 yes no
→ *If yes, requires Site Plan Review*

Floor area increase is 20% or more?
 yes no
→ *If yes, requires Site Plan Review*

Does the applicant elect to proceed as a Planned Development?
 yes no

Is site circulation or parking impacted?
 yes no
→ *If yes, requires Site Plan Review*

Is site landscaping impacted?
 yes no
→ *If yes, requires Site Plan Review*

Exterior building alterations?
 yes no
→ *If yes, requires Appearance Review*

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

An electronic sign is requested

The applicant requests:
 Variance
 Administrative Exception
 Zoning Text Amendment
 Zoning Map Amendment

APPLICANT

Name Abundant Grace United Church of Christ
 Company _____
 Address 18200 Dixie Highway

 Phone 708-747-1330
 Email officeadmin@abundantgraceucc.org
 Role Property Owner

PROPERTY OWNER

Name Abundant Grace United Church of Christ
 Company _____
 Address Same

 Phone Same
 Email Same

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.

Mae Brandon

Applicant Name



Applicant Signature

07/19/2024

Date

Staff Notes

Do not write below this line.

Fee: _____ Paid

Date Received: _____

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

CASE NO: _____ REQUEST: _____

Approved Approved with Conditions Denied Date: _____

Comments/
Conditions:

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

Name: _____ Signature: _____ Date: _____



STANDARDS FOR: VARIANCE

2020 Chestnut Road, Homewood, IL 60430

Street Address: 18200 Dixie Highway Homewood, IL 60430

Requested Variance: Electronic Sign

Zoning Requirement: _____

Ordinance Reference: _____

Applicant Name: Abundant Grace United Church of Christ **Date:** 07/18/2024

Provide responses to each question below using complete sentences and specific to the property and relief requested.

The Planning and Zoning Commission and Village Board shall consider the following responses to the Standards for a Variance in evaluating the application.

No variance shall be granted unless the findings of fact for each application demonstrate a true hardship and the least deviation from the Ordinance necessary, as provided by the applicant's response to the following:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

Describe why you cannot comply with the zoning regulations and how it impacts the property value.

Abundant Grace United Church of Christ is a nonprofit, civic organization. Specifically, it is a religious place of worship. Since we are a newly blended congregation of the former St. Paul Community Church and the former Faith United Protestant Church, the requested signage and message will identify us under our new name. The public will come to know us as Abundant Grace United Church of Christ.

2. Is the plight of the owner due to unique circumstances?

Describe why this request is unique to you; would it apply to your neighbors as well?

The former St. Paul Community Church has existed as part of the religious community of Homewood at this location, 18200 Dixie Highway, since 1865. It has an extensive history of being a community based congregation. It is the mission of Abundant Grace United Church of Christ to continue that history. Thus, the requested signage and message center is important to communicate to the community at large.

3. If granted, will the variance alter the essential character of the locality?

Describe how the property, with this relief, will compare to the surrounding properties.

The requested variance will not alter the character of the locality. The size of the requested signage and message center will fit within the current signage dimensions of the church. In addition, the requested variance is similar to that of the two other nonprofit religious places of worship located along the Dixie Highway Homewood business district. Those churches are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway.

Continued on following page.

Supplemental to the above standards, the decision-making authority shall also consider and make findings of fact on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's following responses. No one is controlling.

4. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?

Describe the unique characteristics of the site that limit use or development without the requested relief.

As stated in question #3, this structure, formerly known as St. Paul Community Church, has been at its current location since 1865. This was almost thirty years prior to the incorporation of the Village of Homewood. Many things have occurred since that time, including the establishment of the current Dixie Highway business corridor. As of June, 2023 the former entity of St. Paul Community Church has become the Abundant Grace United Church of Christ at the same location. The requested variance

5. Would the conditions upon which the request for variance is based be generally applicable to other property within the same zoning classification?

Do your neighbors have the same circumstances?

There are currently two other properties within the same zoning classification. As noted, they are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway. Both entities received the same variance, in 2019 and 2023, respectively.

6. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?

Provide information about any personal gains related to the hardship.

There have been no alleged practical difficulty or particular hardship created by any person presently having an interest in the property at 18200 Dixie Highway.

7. If granted, will the variance be detrimental to public welfare or injurious to other neighboring properties?

Describe any potential negative impacts on neighboring properties and mitigation efforts.

If granted, the variance will not be detrimental to the public welfare or injurious to other neighboring properties. The variance will be designed in a similar manner as that of the two other religious houses of worship which are currently located within the Dixie Highway business corridor. It will fit within the dimensions of the current signage and designed in a manner which will not be distracting to the public.

8. If granted, will the variance: impair an adequate supply of light and air to adjacent property; substantially increase the danger of fire or otherwise endanger the public safety; or, substantially diminish or impair values of neighboring property?

Explain how the requested relief will not create a hazard or de-value adjacent property.

The requested variance will not create a hazard or de-value adjacent property. The signage and message center will be professionally installed according to manufacturer's specifications. As previously noted, the variance is similar to that approved for the other two religious houses of worship which are located along

Dixie Highway.

Village of Homewood Variance

Applicant: Abundant Grace United Church of Christ

18200 Dixie Highway, Homewood, IL 60430

1. Abundant Grace United Church of Christ is a nonprofit, civic organization. Specifically, it is a religious place of worship. Since we are a newly blended congregation of the former St. Paul Community Church and the former Faith United Protestant Church, the requested signage and message will identify us under our new name. The public will come to know us as Abundant Grace United Church of Christ.
2. The former St. Paul Community Church has existed as part of the religious community of Homewood at this location, 18200 Dixie Highway, since 1865. It has an extensive history of being a community based congregation. It is the mission of Abundant Grace United Church of Christ to continue that history. Thus, the requested signage and message center is important to communicate to the community at large.
3. The requested variance will not alter the character of the locality. The size of the requested signage and message center will fit within the current signage dimensions of the church. In addition, the requested variance is similar to that of the two other nonprofit religious places of worship located along the Dixie Highway Homewood business district. Those churches are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway.
4. As stated in question #3, this structure, formerly known as St. Paul Community Church, has been at its current location since 1865. This was almost thirty years prior to the incorporation of the Village of Homewood. Many things have occurred since that time, including the establishment of the current Dixie Highway business corridor. As of June, 2023 the former entity of St. Paul Community Church has become the Abundant Grace United Church of Christ at

the same location. The requested variance allows the community to become aware of this new existence and its message.

5. There are currently two other properties within the same zoning classification. As noted, they are Faith Lutheran Church at 18654 Dixie Highway and St. John Neumann Parish at 17951 Dixie Highway. Both entities received the same variance, in 2019 and 2023, respectively.

6. There have been no alleged practical difficulty or particular hardship created by any person presently having an interest in the property at 18200 Dixie Highway.

7. If granted, the variance will not be detrimental to the public welfare or injurious to other neighboring properties. The variance will be designed in a similar manner as that of the two other religious houses of worship which are currently located within the Dixie Highway business corridor. It will fit within the dimensions of the current signage and designed in a manner which will not be distracting to the public.

8. The requested variance will not create a hazard or de-value adjacent property. The signage and message center will be professionally installed according to manufacturer's specifications. As previously noted, the variance is similar to that approved for the other two religious houses of worship which are located along the Dixie Highway corridor.

NOTES

- Remove and dispose of the existing sign, leaving the (2) steel poles at the bottom of the structure and installing a D/F EMC with an ID cabinet. (Add steel to the existing 4" sq tubes)
- EMC Specs: cabinet size 3'5" x 8'3" with a 3' x 8' viewing area 10mm matrix ID Cabinet 18" x 8'3" reading 'Abundant Grace UCC' in a medium purple

CLIENT: Abundant Church

Option 2



Unless colors are called out in Pantone color, we use industry standard CMYK colors for Epson.

Project:

Location: 18200 Dixie Hwy Homewood

Number: 230236

Drawing Number: 1.0

Date: 12/14/23 REV# 01 REV DATE: 7/17/24

Scale: N/A

ALL RIGHT SIGN IS NOT RESPONSIBLE FOR ANY MISPELLINGS, ERRORS OR OMISSIONS AFTER APPROVAL OF DESIGN PROOF. APPROVAL INCLUDED VIA EMAIL, FAX AND SIGNED PRINTED COPY. ANY MISPELLINGS, ERRORS OR OMISSIONS AFTER APPROVAL WILL BE CHARGED TO CUSTOMER OF THE PROJECT.

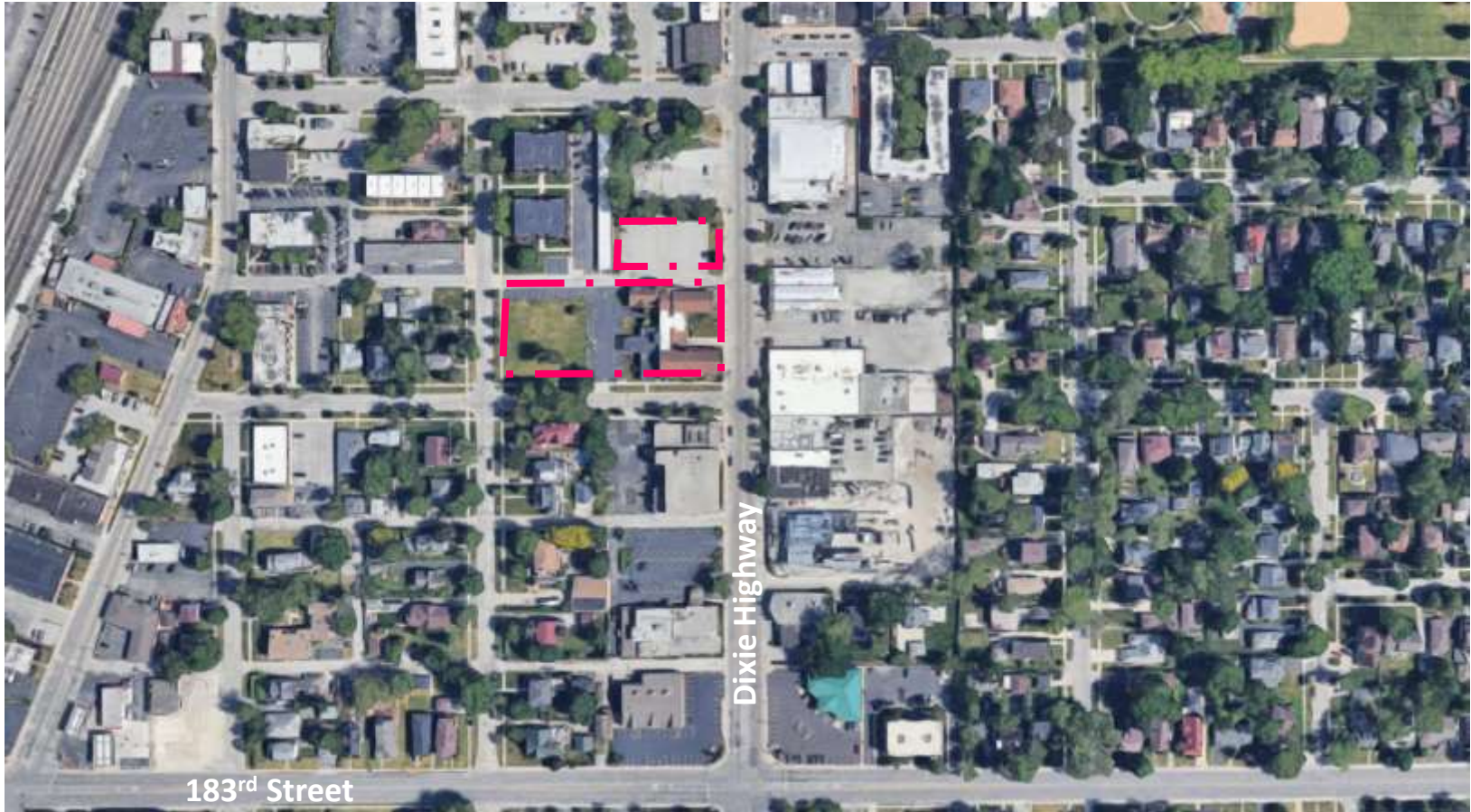
BY SIGNING THIS PRINT, I UNDERSTAND THAT I AM ACCEPTING ALL ASPECTS OF THIS DRAWING. THIS INCLUDES ARTWORK, SPECIFICATIONS, DIMENSIONS, SPELLING AND ANY OTHER REPRESENTATION AS HEREIN. THE ARTWORK LISTED ON THIS DESIGN PROOF IN HARD COPY OR DIGITAL FORM, IS PROPERTY OF ALL-RIGHT SIGN INC. UNTIL FINAL PAYMENT HAS BEEN RECEIVED. ALL RIGHTS RESERVED. NO PART OF THIS ARTWORK OR DRAWING MAY BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM ALL RIGHT SIGN, INC.

Sign
HERE



©2023 ALL-RIGHT SIGN I

Item 5. A.





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 1, 2024

To: Members of the Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-26, Ollie’s/Brunswick Zone Redevelopment – 3043-3055 W 183rd Street



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Patel Silken, Bana Three Group	07/13/2024
Elevation Drawings	2	John C. Robins, Architect	02/24/2024
Landscape Drawings	1	Daniel Wienbach & Partners, Ltd.	07/11/2024
Lighting Cut Sheets	7	Orion Group	07/13/2024
Staff Exhibits	2	Asst. Director of Comm./Econ. Dev.	07/26/2024

BACKGROUND

The applicant, Silken Patel of Bana Three Group, has proposed renovations of the vacant retail/commercial shopping center at 3043-3055 183rd Street. The project is proposed to support a series of new commercial tenants, including Ollie’s Bargain Outlet, a liquor store tenant, and a future third tenant. The subject site is one of three lots which comprise the larger retail redevelopment at 3043-3055 W 183rd Street. The project under review by the Appearance Commission includes the renovations proposed for an existing 86,000 square foot commercial building on the site. Landscaping, signage, and lighting improvements on the subject site are required by the Village Zoning Ordinance to be reviewed by the Appearance Commission.

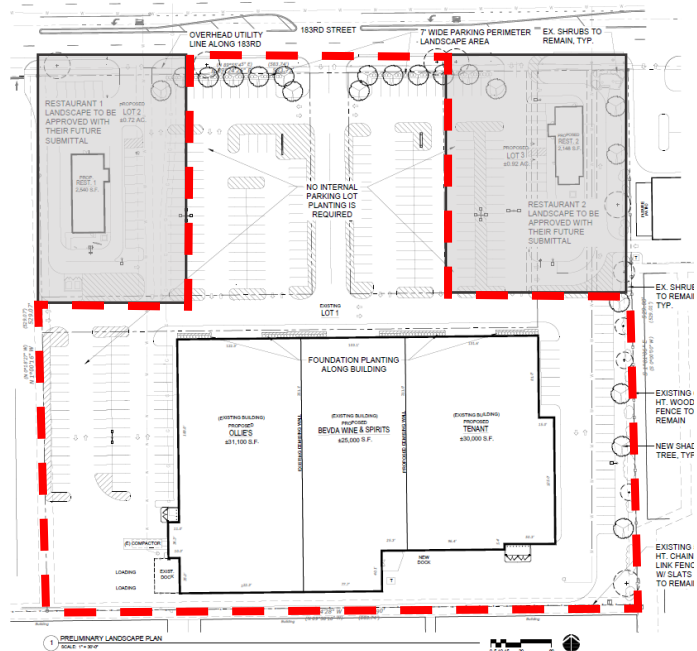


Figure 1: Subject site context. Grey areas indicate additional commercial outlots to be reviewed by Appearance Commission at future meetings.

The subject site is located within the proposed 183rd West Tax Increment Financing District. As a part of this redevelopment effort, two additional outlots were created when the resubdivision of the subject site was approved on April 23, 2024 by the Village Board of Trustees. These outlots are identified in grey on Figure 1 and are *not* subject to this Appearance Review. Each of the two outlots will be reviewed separately by the Appearance Commission at a later undetermined date.

DISCUSSION

The applicant has proposed a large-scale exterior renovation of the 86,000-square-foot commercial building located at 3043-3055 W 183rd Street. The building is being outfitted to support three new commercial tenants, including a 31,000-square-foot Ollie’s Bargain Outlet retail store in the westernmost tenant space. The scope of the renovations applicable for review by the Appearance Commission are as follows:

- Full renovation and reconstruction of the exterior front elevation
- Required landscaping improvements
- Lighting improvements
- Signage improvements

Exterior Elevation Renovations

Description

The applicant has proposed full reconstruction of the front elevation of the existing commercial building on the subject site. Prior to this meeting, the large front canopy and thin steel columns on the building which previously spanned the length of the front elevation of the building has been demolished. The applicant has also removed a large façade treatment on the front of the building, near the proposed additional tenants to the east of the Ollie’s store, which was constructed of aging EIFS and metal stud framing. The applicant proposes the removal and replacement of all existing and damaged storefront openings.

The applicant will maintain the existing materials on the façade, which include brick veneer across the entire front elevation to a height of approximately 12’ above grade, and EIFS material across the remainder of the façade. The brick veneer will be painted a darker brown color, while the EIFS will be painted a contrasting light tan color. The brick material on the base of the front elevation will be extended to fill areas previously supporting the canopy structure on the front of the building. All damaged materials caused by building deterioration or building demolition will be replaced or repaired.

The applicant has proposed the creation of 6 new masonry openings in the front storefront system of the building to allow for the creation of new storefront doors and windows. The applicant has also proposed the creation of an additional service door to support new interior building systems. The new elevation includes new metal canopies affixed with tie rods back to the masonry wall; these canopies will be painted in red to match branding for the Ollie’s store anchoring the center.

Analysis

The Homewood Ordinance has three areas where design standards are established that apply to the building alterations in this case, found in Section 44-07-09 of the Zoning Ordinance. However, the Design Standards only apply to new construction, additions or alterations associated with a project subject to site plan review. This project is primarily focused on the repair and improvement of façade, materials and storefronts along the frontage of an existing commercial building. Staff has completed a review against the three areas regulated by zoning ordinance design standards:

- **Building Materials:** Front elevations of projects are required to construct a minimum of 50% of building cladding using Tier I materials, a maximum of 50% in Tier II materials, and a maximum of 25% in Tier III materials.

The existing building frontage areas where building materials are not being altered are exempt from these requirements as a legal non-conforming structure. However, approximately 40% of the front façade area is Tier I material (brick), and the applicant has taken steps to further accentuate the Tier I materials present on the front elevation by removing the canopy which previously obstructed view of the brick across the building. The applicant is providing additional Tier I materials along the front façade on new wall areas exposed by the removal of the existing front canopy structure.

Staff finds that the building materials used with this project are compliant with requirements in the Homewood Zoning Ordinance and increase the visual quality of the existing building.

- **Façade Articulation:** Facades longer than 60' are required to incorporate articulation to avoid large expanses of blank wall face and provide visual interest. Articulation may be achieved through a variety of means, including changes of depth of the façade, additional architectural features, changes in materials, windows and doors, new awnings and canopies or other methods.

The existing building frontage areas where building materials are not being altered are exempt from these requirements as a legal non-conforming structure. However, the applicant is providing new methods of façade articulation by increasing the number of window openings in the building and adding new colored awnings across most windows on the structure. The applicant is also increasing the amount of brick material used, which provides greater visual variety across the façade of the building.

Staff finds proposed façade details and treatments are compliant with the Homewood Zoning Ordinance and increase the overall visual quality of the existing building.

- **Transparency:** All new uses, including those in existing development, shall provide transparency to the extent possible within existing conditions. Given the subject site's location within the B-3 zoning district, a minimum of 60% of length of the front façade is to be transparent, as measured 2.5 feet above grade.

The proposed front elevation increases transparency from 16% of façade length to 31% of façade length. This is short of the 60% of the required ground floor transparency in the building's zoning district. The Director of Economic and Community Development maintains the

authority to determine whether existing conditions prohibit the addition of all required transparent areas for any given redevelopment project, and may approve proposed designs which do not meet the requirements of this section provided the applicant has provided transparency to the extent possible. The Director of Economic and Community Development has reviewed this proposal and finds that the applicant has added transparency to the extent possible based on conditions within the existing structure.

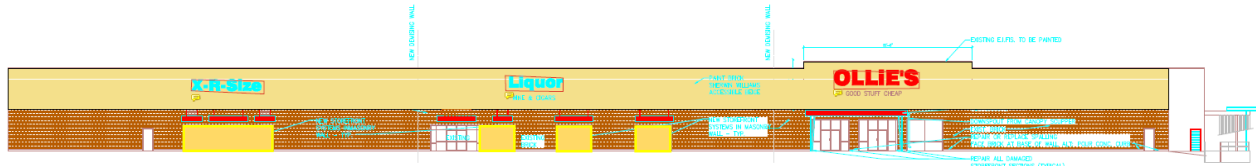


Figure 2: Location of new transparent areas (windows, glass storefront doors, etc.) on the front elevation of the building.

Staff has reviewed the proposed front building elevation with building design guidelines in Section E of the Village Appearance Plan. Staff finds that the building is in alignment with the guidelines in this section and creates a more harmonious relationship between the subject site and surrounding commercial properties.

Landscaping Improvements

Description

The applicant has proposed a number of landscaping improvements alongside the redevelopment of the retail/commercial center. A required 7' perimeter landscape area has been proposed along the front property line to improve the appearance of frontage along 183rd Street. Required transition zone landscaping is provided along the eastern property boundary with a range of understory and canopy tree types to screen the retail/commercial center from adjacent multi-family residential uses. Large above-ground planters are to be provided along the front of the building in lieu of required foundation landscaping along the frontage of the building.

Analysis

Staff, including Economic and Community Development and the Village Arborist, have reviewed the landscaping plans and plant palate for the proposed redevelopment project. Village staff finds that the landscaping mix in the perimeter and transition zone landscape areas meets the Zoning requirements. Staff also finds that the landscaping design within proposed improvements will enhance the visual quality of the site in a key gateway area along 183rd Street.

Village staff have reviewed the proposed landscaping plans with the applicable guidelines found in Section D of the Village Appearance Plan. Staff has found that the landscape treatments align with the guidelines in this section and provide visual unity and visual enhancement for the subject site and surrounding commercial properties.

Per Section 44-05-06(e) of the Zoning Ordinance, foundation plantings are required along 80% of the length of the front building façade unless the design and location of plantings is otherwise approved by the Director of Economic and Community Development. This project represents the renovation of an

existing retail/commercial center which did not originally provide foundation landscaping. Staff finds that providing a required 7'-wide foundation landscape area would limit the area available for pedestrian movement in the front of the building and create drainage and construction challenges for the site. In lieu of the 7'-wide landscape area, the applicant has proposed large above-ground planter boxes across the front of the building. The Director of Economic and Community Development finds the planter boxes are suitable for the intent of the ordinance based on existing site conditions.

A future variance will be required to waive transition landscaping requirements along the rear (south) and interior side (west) property boundaries. The existing building was constructed prior to current zoning regulations, and features a reduced setback from the rear property line than is allowed by current zoning allowances. The limited area behind the building is reserved for off-street loading access and required drainage channels to transfer runoff to the existing surface drainage point for the site located on the southern property boundary of the site; these obstructions limit the ability to provide transition zone landscaping along this portion of the site.

Additional parking lot landscaping is not required due to the status of the parking area as a legal non-conforming structure which is exempt from these requirements, per Section 44-05-06(g) of the Homewood Zoning Ordinance.

Landscaping plans for the two commercial outlots will be provided at the Appearance Review for each lot respectively.

Lighting

At the time of publication of this report, the Village has not received a copy of photometric details for the site.

Signage

Description

The applicant has proposed new wall signage along the front elevation of the building. The signage included in this application are conceptual prior to final sign permit review and approval. The conceptual signage included with this memo measures approximately 295 square feet. The building is allowed a maximum of 500 square feet of signage, as the calculated signage allowance (357' frontage x 2.5 = 892 s.f.) exceeds the maximum allowed amount of signage for a single frontage building (limited to 500 square feet). Two existing pylon signs add 270 square feet of sign area to the total sign area for the site.

Analysis

Staff finds that the type and location of signage is appropriate for the site and is compatible with the proposed renovation and redevelopment work subject to this review. All signage is subject to sign permit review prior to final approval and construction. Exact allowable sign area calculations for this site will be determined at the time of sign permit review.

RECOMMENDED APPEARANCE COMMISSION ACTION

This project is subject to review by the Appearance Commission per the provisions of Section 28-31 of the Village Code of Ordinances and Section 44-05-11(a) of the Village Zoning Ordinance. The Appearance Commission serves as the decision-making body for Appearance Review, and the applicant may proceed with all other permit applications should the Appearance Commission approve this review.

Staff has reviewed the proposed building design, landscaping, lighting and signage improvements for the site at 3043-3055 W 183rd Street for zoning compliance and compliance with design guidelines for the Village of Homewood. The Appearance Commission may wish to make the following motion:

Approve Case 24-26 Ollie’s/Brunswick Zone Redevelopment at 3043-3055 W 183rd Street as proposed on the elevations, landscape plans and lighting plans submitted by Silken Patel of Bana Three Corp, dated July 13, 2024.



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

PROPERTY INFORMATION

Street Address: 3055 183rd St Homewood, IL 60430
Property Index Number(s): 31-01-100-012-0000

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.

- 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:

APPLICANT

Name Patel Silken
 Company Bana Three Corp
 Address 8655 Glenberry Ln
Tinley Park, IL 60430
 Phone 847-867-6649
 Email reachsilken@gmail.com
 Role _____

PROPERTY OWNER

Name _____
 Company _____
 Address _____
 Phone _____
 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.

Patel Silken
Applicant Name

Applicant Signature

07/13/2024
Date

Staff Notes

Do not write below this line.

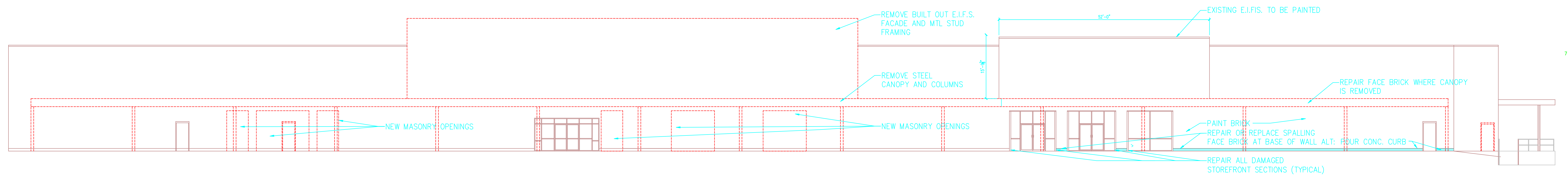
CASE NO: _____ Fee: _____ Paid Date Received: _____

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

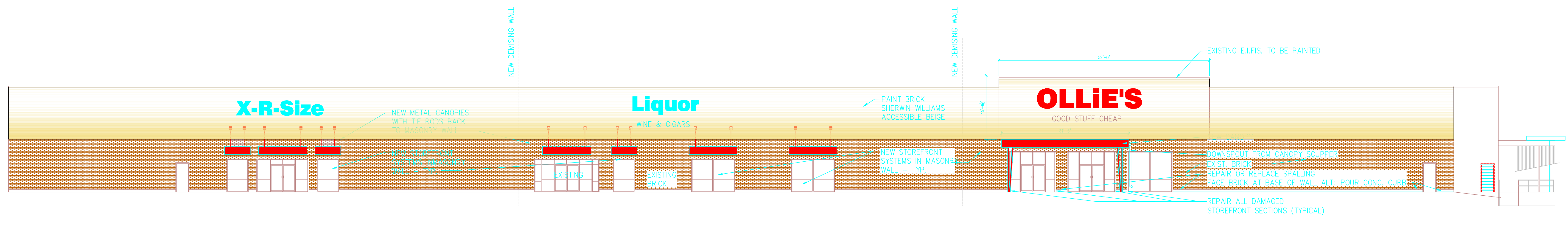
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.

Name: _____ Signature: _____ Date: _____

DRAWN BY:	JR	
CHECKED BY:		
NO.	DATE	DESCRIPTION
	7.10.24	REVIEW



FRONT ELEVATION DEMO



FRONT ELEVATION PROPOSED

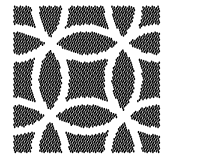
I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to the Village of Homewood, Illinois Building Codes and Ordinances.

**REMODEL OF:
3045 183 rd St.
HOMWOOD IL
60430**

**John C. Robins
ARCHITECT**
395 Poplar Ave.
Elmhurst IL 60126
630-632-1371
johnrarchitect@gmail.com

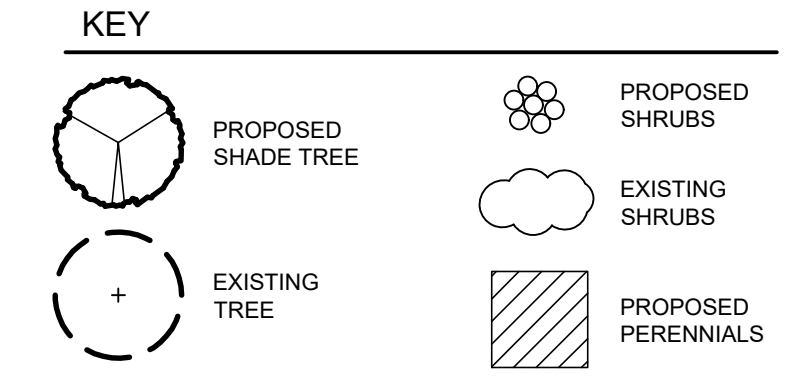
FRONT ELEVATIONS	JOB NO: 2402
	DATE: 2.24.2024

E1



DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

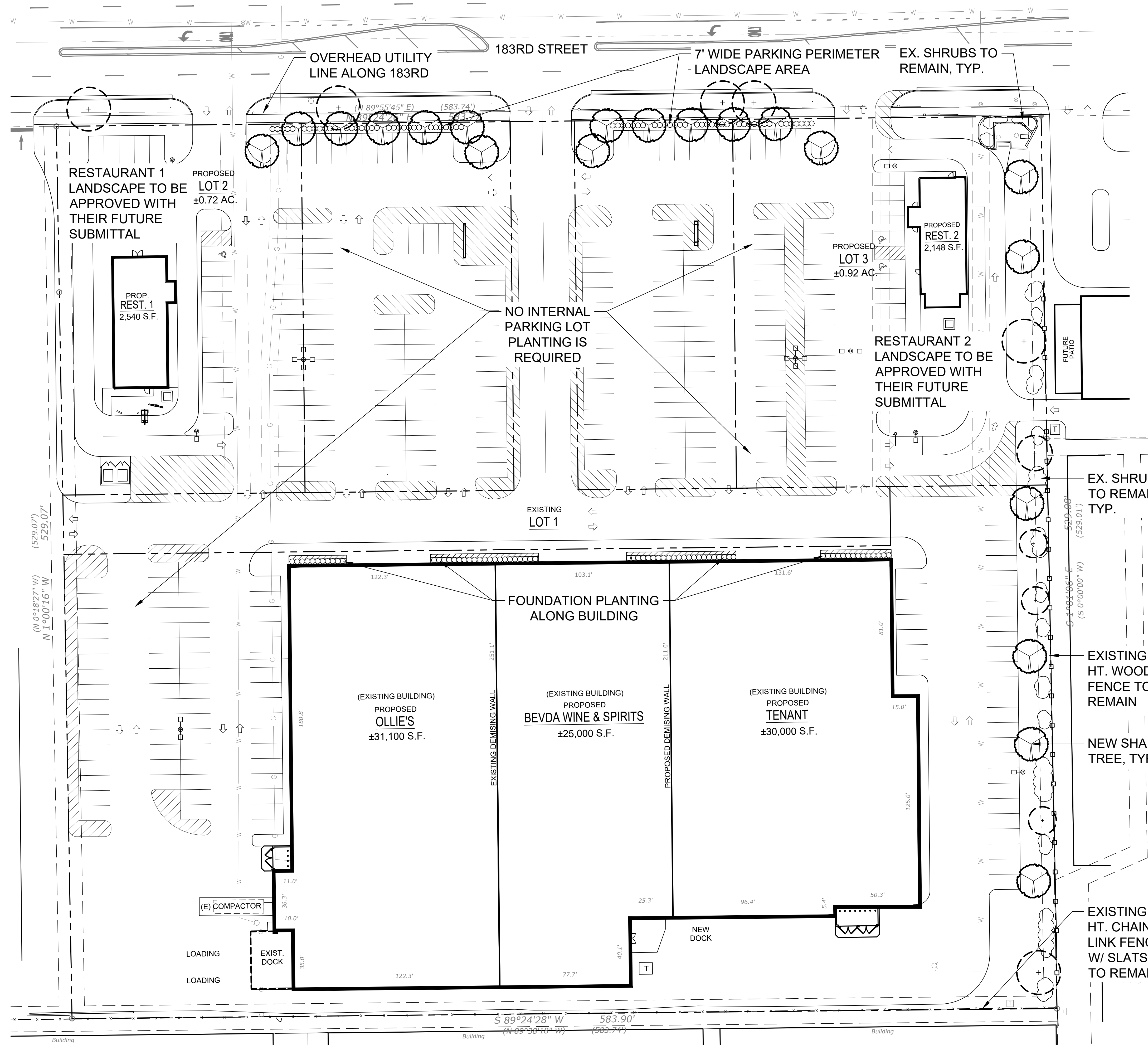
1142 W. Madison Ave.
Suite 206
Chicago, IL 60607
312 427-2888
www.dwpitd.com



PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	ADDITIONAL NOTES
DECIDUOUS TREES			
CARPINUS CAROLINIANA (N)	AMERICAN HORNBEAM	2.5" CALIPER	BRANCHED UP 6'
CELTIS OCCIDENTALIS (N)	COMMON HACKBERRY	2.5" CALIPER	BRANCHED UP 6'
GYMNOCLADUS DIOICUS (N)	KENTUCKY COFFEETREE	2.5" CALIPER	BRANCHED UP 6'
OSTRYA VIRGINIANA (N)	AMERICAN HOPHORNBEAM	2.5" CALIPER	BRANCHED UP 6'
POPULUS TREMULOIDES (N)	QUAKING ASPEN	2.5" CALIPER	BRANCHED UP 6'
QUERCUS BICOLOR (N)	SWAMP WHITE OAK	2.5" CALIPER	BRANCHED UP 6'
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CALIPER	TREE FORM, BRANCHED 6'
DECIDUOUS SHRUBS			
ARONIA MELANOCARPA (N)	BLACK CHOKEBERRY	30" HT x 30" W	
CORNUS STOLONIFERA (N)	RED OSIER DOGWOOD	30" HT x 30" W	
DIERVILLA LONICERA (N)	DWARF BUSH HONEYSUCKLE	30" HT x 30" W	
HYDRANGEA ARBORESCENS (N)	WILD HYDRANGEA	30" HT x 30" W	
RHUS AROMATICA (N)	FRAGRANT SUMAC	5 GALLON	
SYRINGA MEYERI 'PALIBAN'	DWARF KOREAN LILAC	30" HT x 30" W	
PERENNIALS			
ASCLEPIAS SP. (N)	MILKWEED	1 GALLON	
ALLIUM CERNUUM (N)	NODDING ONION	1 GALLON	
ECHINACEA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GALLON	
LIATRIS 'KOBOLD'	KOBOLD SPIKED GAYFEATHER	1 GALLON	
RUDBECKIA SP. (N)	BLACK EYED SUSAN	1 GALLON	
GRASSES			
SPOROBOLUS HETEROLEPIS (N)	PRAIRIE DROPSEED	1 GALLON	

(N) - DENOTES NATIVE PLANT
**ALL PLANT MATERIAL WILL BE SELECTED FROM THIS PLANT PALETTE



Revisions

8.
7.
6.
5.
4.
3.
2.

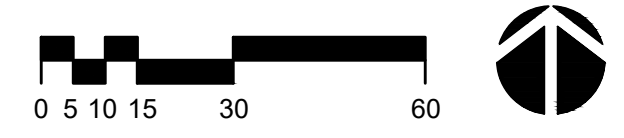
1. ISSUED FOR OWNER REVIEW 07/07/11

Project
183RD & KEDZIE RETAIL
S.E. CORNER OF 183RD & KEDZIE AVE
HOMewood, ILLINOIS

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Date 07/11/24	Project No. DWP 24-145
Scale 1" = 30'-0"	Sheet No. L100
Drawn By EHB	
Approved WS	

1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"



ALLP1

Applications

The ALLP1 is a cost-effective area light designed to offer optimal flexibility to the customer. The ALLP1 provides multiple combinations of options to maximize labor and energy savings. The ALLP1 Area Light provides uniform distribution for area and site lighting in retail, commercial, and residential applications including driveways and parking areas.

Project Name:	
Catalog Number:	
Type:	
Note:	
Date:	



ALLP1B1UNVFD8CSBRT43CRSP



IP65



FIELD ADJUSTABLE
WATTAGE/LIGHT
OUTPUT AND CCT



Construction & Design

- Type II, III, IV, and Type V light distributions
- Field selectable lumens provide a late point adjustment at the installation site
- 12,000 to 42,000 lumens
- Nine lumen packages
- Precision engineered lens made of optical grade polycarbonate for maximum light intensity
- Anti-corrosion stainless steel hardware
- Heavy duty die-cast aluminum housing with external heat-sink for optimal thermal management
- Fixture comes standard in bronze
- Field selectable CCT between 3000K, 4000K or 5000K
- Minimum 80 CRI
- Efficacy up to 158 LPW

Additional Options

- Lens field install kits for each light distribution type (Type II, III, IV, V)
- Multiple mounting options
- Light shield kit options

Electrical

- Available in 120v-277v and 277v-480v
 - 10kV/5kA Surge Protection Standard
 - Power Factor >0.90*
 - Total Harmonic Distortion < 20%*
- *Note: Varies based on option

Control and Sensor Options

- Factory installed NEMA 3-pin photocell receptacle comes standard (shorting cap included)
- Photo control and occupancy sensor options available
- Fixture comes sensor ready for field installed Motion sensor options

Lumen Maintenance

See lumen maintenance table on page 2

Fixture Certifications & Listings

- UL/cUL Wet Locations
- IK08 Impact Rating
- IP65 Rated
- 3.0G Vibration load rating per ANSI C136.31
- DarkSky Compliant. 3000K must be selected with direct pole mount to meet International DarkSky Association approval criteria
- DesignLights Consortium™ Premium qualified luminaire
- Visit the [DLC QPL](#) for listed models

Warranty

See Orion's [Product Limited Warranty](#) for more details and information

ALLP1

Performance Information, 277v, ≥80 CRI, 5000K¹

Lumen Code	Lumens Nominal	Type II				Type III				Type IV				Type V			
		Wattage	Actual Lumens	LPW	BUG	Wattage	Actual Lumens	LPW	BUG	Wattage	Actual Lumens	LPW	BUG	Wattage	Actual Lumens	LPW	BUG
A1	12,000	81w	12,054lm	149	B3-U0-G3	80w	11,973lm	150	B3-U0-G2	80w	11,946lm	149	B3-U0-G3	80w	11,582lm	145	B4-U0-G2
	14,000	100w	14,348lm	144	B3-U0-G3	99w	14,251lm	144	B3-U0-G2	99w	14,219lm	144	B3-U0-G3	99w	13,786lm	140	B4-U0-G2
B1	15,000	105w	15,542lm	148	B3-U0-G3	105w	15,267lm	146	B3-U0-G3	106w	15,058lm	142	B3-U0-G3	105w	15,051lm	144	B4-U0-G2
	20,000	146w	20,166lm	138	B3-U0-G3	145w	19,809lm	136	B3-U0-G3	147w	19,538lm	133	B3-U0-G3	145w	19,529lm	135	B4-U0-G2
C1	24,000	168w	23,250lm	138	B4-U0-G4	173w	23,177lm	134	B4-U0-G3	169w	23,339lm	138	B4-U0-G3	171w	22,946lm	135	B5-U0-G3
	28,000	201w	27,229lm	135	B4-U0-G4	207w	27,142lm	131	B4-U0-G3	201w	27,333lm	136	B4-U0-G3	204w	26,873lm	132	B5-U0-G3
D1	32,000	238w	33,337lm	140	B4-U0-G3	237w	33,291lm	140	B4-U0-G3	234w	33,239lm	142	B4-U0-G4	235w	33,257lm	141	B5-U0-G4
	36,000	268w	37,028lm	138	B4-U0-G3	268w	36,977lm	138	B4-U0-G3	263w	36,919lm	140	B4-U0-G4	265w	36,939lm	139	B5-U0-G4
	42,000	304w	40,990lm	135	B4-U0-G3	304w	40,933lm	135	B4-U0-G3	299w	40,869lm	137	B4-U0-G4	301w	40,892lm	136	B5-U0-G4

Lumen Maintenance²

Lumen Code	Nominal Lumens	Operating Temperature	Calculated Lumen Maintenance		
			L70	L80	L90
A1	12,000 / 14,000	25°C	189,000	119,000	57,000
		50°C	153,000	94,000	46,000
B1	15,000 / 20,000	25°C	184,000	116,000	55,000
		50°C	150,000	94,000	45,000
C1	24,000 / 28,000	25°C	162,000	102,000	49,000
		50°C	154,000	97,000	46,000
D1	32,000 / 36,000 / 42,000	25°C	173,000	108,000	52,000
		50°C	140,000	86,000	41,000

Additional Specification Information

¹ Actual performance may vary by up to ±10% of values listed; facility factors and fixture options can affect performance values.

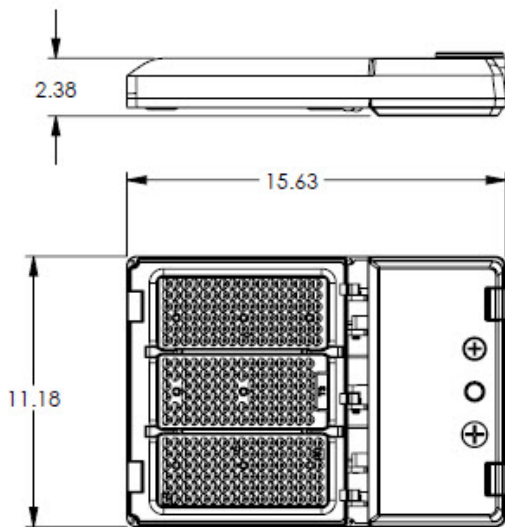
² Calculated hours based on TM-21 projections and components used at the time of testing. Warranty is not associated with Calculated Lumen Maintenance

ALLP1

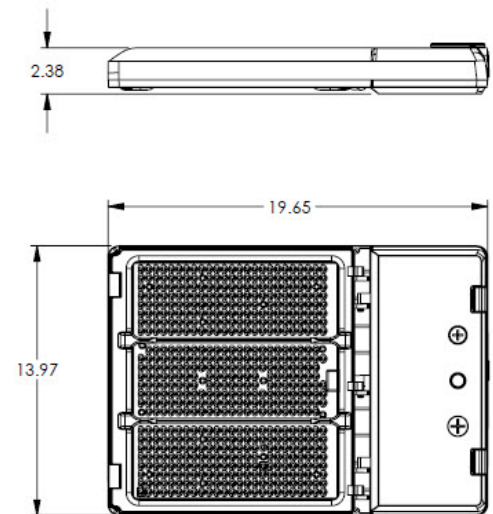
Physical Information³

Nominal Lumen Code	Length	Height	Width	Weight	EPA [side] Using Slipfitter
A1/B1/C1	15.63"	2.38"	11.18"	9.00 lbs.	.64 ft ²
D1	19.65"	2.38"	13.97"	12.20lbs.	.77 ft ²

A1/B1/C1



D1



Ambient Operating Temperatures

Nominal Lumen Code	Standard Range
All Lumen Packages	-40°C to 50°C [-40°F to 122°F]

Sensor Type	Operating Range
All Sensors	-30°C to 50°C [-22°F to 122°F]

Additional Specification Information

³ Weight will vary based on option selection

ALLP1

Ordering Information Example (NOTE: No dashes or spaces unless noted below)

ALLP1B1UNVFD8CST43CRSP

Ordering Information

Series	Nominal Lumen Code ⁴	Voltage	Driver Type	CRI; Color Temp	Fixture Colors	Light Distribution	Standard Factory Installed	Packaging Options
ALLP1= HARRIS LED Lumen Select Area Light, Gen 1	A1= Lumen Selectable 12,000 lm/ 14,000 lm B1= Lumen Selectable 15,000 lm/ 20,000 lm C1= Lumen Selectable 24,000 lm/ 28,000 lm D1= Lumen Selectable 32,000 lm/ 36,000 lm/ 42,000lm	UNV= 120v-277v HMV= 277v-480v	FD= Full Dimming	8CS= 80CRI; Color Selectable 3000K/ 4000K / 5000K	BR= Bronze	T2= Type II T3= Type III T4= Type IV T5= Type V	3CR= 3-Pin Universal NEMA Receptacle and Sensor Ready** ⁵	SP= Single Pack
<p>*Note: All fixtures are set to max lumen range output at 5000K at the factory EX: ALLP1A1=14,000 at 5000K] **Note: See Page 5 for Photocell and Motion Sensor Options</p>								

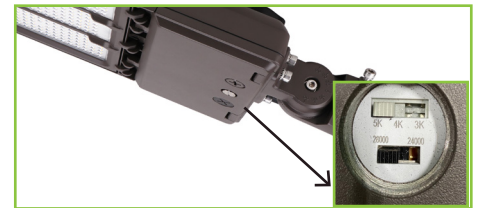
Fixture Options (Factory Installed)



3-Pin NEMA Receptacle (includes shorting cap)



Motion Sensor Ready



Field Selectable Lumens and CCT

Additional Specification Information

⁴ For actual lumens, see performance table

⁵ Use of Sensor and Photocell together is not recommended

ALLP1

Accessories [Sold Separately-Field Installed]

Mounting Options	
EXT-ALLP-SFT-001	Bronze Slip-fitter, 2-3/8" Tenons
EXT-ALLP-TRN-001	Bronze Trunnion Mount
EXT-ALLP-ADJ-001	Bronze Adjustable Pole Mount, 3" Round Pole, Max 5" Round, Min. 3" Square Pole
EXT-ALLP-WM-001	Bronze Adjustable Wall Mount Arm Kit
EXT-ALLP-DPM-001	Bronze Direct Pole Mount, Dark Sky Compliant, 3" Round Pole, Max 5" Round, Min. 3" Square Pole
Light Shield Options	
EXT-ALLP-FLS-001	Bronze Back and Side Light Shields, A1/B1/C1
EXT-ALLP-FLL-001	Bronze Back and Side Light Shields, D1
Control Options ⁵	
EXT-ALLP-PE3-001	Twist-lock Photocell On/Off Daylight Sensing Only, 120v-277v
EXT-ALLP-PE3-002	Twist-lock Photocell On/Off Daylight Sensing Only, 347v
EXT-ALLP-PE3-003	Twist-lock Photocell On/Off Daylight Sensing Only, 480v
Motion Sensor Options ^{5,6}	
EXT-LSW-RC	Remote Control for Sensor Commissioning [For HB02DPR and HB01DMS-A Sensors]
HB02DPR	PIR Occupancy/Daylight Sensor, High and Low End Trim, 0-10v Dimming, 20' max. mounting height
HB01DMS-A	Microwave Occupancy Sensor, Photosensor, Low End Trim, 0-10v Dimming, IR Remote Programmable, 45' max. mounting height
Lens Kit Options - Field Replacement	
ROL-ALLP1-S-T2	Replacement Lens: ALLP, Light distribution Type II [T2], Small [A1/B1/C1]
ROL-ALLP1-S-T3	Replacement Lens: ALLP, Light distribution Type III [T3], Small [A1/B1/C1]
ROL-ALLP1-S-T4	Replacement Lens: ALLP, Light distribution Type IV [T4], Small [A1/B1/C1]
ROL-ALLP1-S-T5	Replacement Lens: ALLP, Light distribution Type V [T5], Small [A1/B1/C1]
ROL-ALLP1-L-T2	Replacement Lens: ALLP, Light distribution Type II [T2], Large [D1]
ROL-ALLP1-L-T3	Replacement Lens: ALLP, Light distribution Type III [T3], Large [D1]
ROL-ALLP1-L-T4	Replacement Lens: ALLP, Light distribution Type IV [T4], Large [D1]
ROL-ALLP1-L-T5	Replacement Lens: ALLP, Light distribution Type V [T5], Large [D1]

Accessories [Field Installed]



Slipfitter
[EXT-ALLP-SFT-001]



Trunnion Mount
[EXT-ALLP-TRN-001]



Adjustable Arm Mount
[EXT-ALLP-ADJ-001]



Adjustable Wall Arm Mount
[EXT-ALLP-WM-001]



Direct Pole Mount
[EXT-ALLP-DPM-001]



Light Shield
[EXT-ALLP-FLx-001]

Additional Specification Information

⁵ Use of Sensor and Photocell together is not recommended

⁶ Sensor options are only approved for use when using the max lumen switch position. Power usage and dimming levels are only accurate when using max lumen switch position

ALLP1

Accessories [Field Installed]



Photocell
[EXT-ALLP-PE3-00x]

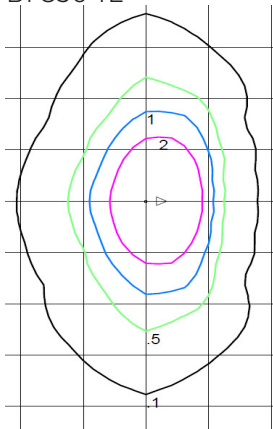


Lens Kit
[ROL-ALLP1-x-Tx]

ISO Footcandle Plots

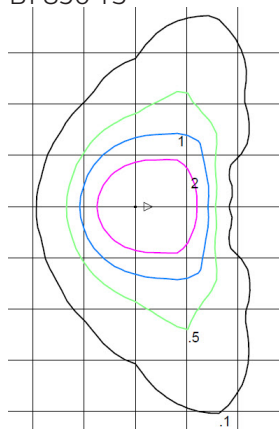
Visit orionlighting.com to obtain all .IES files

B1 850 T2



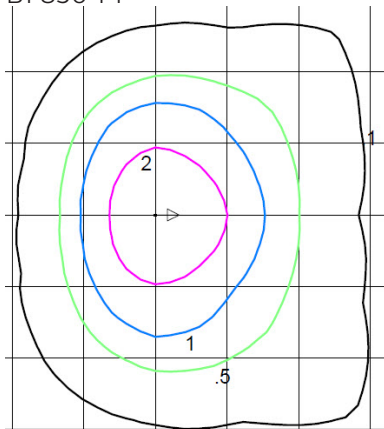
Distance are in Units of Mounting Height
Mounting Height 30'
Max. Calculated Value: 6.58 Fc

B1 850 T3



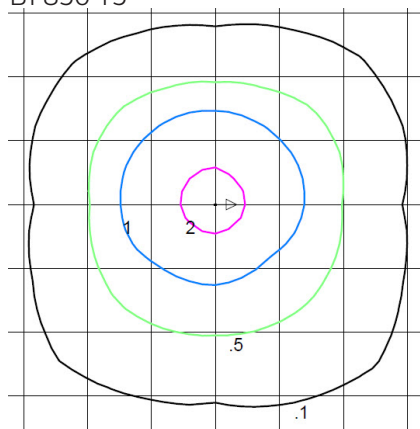
Distance are in Units of Mounting Height
Mounting Height 30'
Max. Calculated Value: 4.92 Fc

B1 850 T4



Distance are in Units of Mounting Height
Mounting Height 30'
Max. Calculated Value: 3.82 Fc

B1 850 T5

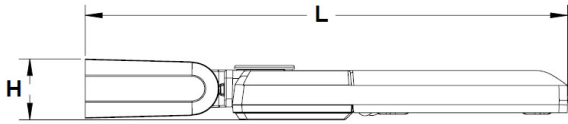


Distance are in Units of Mounting Height
Mounting Height 30'
Max. Calculated Value: 2.48 Fc

ALLP1

Fixture with Mounting Dimensions and Physical Information

Slipfitter Mount (EXT-ALLP-SFT)



Lumen Code	Length	Height	Width	Weight	EPA [side @ 0°]
A1/B1/C1	22.51"	2.93"	11.18"	10.40lbs.	.64 ft ²
D1	26.53"	2.93"	13.97"	13.60lbs.	.77 ft ²

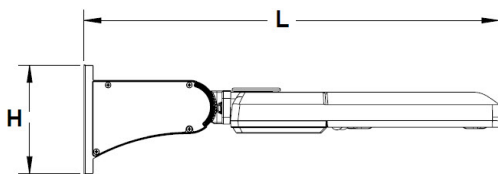
Note: This slipfitter can adapt to 2-3/8" tenons.

Trunnion Mount (EXT-ALLP-TRN)



Lumen Code	Length	Height	Width	Weight	EPA [side @ 0°]
A1/B1/C1	21.60"	2.88"	11.18"	12.10lbs.	.63 ft ²
D1	25.62"	2.88"	13.97"	13.97lbs.	.92 ft ²

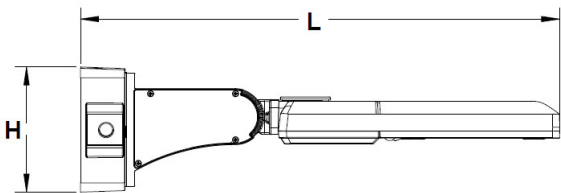
Adjustable Arm Mount (EXT-ALLP-ADJ)



Lumen Code	Length	Height	Width	Weight	EPA [side @ 0°]
A1/B1/C1	24.15"	6.30"	11.18"	11.40lbs.	.80 ft ²
D1	28.17"	6.30"	13.97"	14.60lbs.	.75 ft ²

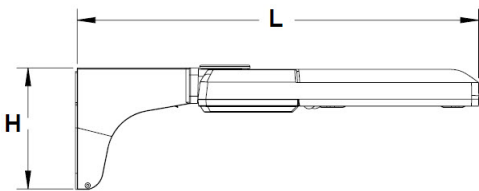
Note: This mounting kit can adapt to round poles [3">5" diameter and square poles [min. 3"]

Adjustable Wall Mount (EXT-ALLP-WM)



Lumen Code	Length	Height	Width	Weight	EPA [side @ 0°]
A1/B1/C1	26.63"	6.94"	11.18"	13.60lbs.	.89 ft ²
D1	30.65"	6.94"	13.97"	16.80lbs.	1.01 ft ²

Direct Pole Mount (EXT-ALLP-DPM)



Lumen Code	Length	Height	Width	Weight	EPA [side @ 0°]
A1/B1/C1	23.70"	6.94"	11.18"	13.00lbs.	.75 ft ²
D1	27.50"	6.94"	13.97"	16.20lbs.	.87 ft ²

Note: This mounting kit can adapt to round poles [3">5" diameter and square poles [min. 3"]





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 1, 2024

To: Members of the Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-28, Homewood Ford Expansion and Renovation – 3233 W 183rd Street



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Marc Smith, E. Anthony Inc.	07/10/2024
Elevations	1	E. Anthony, Inc.	01/15/2024
Renderings	1	Art Navar	07/10/2024
Landscape Plan	1	E. Anthony Inc.	07/18/2024
Retaining Wall Detail	2	Ridgeland Architects	07/18/2024
Photometric Plan	3	CBMC Lighting Solutions	11/20/2023
Staff Exhibits	2	Asst. Director of Comm. /Econ. Dev.	07/26/2024

BACKGROUND

The applicant, Marc Smith of E. Anthony Inc. has proposed exterior renovations and building expansion for Homewood Ford, located at 3233 W 183rd Street. The scope of work for the proposed renovation includes a full overhaul of multiple elevations, two proposed building additions, and alterations to landscaping and parking areas. The proposed changes are designed to modernize the dealership building and align the exterior of the building to corporate branding standards. The changes are also proposed to increase the service capacity of the dealership to accommodate demand. The applicant has submitted building plans, landscaping plans elevations, and color and material boards for review by the Appearance Commission.

DISCUSSION

The applicant has proposed the renovation of multiple elevations, the construction of two additions to the existing Homewood Ford dealership, and improvements to landscaping and parking areas. Each of these areas has been reviewed for zoning compliance and design review. Per Section 44-05-11(a) of the Homewood Zoning Ordinance, only the areas being expanded by this project are subject to the design requirements, including the two building addition areas and the new parking area. However, the Appearance Commission reserves the right to review and condition any portion of the proposed scope of work included in this review.

Building Additions

Description

Two additions are proposed to the existing auto sales and service building. One addition is on the northern side of the building, near the front entrance facing 183rd Street. The other addition is located on the southern side of the building near the existing service bay doors on the eastern side of the property.

The additions will add approximately 7,000 square feet of building area to the structure, with the new floor area dedicated for use by the service department of Homewood Ford. Each expansion will add service bay entries to the building; the southern expansion will add two bay entries while the northern expansion will add three bay entries. The interior area will be primarily used for vehicle service and storage.

The northern expansion is proposed with a variety of exterior materials. The walls will be clad in corrugated metal panels with slate gray color up to a height of approximately 12'. The remainder of the wall height, including a new canopy overhang, will be clad smooth metal panels approximately 10' in width. Grey-colored 10'-high garage doors hung in each service bay opening will be constructed of clear panels framed in aluminum.

The southern expansion is proposed with relatively uniform cladding in concrete masonry units with slate grey paint to match the paint color to be applied to existing brick and concrete masonry units on the existing building. A metal parapet will be located at the roofline of this new expansion.

Analysis

The Homewood Zoning Ordinance requires at least 50% of the front elevations of new additions to be clad in Tier I materials, including but not limited to brick, terra cotta, stone, finished concrete masonry units or other concrete materials. Side and rear elevations are permitted to reduce Tier I material use to 25% of the façade elevation. The front elevation does not meet the 50% Tier I material requirement. The west (side) elevation of the northern expansion also does not meet the 25% Tier I material requirement for the elevation. Additionally, the Village has designated corrugated metal panels, such as those proposed on both elevations of the proposed northern expansion of the building, as a prohibited building material.

Staff recommends a replacement of material "SP-2" (corrugated metal panels) with brick or another approved Tier I material finished in an appropriate color compatible with the color palate of other project elements (i.e. grey, silver, etc.) as a condition of approval by the Appearance Commission.

Staff finds the southern expansion meets all design requirements found in the Homewood Zoning Ordinance.

Staff has also reviewed the proposed expansion areas with building design guidelines in Section E of the Appearance Plan. Staff finds that the addition is in alignment with building design guidelines found in the Appearance Plan, and reflects an appropriate modernization of the building which is compatible with surrounding commercial properties.

Existing Exterior Elevations

Description

In addition to the two proposed expansions of the building, the applicant has proposed a full exterior renovation to the existing building. This exterior renovation is presented with the goal of modernizing the building and aligning the existing dealership with current Ford brand guidelines. The renovation includes improvements to all four elevations of the building.

The most visually significant improvements are proposed on the front elevation of the building facing 183rd Street. The applicant has proposed the construction of a metal panel system with a silver chrome finish across the front of the structure, including a large entry feature at the location of the new building entrance on the front elevation. The applicant has proposed the reconstruction of the front storefront window system and the addition of an accessible entrance at the front of the building. Signage will be affixed to the metal cladding across the front of the building. The renovation on this façade will also create a new blade wall extending approximately 30' from the edge of the existing building to screen a new open air car delivery area covered by a new canopy structure.

East (interior side) elevation improvements include the addition of a canopy overhang matching the canopy overhang proposed on the new addition on the north side of the building. This canopy overhang will be clad in metal panels approximately 10' in width which match those used on the front elevation of the new expansion. Existing brick and concrete masonry unit walls will be painted in grey colors to match other improvements proposed on the building.

South (rear) elevation improvements include painting existing brick and concrete masonry unit walls to match other improvements proposed on the building and to tie a new southern building addition into the main building.

West (interior side) elevation improvements include painting existing brick and concrete masonry unit walls to match other improvements proposed on the building. Corrugated metal paneling has also been proposed on portions of the existing building; since these panels are part of the renovation of the existing structure, these panels are exempt from material prohibitions for corrugated metal panels found in Section 44-05-11(b) of the Homewood Zoning Ordinance.

Examples of Ford Branding at other area establishments



Figure 1: A comparison of the proposed Homewood Ford to similar Ford facilities in Chicagoland suburbs. Clockwise from top left: Fair Oaks Ford of Naperville, IL; Napleton Ford of Oak Lawn, IL; proposed Homewood Ford in Homewood, IL.

Analysis

The renovations proposed to the existing building are compliant with all applicable zoning requirements. The zoning design requirements of Section 44-05-11 do not apply to renovations made on existing structures, including those proposed at Homewood Ford, and were not included in this review.

Village staff has reviewed the proposed renovations to the existing structure for alignment with the building design guidelines in Section E of the Appearance Plan. Staff finds that the proposed renovation is in alignment with applicable Appearance Plan guidelines. Staff notes that the building features significantly greater amounts of metal paneling than is generally found on structures in Homewood. The paneling is designed to provide consistency and brand recognition for Ford dealerships. The staff finds that efforts to increase brand compatibility with less common materials in Homewood will not affect the architectural harmony of this building with its surroundings in a predominantly commercial area.

Parking Expansion

Description

The applicant has proposed the expansion of parking and vehicle storage areas to the west of the existing building and parking area. This expansion will add 45 parking spaces to the site. This area will be surfaced in asphalt. Additional restriping of several parking spaces in the front of the site will support the addition of ADA accessible parking spaces near the new entrance of the building and a new accessible ramp entrance to the building. Four parking spaces will be removed with this additional construction at the front of the building.

Analysis

The 45 new off-street parking spaces designated on new site drawings meet zoning requirements for location, dimensions and access. The number of spaces is appropriate for the scale of the use.

New parking areas are subject to interior parking lot landscaping requirements when greater than 30 spaces are added. Only the expanded parking area is subject to requirements for off-street parking. Per Section 44-05-06(g) of the Homewood Zoning Ordinance, one additional parking area island will be required in the easternmost row of parking spaces. Parking islands are required at an interval of at least one per every 10 parking spaces. One parking area end cap will be required at the end of the westernmost row of parking spaces within the new parking lot area. Staff will provide a recommended condition of approval to the Planning and Zoning Commission requiring the parking area island and end cap at the time of Site Plan Review approval.

The restriped parking area and new front building entrance feature include ADA improvements that meet requirements for building access and the provision of accessible parking spaces. Section 44-05-02 requires a minimum of 9' parking spaces for all new spaces associated with any non-residential use. The proposed parking spaces are approximately 8 feet in width. Staff will provide a recommended condition of approval to the Planning and Zoning Commission requiring the all parking spaces to be adjusted to 9' in width at the time of Site Plan Review approval.

The staff has reviewed the parking area with relevant provisions of the Village Appearance Plan and finds that the parking area aligns with applicable guidelines outlined in Sections D, E, and H of the Appearance Plan.

Landscaping Improvements

Description

The applicant has proposed the construction of landscape features, including foundation landscaping along the front elevation of the existing dealership building and transition zone screening landscaping along the eastern boundary of the site where a new parking area is proposed. The applicant has proposed a new plant palate to be used in all new landscaping areas and in some existing landscaping areas, comprised of red oak trees as a canopy tree, quickfire hydrangeas as a bush/shrub, and "Little Henry" sweet spire as groundcover.

The applicant has proposed the removal of bushes in some parking areas and along the current front façade of the building to accommodate building renovation and expansion, with new plantings in alignment with the new plant palate proposed to replace many of the removed plantings.

A retaining wall with a grade change of approximately 5' is to be located along the eastern property boundary of the development. Transition zone landscaping will be located above the retaining wall.

Analysis

Village staff, including members of Economic and Community Development staff and the Village Arborist, received copies of the landscaping plan for review. Staff finds that the planting palate is appropriate for the site. Staff also finds that all landscaping areas meet zoning requirements set forth in Section 44-05-06 of the Homewood Zoning Ordinance.

Staff reviewed landscaping areas for alignment with the landscaping design guidelines found in Section D of the Appearance Plan. Staff finds that landscaping proposed on the site is in alignment with the relevant provisions of the Village Appearance Plan.

Lighting

Description

The applicant has proposed the addition of seven new mounted pole lights to illuminate the expanded parking area on the eastern side of the site. These lights will be 16' in height, mounted on 2' concrete bases.

New exterior lighting on the building addition areas is primarily limited to emergency wall lighting near emergency exit points. The new open air car delivery area to the west of the existing building will have 12 overhead canopy lights installed. Uplighting will be installed in landscaping areas adjacent to wall faces which will feature signage.

Analysis

Village staff, including members of Economic and Community Development staff, received photometric plans and lighting cutsheets and reviewed plans for compliance with Section 44-05-12 of the Homewood Zoning Ordinance. Staff has found that all lighting and lighting effects from the proposed improvements, including lighting design, brightness, color and direction, are in compliance with applicable zoning standards.

Staff reviewed lighting plans for alignment with the lighting design guidelines found in Section H of the Appearance Plan. Staff finds that lighting proposed on the site is in alignment with applicable guidelines of the Village Appearance Plan.

Signage

Description

The applicant has proposed a range of new conceptual signage for the building in alignment with Ford brand standards, including a new Ford insignia on the blade wall extending east from the existing structure

and the front entrance to the building. The conceptual sign package includes a large “Homewood” sign to indicate the name of the dealership. The existing pylon sign along 183rd Street is proposed to remain in its current location.

Analysis

All signs in this proposal are conceptual and subject to sign permit review for final approval. Staff finds that new conceptual signage included in drawings meets signage allowances for the building (160’ frontage x 2.5 = 400 square feet). Conceptual signs proposed are all permitted sign types per Section 30 of the Village Code of Ordinances. The Appearance Commission may review and provide recommendations for the conceptual signs included in this review, in order to ensure harmony with other proposed building improvements and surrounding properties.

RECOMMENDED APPEARANCE COMMISSION ACTION

This project is subject to review by the Appearance Commission per the provisions of Section 28-31 of the Village Code of Ordinances and Section 44-05-11(a) of the Village Zoning Ordinance. The Appearance Commission serves as a decision-making body for this Appearance Review, and the applicant may proceed with all other permit applications should the Appearance Commission approve this review.

Staff has reviewed the proposed improvements for Homewood Ford at 3233 W 183rd Street, including building additions, exterior renovations, parking area expansion, landscaping, lighting and signage, for zoning compliance and alignment with design guidelines for the Village of Homewood. The Appearance Commission may wish to make the following motion:

Approve Case 24-28 Homewood Ford Expansion and Renovation at 3233 W 183rd Street as proposed on the elevations, renderings, landscape plans, color and material boards, and lighting plans submitted by Marc Smith of E. Anthony Group, July 10, 2024, subject to the following conditions:

1. Replace corrugated metal paneling material (“SP-2”) on the proposed northern building expansion with a Tier I material, or a mixture of Tier I and Tier II materials, as identified in Section 44-05-11 of the Homewood Zoning Ordinance, or another approved material recommended by the Appearance Commission.



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

PROPERTY INFORMATION

Street Address: 3233 183rd Street Homewood, IL 60430

Property Index Number(s): 32-02-201-039-0000

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.

- 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:

Remodeling & Addition to Existing Automobile Dealership, including Sitework.

APPLICANT

Name Marc Smith

Company E. Anthony, Inc.

Address 18521 Spring Creek Drive, Unit F
Tinley Park, Illinois 60477

Phone 708-802-8230

Email ms@eanthonyinc.com

Role Sr. Project Manager

PROPERTY OWNER

Name Steve Phillipos

Company Homewood Ford, LLC

Address 3233 183rd Street
Homewood, Illinois 60430

Phone 708-798-1668

Email sphillipos@homewoodford.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.

Marc Smith
Applicant Name

Marc W. Smith
Applicant Signature

07/10/2024
Date

Staff Notes

Do not write below this line.

CASE NO: _____	Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
Request: _____	Action: _____	Comments/Conditions: _____
		Date: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.		
Name: _____	Signature: _____	Date: _____

KEY NOTES

- NEW CHU WALL CONSTRUCTION - REFER TO FLOOR PLAN AND WALL SECTIONS FOR ADD. INFO.
- NEW EXTERIOR DOORS - REFER TO DOOR SCHEDULE FOR ADD. INFO.
- NEW ROOF GUTTER AND DOWNSPOUT - REFER TO ROOF PLAN FOR ADD. INFO.
- NEW PARAPET WALL AND COPING - REFER TO WALL SECTIONS FOR ADD. INFO.
- NEW LINE OF CHU PARAPET BEYOND BUILT UP TO LEVEL OUT EXISTING SLOPED PARAPET OF EXISTING SERVICE DEPT. CHU EXTERIOR WALL.
- ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) METAL PANEL SYSTEM. ARCONIC REYNOLDS LONG BRUSHED ALUMINUM OR FORD APPROVED EQUAL. REFER TO REFERENCE FINISH SPECIFICATIONS SHEET A2.1.
- ACM - PRESSURE EQUALIZED RAIN SCREEN (DRY JOINT) CANOPY METAL PANEL SYSTEM. ARCONIC REYNOLDS FEWTER OR FORD APPROVED EQUAL. REFER TO REFERENCE FINISH SPECIFICATIONS SHEET A2.1.
- CORRUGATED METAL (EXPOSED, PAINTED FASTENER). ALCOA SLATE GREY OR FORD APPROVED EQUAL. REFER TO REFERENCE FINISH SPECIFICATIONS SHEET A2.1.
- NOT USED.
- 39" HIGH DEALER NAME LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM FOR ADDITIONAL INFO. SIGNAGE PROVIDED AND INSTALLED BY "AGI". SEE FORD PROTOTYPE PACKAGE.
- 18" HIGH SERVICE LETTERS. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM FOR ADDITIONAL INFO. SIGNAGE PROVIDED AND INSTALLED BY "AGI". SEE FORD PROTOTYPE PACKAGE.
- 21 S.F. FORD SIGN. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM FOR ADDITIONAL INFO. SIGNAGE PROVIDED AND INSTALLED BY "AGI". SEE FORD PROTOTYPE PACKAGE.
- 31 S.F. FORD SIGN. REFER TO FORD MOTOR COMPANY RETAIL IDENTIFICATION PROGRAM FOR ADDITIONAL INFO. SIGNAGE PROVIDED AND INSTALLED BY "AGI". SEE FORD PROTOTYPE PACKAGE.
- NEW CONC. RAMP, LANDING, STAIRS, AND STEEL GUARDRAILS AND HANDRAILS. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION AND DETAILS AND STRUCTURAL DRAWINGS FOR CONC. REINFORCING/QUANTIFICATION DETAILS.
- NEW CONC. FOUNDATION - REFER TO BUILDING AND WALL SECTIONS/STRUCTURAL DWGS. FOR ADD. INFO.
- EXTERIOR WINDOW(S). (ALL WINDOWS TO BE A FIXED NON-OPERABLE TYPE) KAWNEER TRIFAB 451T SYSTEM - SOLARBAN 60 GLAZING LOW-E, 1/2" TEMPERED GLAZED INSULATED GLASS FRAMES TO BE CLEAR ANODIZED, PROVIDE PRE-FORMED SILL PAN FLASHINGS W/ STOP ENDS & BACKDRAH AS REQ'D, MATCHING THE ADJACENT HAS. COLOR FLASH OVER SILL W/ DRIP EDGE.
- NEW CONCRETE BOLLARDS - REFER TO DETAIL AND PLAN ON SHEET A3.0.
- POLYGUARD FLUID APPLIED AIR/MOISTURE BARRIER OVER NEW CHU.

RIDGELAND ASSOCIATES INC.
 ARCHITECTS DESIGNERS PLANNERS
 1 Riverside Rd.
 Riverside
 Illinois 60546
 708.435.0300
 708.435.0305 fax
 www.ridgelandassociates.com

EAI
 DESIGN/BUILD
E. ANTHONY, INC.
 Complete Construction Services
 708-802-8280

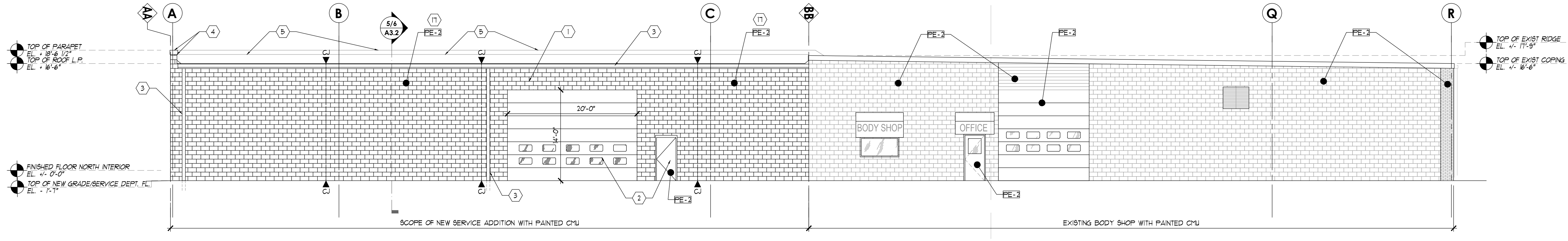
HOMWOOD FORD DEALERSHIP REMODELING
 3233 183rd St, Homewood, IL 60430

Revisions:
 1. CLARIFICATION/REVISION #2 4/25/24
 2. FORM REVIEW CORRECTIONS/REVISION #1 3/22/24
 3. REVIEW COMMENTS - 3/6/24
 4. ISSUED FOR PERMIT AND BID 1/15/24

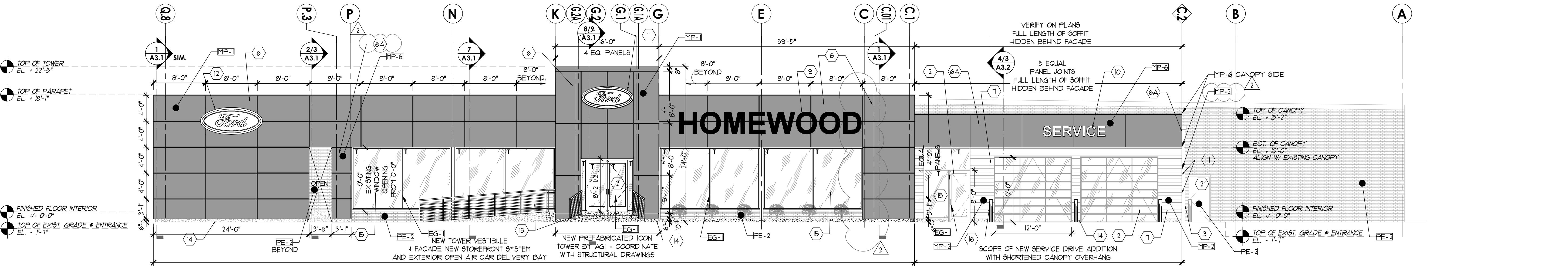
Drawing Date: 1/15/24
 Project Number: 22083

The document is an instrument of service, and is the sole property of Ridgeland Associates, Inc. It may not be copied, reproduced, altered, or used in whole or in part on any other project without express written consent from Ridgeland Associates, Inc.

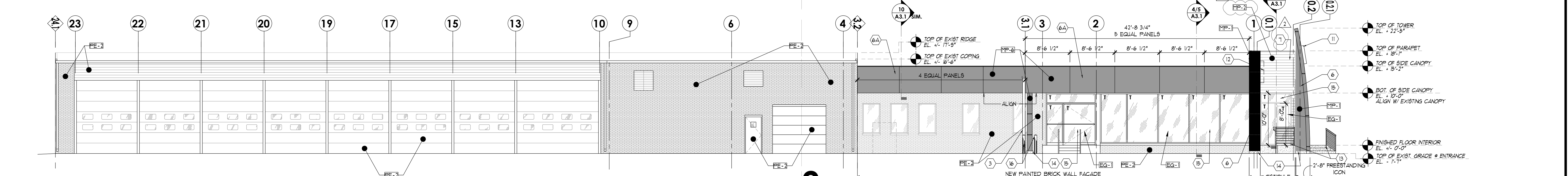
Sheet Name: **EXTERIOR ELEVATIONS**
 Sheet Number: **A2.0**
 ©2024 Ridgeland Associates, Inc.



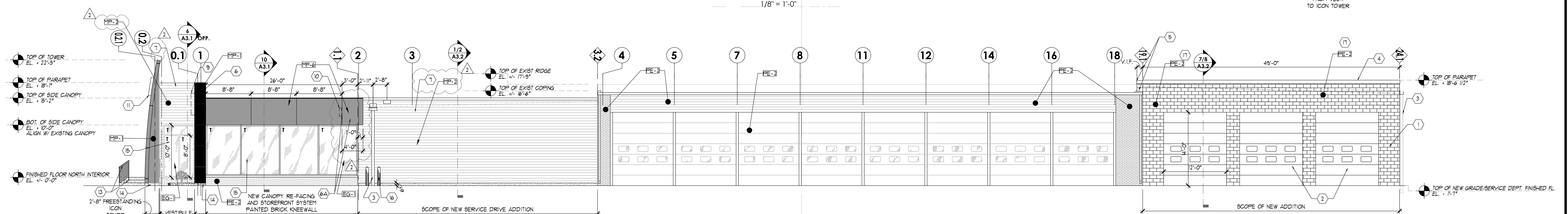
PROPOSED SOUTH ELEVATION 4
 1/8" = 1'-0"



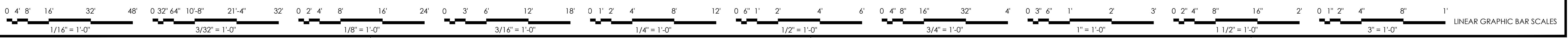
PROPOSED NORTH ELEVATION 2
 1/8" = 1'-0"



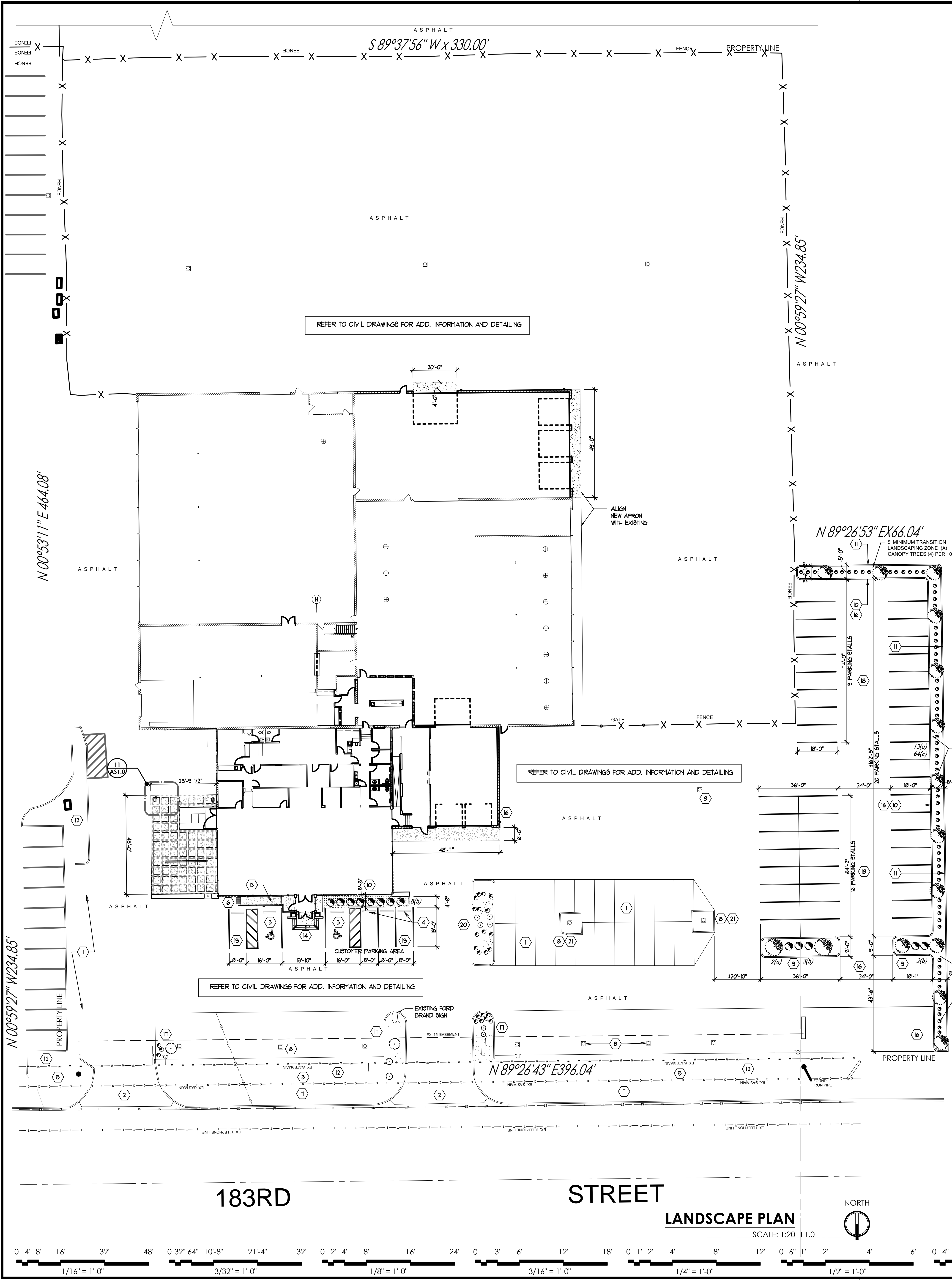
PROPOSED EAST ELEVATION 2
 1/8" = 1'-0"



PROPOSED WEST ELEVATION 1
 1/8" = 1'-0"







AREA & PLANTING CALCULATIONS

PLANT AND SYMBOL	PLANT FACT	PLANT QUANTITY	BOTANICAL NAME COMMON NAME	DETAIL	PLANT SIZE	REMARKS
ISLAND TREES	X(a)	15	QUERCUS ALBURA RED OAK	1/L10	2-1/2" CAL.	B 4 B
		13	HYDRANGEA PANCULATA FLOWERING SHRUBS - QUICKFIRE HYDRANGEA	2/L10	5 GAL (24")	SPACED 25'-0" OC
GROUND COVER	X(c)	64	1" LITTLE HENRY SWEET SPIRE # 3 GAL (18"-24") AND APPROVED HARDWOOD MULCH BEDDED AS PER THE INSTALLATION NOTES	3/L10	3 GAL	SPACED 3'-0" OC

REMARK(S):

- ### KEY NOTES
- EXISTING VEHICLE SALE PARKING STALL(S) - TO REMAIN, TYPICAL
 - EXISTING ASPHALT DRIVEWAY TO REMAIN - NO WORK
 - NEW ACCESSIBLE PARKING STALL(S) - REFER TO ARCH. SITE PLAN DRAWING A810
 - NEW WHEEL STOP, TYPICAL
 - EXISTING CONC SIDEWALK TO REMAIN NO WORK
 - NEW ADA DETECTIBLE WARNING SIDEWALK RAMP, TYPICAL
 - EXISTING UTILITY WD POLE, TYPICAL, NO WORK - REFER TO CIVIL DRAWINGS
 - EXISTING PARKING LOT LIGHT POLE, TYPICAL - NO WORK - REFER TO CIVIL DRAWINGS
 - NEW LANDSCAPE ISLAND W/ CONC CURB, INTERIOR PLANTING TO BE PER SCHEDULE ON 8" DIRTY W/ 3" PREMIUM HARDWOOD SHREDDED MULCH AROUND SHRUBS AND TREE
 - NEW LANDSCAPE BEDDING W/ HEDGE PLANTING ON 8" DIRTY W/ 3" PREMIUM HARDWOOD SHREDDED MULCH AROUND HEDGING, HEDGE PLANTING TO BE PER SCHEDULE
 - NEW CONC RETAINING WALL - REFER TO CIVIL DRAWINGS
 - EXISTING GRASS (SOO) PLANTING AREA TO REMAIN - NO WORK
 - NEW CONC RAMP REFER TO ARCH. SITE PLAN DRAWING A810 AND CIVIL DRAWINGS
 - NEW CONC SLAB AND STEPS - REFER TO ARCH. SITE PLAN DRAWING A810
 - PROVIDE WALL MOUNTED HOSE BIB W/ IN-LINE VACUUM BREAKER, FOR 100'-0" COVERAGE AREA - VERIFY LOCATION IN FIELD
 - REPAIR ASPHALT PAVEMENT AS NEEDED - REFER TO ARCH. SITE PLAN DRAWING A810 AND CIVIL DRAWINGS
 - EXISTING SHRUBS AND GROUND COVERING PLANTING TO REMAIN
 - EXISTING ASPHALT PARKING LOT AREA TO BE PAINTED W/ 4" WIDE WHITE STRIPING FOR PARKING STALLS AS INDICATED - REFER TO ARCH. SITE PLAN DRAWING A810 AND CIVIL DRAWINGS
 - EXISTING ASPHALT PARKING LOT AREA TO BE PAINTED W/ 4" WIDE YELLOW STRIPING FOR PARKING STALLS AS INDICATED - REFER TO ARCH. SITE PLAN DRAWING A810 AND CIVIL DRAWINGS
 - EXISTING ISLAND WITH TREES, SHRUBS AND GROUND COVER TO REMAIN
 - EXISTING ISLAND WITH MULCH TO REMAIN

Mem 5. C.

RIDGELAND ASSOCIATES INC.
ARCHITECTS
DESIGNERS
PLANNERS

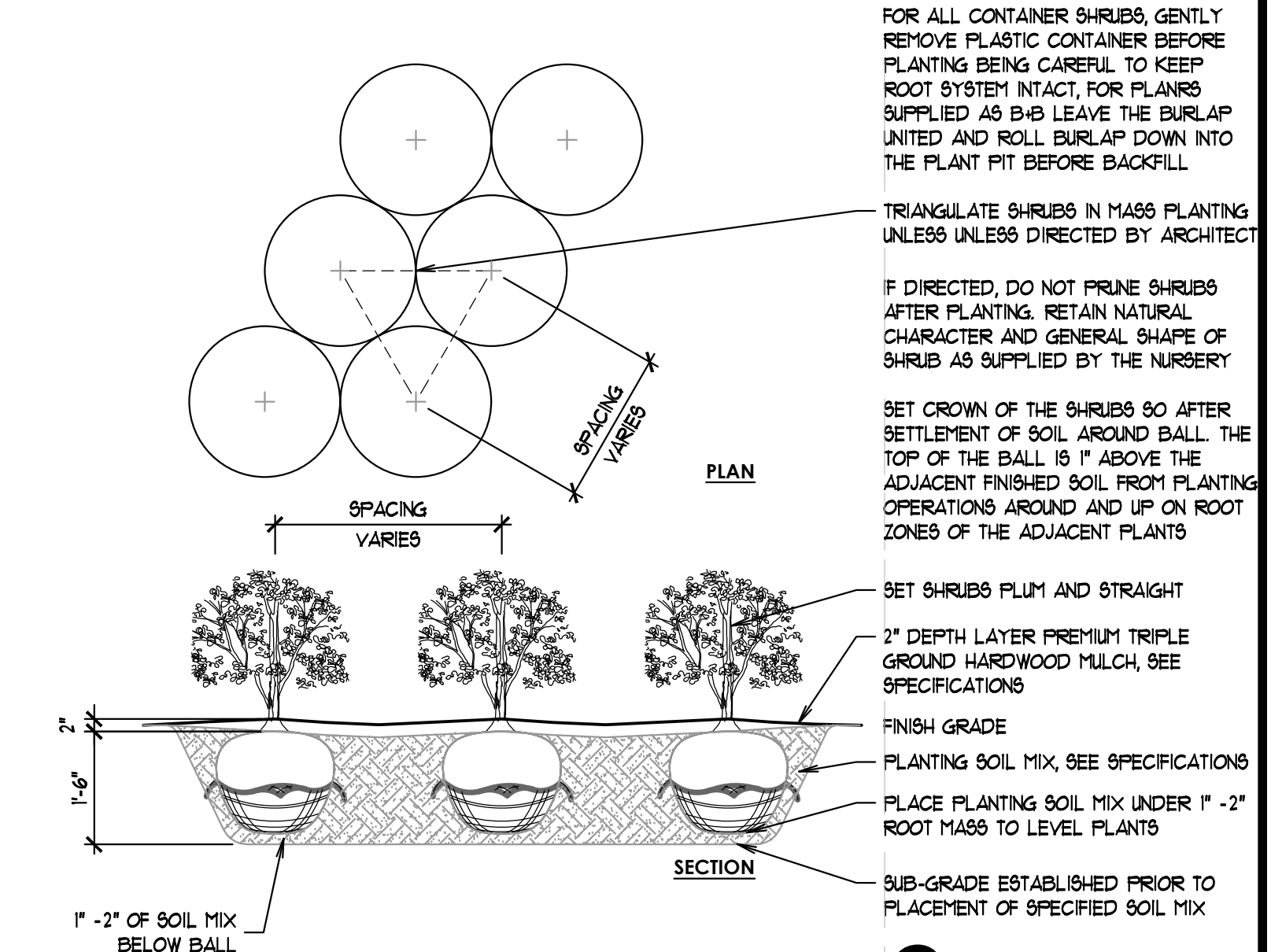
1 Riverside Rd.
Riverside
Illinois 60546
708.435.0300
708.435.0305 fax
www.ridgelandassociates.com

EAI
DESIGN/BUILD

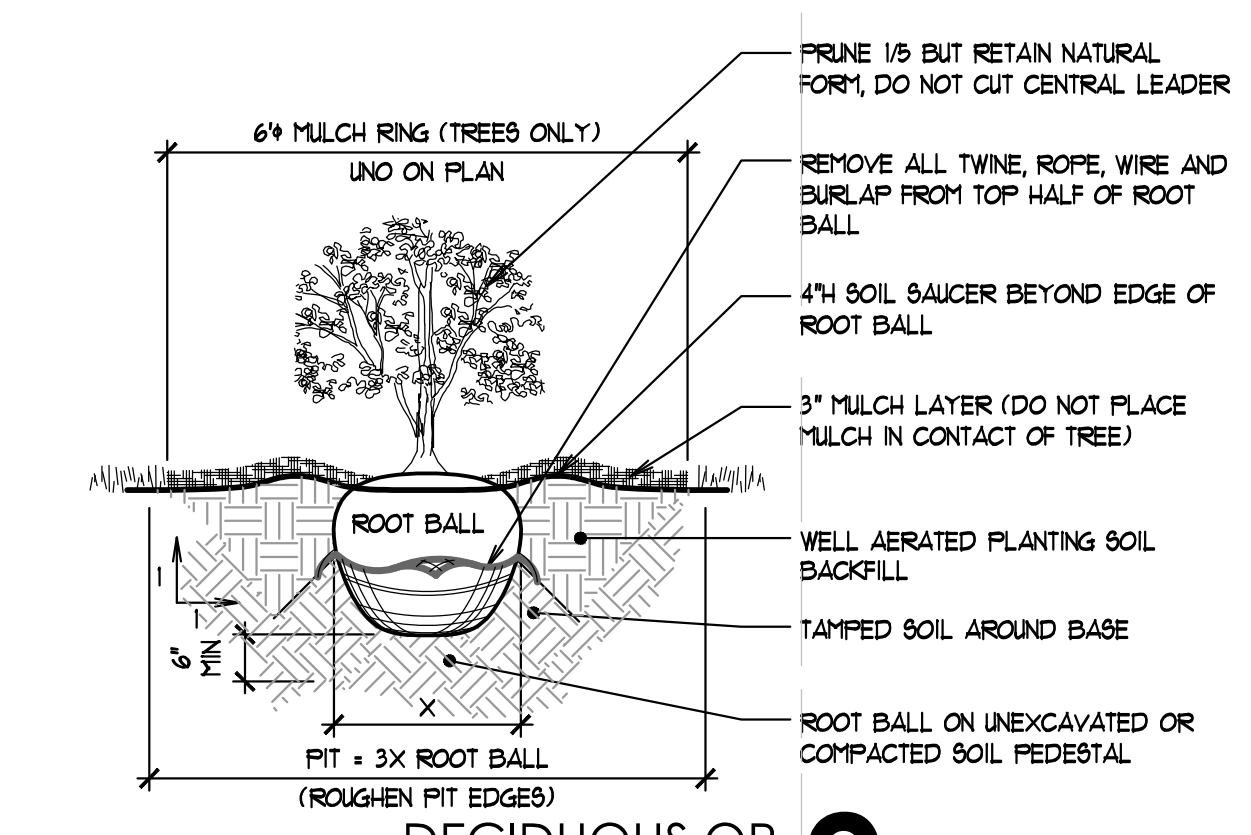
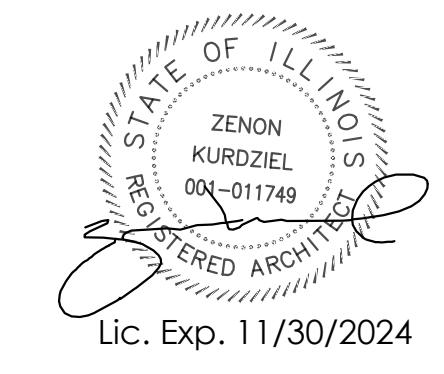
E. ANTHONY, INC.
Complete Construction Services
708-802-8230

HOMEWOOD FORD DEALERSHIP REMODELING

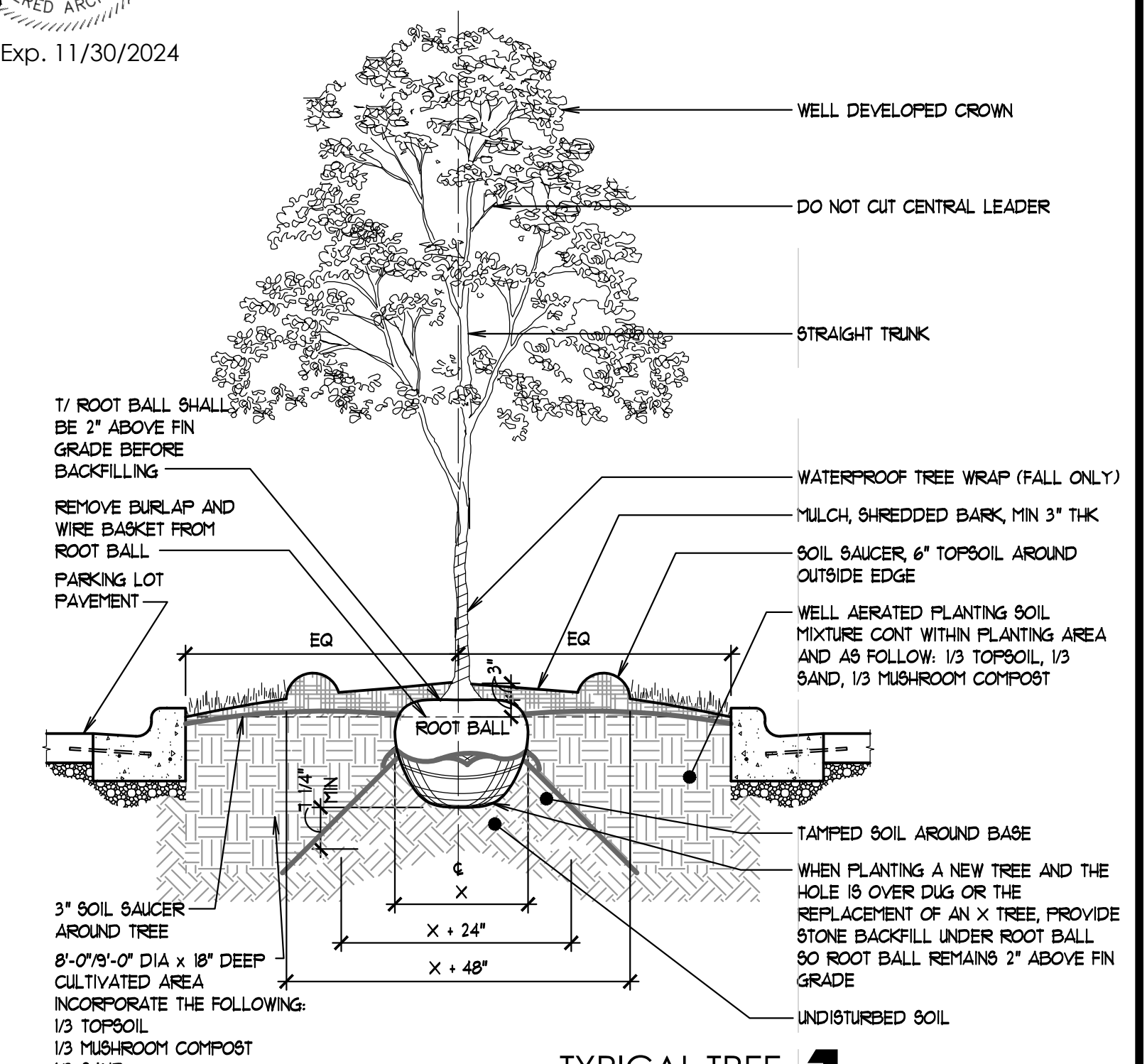
3233 183rd St, Homewood, IL 60430



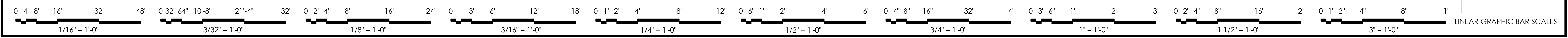
SHRUB PLANTING DETAIL 3
NTS L1.0



DECIDUOUS OR EVERGREEN SHRUBS 2
NTS L1.0



TYPICAL TREE PLANTING ISLAND DETAIL 1
NTS L1.0



Issued for Permit

Drawing Date: 7/18/2024

Project Number: 22083

Sheet Name: **LANDSCAPE PLAN**

Sheet Number: **L1.0**

© 2024 Ridgeland Associates, Inc.

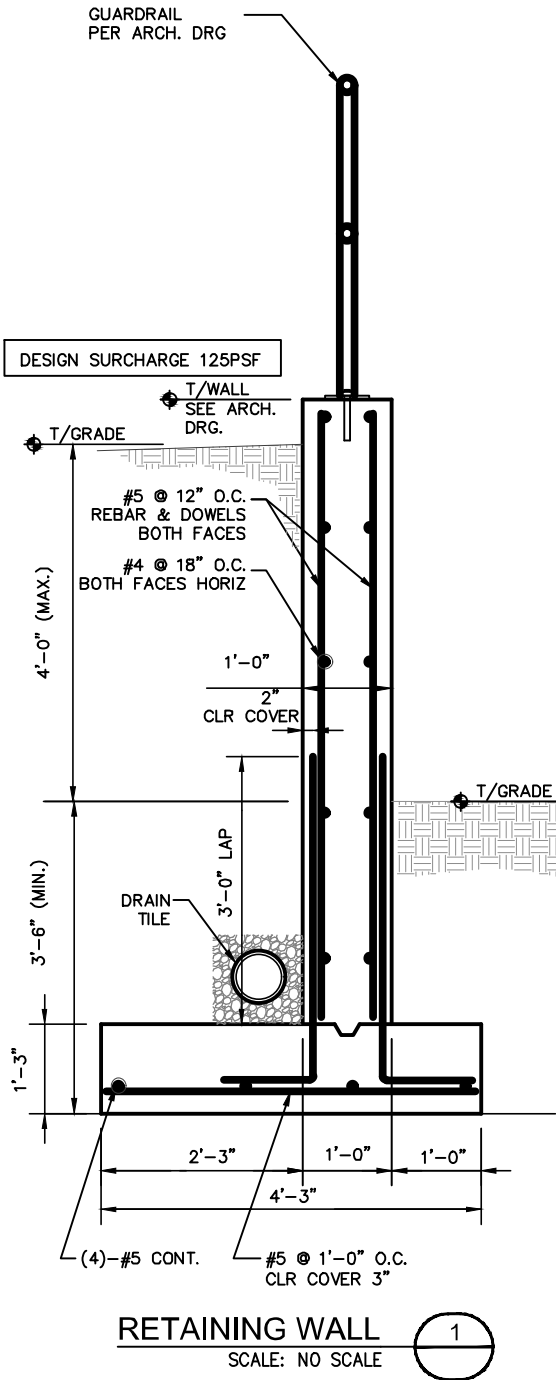
FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON ALLOWABLE NET BEARING CAPACITY OF 2000 PSF.
2. ALL EXCAVATED ELEVATIONS SHALL BE INSPECTED DESIGN BEARING CAPACITY SHALL BE VERIFIED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
3. FILL AND ANY UNDERLYING PEAT / SOFT ORGANIC SOIL SHALL BE REMOVED AT ALL FOUNDATION LOCATIONS AND REPLACED WITH GRANULAR BACKFILL OR LEAN CONCRETE.
5. ALL COMPACTED STRUCTURAL FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 10" AND COMPACTED TO A MINIMUM DENSITY EQUAL TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED IN ACCORDANCE WITH ASTM D-1557.
6. NO MUD SLABS, FOOTINGS OR SLAB ON GRADE SHALL BE PLACED INTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST OR ICE.
7. ALL SUBGRADE AND MUD SLABS UNDER SLABS ON GRADE SHALL BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.

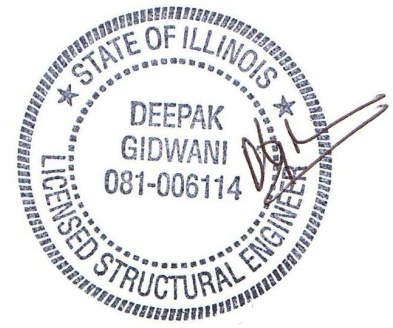
CONCRETE AND REINFORCEMENT

1. ALL CONCRETE WORK SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI 301, AND THE ACI CODE OF STANDARD PRACTICE. DELIVERY AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 304 AND ASTM C94.
2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE SHALL HAVE 6% +/- 1% AIR ENTRAINMENT AND MAXIMUM WATER TO CEMENT RATIO OF 0.40.
3. CEMENT SHALL CONFORM TO ASTM C150 TYPE I OR II. FLY ASH CONFORMING TO ASTM C618 MAY BE USED TO REPLACE NOT MORE THAN 20 PERCENT OF THE CEMENT IN THE MIXES. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.
4. CONCRETE ADMIXTURE FOR AIR-ENTRAINMENT SHALL CONFORM TO ASTM C260. ALL OTHER CONCRETE ADMIXTURES SHALL CONFORM TO ASTM C494. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE MIXES.
5. COLD WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306 WHEN THE ATMOSPHERIC TEMPERATURE IS EXPECTED TO FALL BELOW 40 DEGREES F. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305 WHEN THE ATMOSPHERIC TEMPERATURE IS EXPECTED TO RISE ABOVE 90 DEGREES F.
6. FINISHED CONCRETE SHALL BE EVALUATED AND REPAIRED AS NOTED HEREIN AND IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE. ALL CONCRETE SHALL BE FREE FROM HONEYCOMBS AND OTHER DEFECTS AND SHALL BE PROPERLY CONSOLIDATED IN ACCORDANCE WITH ACI 309 "GUIDE FOR CONSOLIDATION OF CONCRETE".
7. CONCRETE FORMWORK AND FORMED CONCRETE SURFACES SHALL CONFORM TO ACI 347 "GUIDE TO FORMWORK FOR CONCRETE". EXTERIOR CONCRETE SURFACES WHICH WILL BE EXPOSED TO VIEW IN THE FINISHED STRUCTURE SHALL BE CLASS A AND SHALL BE RUBBED SMOOTH. ALL OTHER EXPOSED SURFACES SHALL BE CLASS C EXCEPT THAT CONCEALED SURFACES MAY BE CLASS D. USE FORM RELEASE AGENTS WHICH WILL NOT STAIN THE FINISHED CONCRETE SURFACES OR ADVERSELY AFFECT THE APPLICATION OF FINISHES.
8. REBAR SHALL CONFORM TO ASTM A615 GRADE 60 AND SHALL NOT BE WELDED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
9. COVER FOR REBAR SHALL BE IN ACCORDANCE WITH ACI 318 AND SHALL NOT BE LESS THAN THE FOLLOWING:

CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 THRU #18 BARS	2"



RETAINING WALL
SCALE: NO SCALE 1



EXP. 11/30/2024



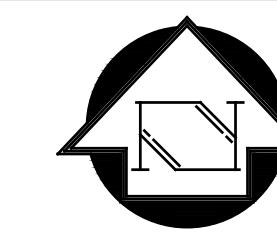
DG STRUCTURAL ENGINEERING LLC
www.dgstructural.com VOICE : (708) 625-4724

PROJECT:
HOMWOOD FORD 3233 183rd ST., HOMWOOD, IL 60430

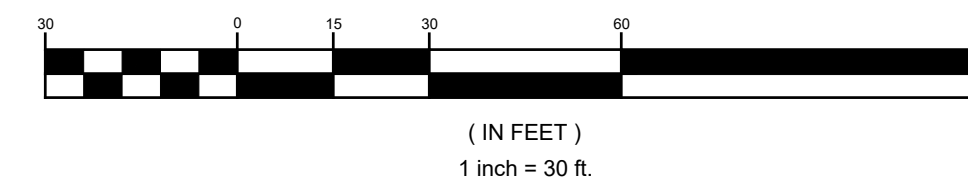
ARCHITECT:
RIDGELAND ARCHITECTS

DRAWING #: **SK-01**
DATE: **JUL 18 2024**

DRAWN: **DG**
REV:



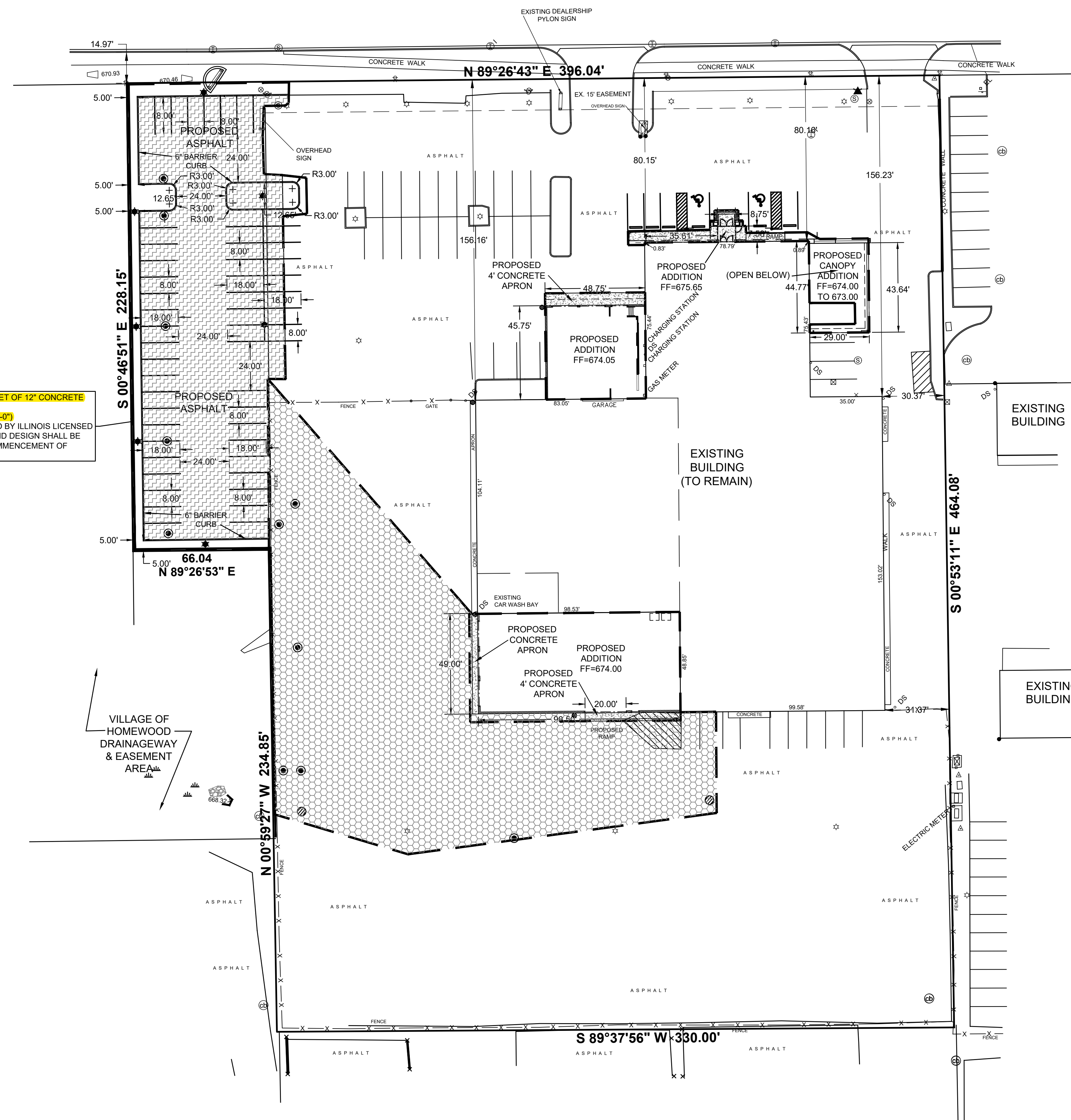
GRAPHIC SCALE



GENERAL NOTES:

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY: JOSEPH A. SCHUDT AND ASSOCIATES, 9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS 60448, 708.720.1000 (P), 708.720.1065 (F).
2. ALL DESIGN INFORMATION BASED UPON GEOTECHNICAL REPORT PREPARED BY (PENDING)
3. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
4. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
6. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
8. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
10. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
11. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
12. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
13. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
14. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
15. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
16. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
17. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
18. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
19. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDING AND MULCHED WITHIN SEVEN (7) DAYS.
20. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
21. COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
22. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
23. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION.
24. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
25. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
26. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
27. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
28. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
29. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

183RD STREET



PROPOSED 434 LINEAL FEET OF 12" CONCRETE RETAINING WALL (HEIGHT VARIES 1'-0" TO 4'-0")
 WALL SHALL BE DESIGNED BY ILLINOIS LICENSED STRUCTURAL ENGINEER AND DESIGN SHALL BE APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

VILLAGE OF HOMEWOOD DRAINAGEWAY & EASEMENT AREA

— SITE DEVELOPMENT AREA (MILL AND RESURFACE AREAS NOT CONSIDERED DEVELOPMENT) 48,000 Sq. Ft. (1.102 ACRES)

PAVEMENT LEGEND

- CONCRETE
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT PAVING

Joseph A. Schudt & Associates
 9455 ENTERPRISE DRIVE MOKENA, IL 60448
 PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065
 (184-001172)

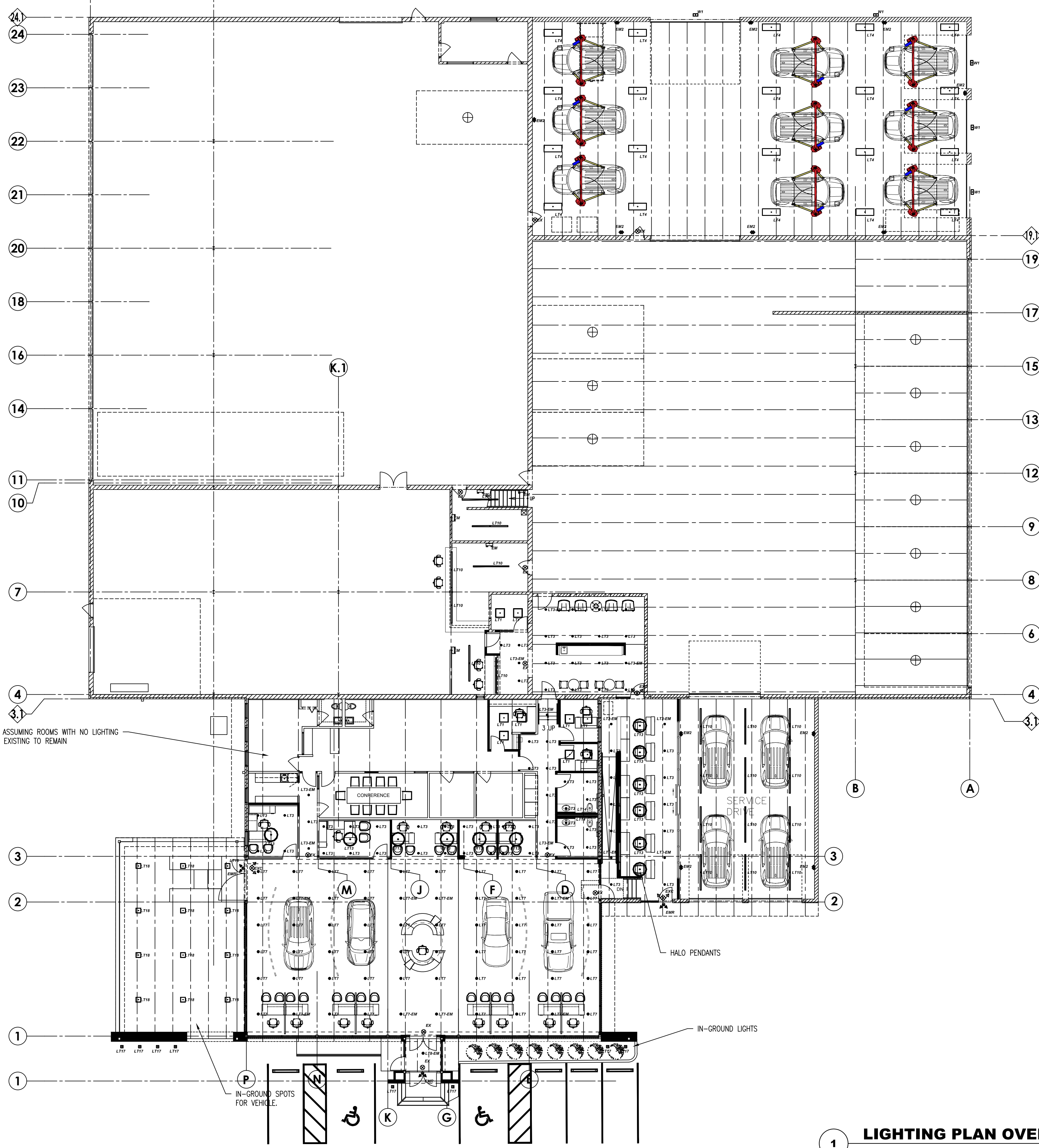
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS: 3-22-24
 5-22-24

COPYRIGHT © 2024
 JOSEPH A. SCHUDT & ASSOCIATES
 ALL RIGHTS RESERVED
 Any use or reproduction of the attached drawings or the use of the design approach for any project without the written approval of the attached drawings is hereby prohibited except with the written consent of JOSEPH A. SCHUDT & ASSOCIATES

GEOMETRIC PLAN
 HOMEWOOD FORD
 3233 183rd STREET, HOMEWOOD, IL

Date: 12-15-23
 Scale: 1"=30'
 File Name: 16-052-ENG-12-15-23
 Drawn: TMF
 Checked: DWO
 Sheet:
 4 OF 15
 Project No.:
 16-052



Symbol	Qty	Label	Description	Watts	Total Watts
[Symbol]	7	EM	BEST R1-LED-HL / HIGH LUMEN LED LAMP EMERGENCY UNIT	1.5	10.5
[Symbol]	12	EM2	BEST PLEM-W / ULTRA HIGH LUMEN EM UNIT / 15' AFF	9.1	218.4
[Symbol]	3	EMR	BEST RH2LED-WP / EXTERIOR REMOTE EGRESS / LED	3.37	20.22
[Symbol]	11	EX	BEST EZRXTEU-1-R-W / LED EXIT SIGN WITH RED LETTER	4	44
[Symbol]	3	EXC	BEST LEDCXTEU-2-R-W-RC/ REMOTE CAPABLE COMBO UNIT/ RED LETTER / LED	N.A.	21
[Symbol]	9	LT1	BEST CB22-3L-40K / 2X2 CENTER BASKET TROFFER	24	216
[Symbol]	23	LT10	LSI 2R0I 6 LED 7L 3L LF US 40 I W W 24	90	2070
[Symbol]	12	LT13	BARBICAN FORD HALO PENDANT 01-014 / 36" / WHITE / 85 W / 4000K	84	1008
[Symbol]	2	LT14	16' OF WAC LIGHTING PROZ INVISI LED TAPE / CHANNEL / 96W DRIVER LED-TX24-4K	64	128
[Symbol]	5	LT15	BEST CB24-5L-40K / 2X4 CENTER BASKET TROFFER	46	230
[Symbol]	8	LT17	XIG-LED-19-350-CW-UE-SP10 / FLUSH IN GROUND UP-LIGHT	22	176
[Symbol]	12	LT18	CP-10L-LKFS-WHT / CANOPY LIGHT / WHITE COLOR / 4000K	73	876
[Symbol]	64	LT3	SPECTRUM SP4ES-20L-40K-DX -AR4ES-MW-MF / 4" DOWNLIGHT	19.5	1248
[Symbol]	11	LT3-EM	SPECTRUM SP4ES-20L-40K-DX -AR4ES-MW-MF-EM / 4" DOWNLIGHT WITH 700 LUMEN EM BATTERY	19.5	214.5
[Symbol]	20	LT4	LSI AHB 30L 840 MCH10 / LED HIGHBAY / 16' AFF / WITH CABLE AND MC WHIP	215	4300
[Symbol]	52	LT7	SPECTRUM RDF06XT 50L 40K ND DS101-2-BH27-SG-GLX / 6" SHOWROOM DOWNLIGHT / 4000K	54	2808
[Symbol]	8	LT7-EM	SPECTRUM RDF06XT 50L 40K ND DS101-2-BH27-SG-GLX-EM / 6" SHOWROOM DOWNLIGHT / 4000K / 1000 LUMEN EMERGENCY BATTERY	54	432
[Symbol]	1	LT8-EM	SPECTRUM RDF06XT 50L 40K WD DS101-2-PR2-BH27-SG-GLX-EM / 6" CANOPY DOWNLIGHT / 4000K / 1000 LUMEN EMERGENCY BATTERY / VERIFY CEILING THICKNESS	54	54
[Symbol]	5	W1	XWM-FT-LED-12L-50	102.2	511

1 LIGHTING PLAN OVERVIEW
SCALE: NOT TO SCALE

National Lighting Vendor:
For pricing and technical assistance contact: Rob Thomson of CBMC INC, tel# 317-828-4119 / rthomson@cbmcinc.com
William Proctor - Lighting Consultant - wproctor@cbmcinc.com

DRAWING INDEX:
E00: LIGHTING PLAN OVERVIEW
E01: LIGHTING CALCULATION
SLP: SITE LIGHTING PLAN

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and/or IECC Energy Codes.
The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, [other than that within the organization necessary to evaluate such specification] without the written permission of CBMC Lighting Solutions. The contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. copyright © 2020 CBMC Lighting Solutions all rights reserved.

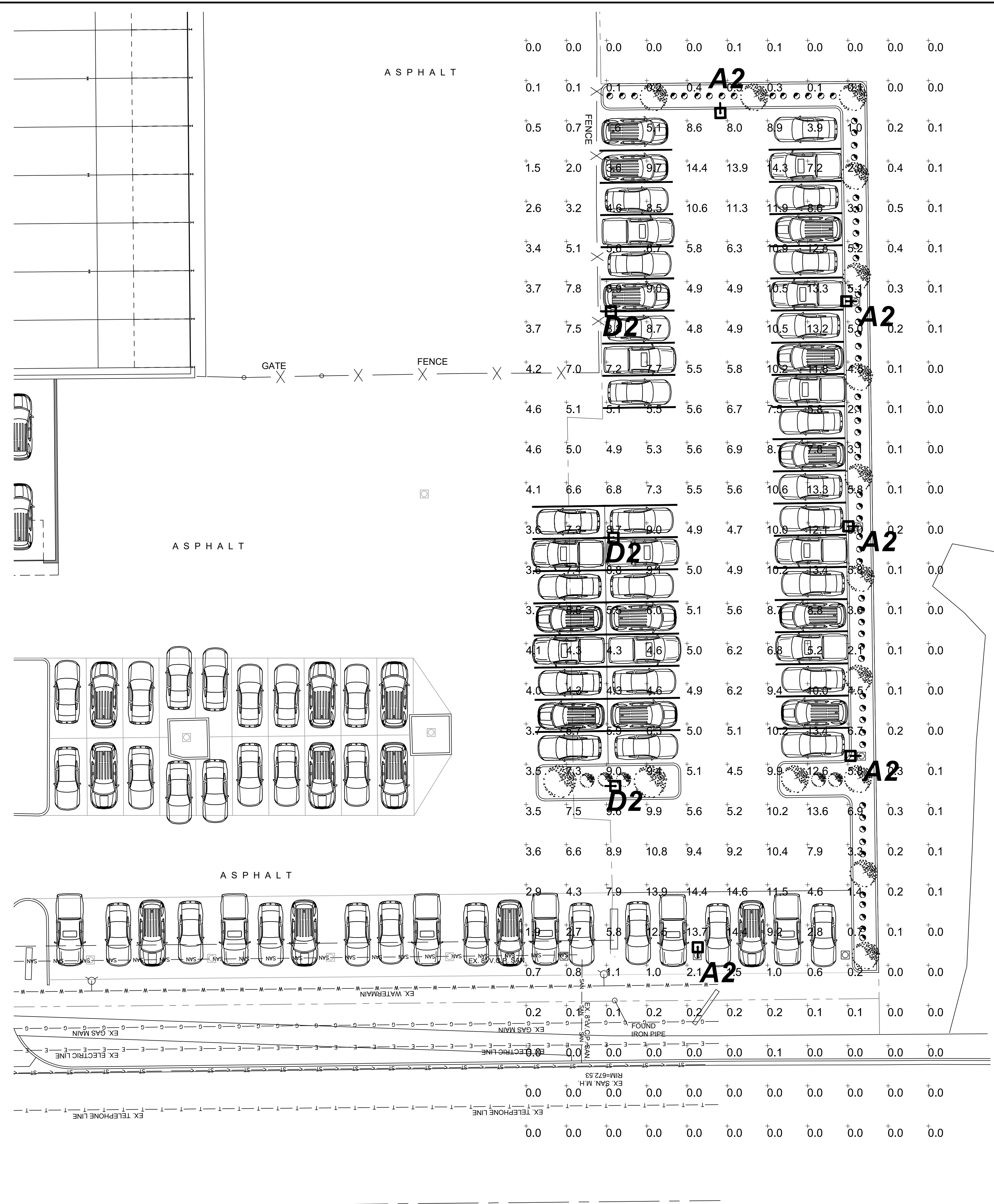
CBMC LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM



This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.
Contractor to check and verify all dimensions on site before commencing any work shown.

HOMEWOOD FORD
Lighting Plan Overview

Scale:	NTS	Project No:	CB24514-BLDC-R1	Revision
Date:	11/28/23	Drawing No:	E00	
Drawn By:	WP	Checked By:	RT	-



LIGHTING NOTES:

1. LIGHT POLES ARE 16' TALL MOUNTED ON BASES 2' A.F.G.
2. LIGHT LEVELS ARE CALCULATED AT INITIAL LIGHT LEVEL 3' A.F.G.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE EXPANSION	Illuminance	Fc	4.24	14.6	0.0	N.A.	N.A.
SITE - FRONT DISPLAY ROW	Illuminance	Fc	4.76	14.4	0.2	23.80	72.00
SITE - STORAGE	Illuminance	Fc	7.79	14.4	3.9	2.00	3.69

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Watts	Total Watts	BUG Rating
□	3	D2	Single	SINGLE MRS-LED-24L-SIL-5W-50-70CRI / 16' POLE	1.000	196	588	B5-U0-G3
□	5	A2	Single	SINGLE MRS-LED-24L-SIL-FT-50-70CRI-IL / 16' POLE	1.000	196	980	B1-U0-G2

183RD STREET

1 SITE LIGHTING EXPANSION
1/16" = 1'



All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and/or IECC Energy Codes.
The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, (other than that within the organization necessary to evaluate such specification) without the written permission of CBMC Lighting Solutions. The contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. Copyright © 2020 CBMC Lighting Solutions all rights reserved.

CBMC LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

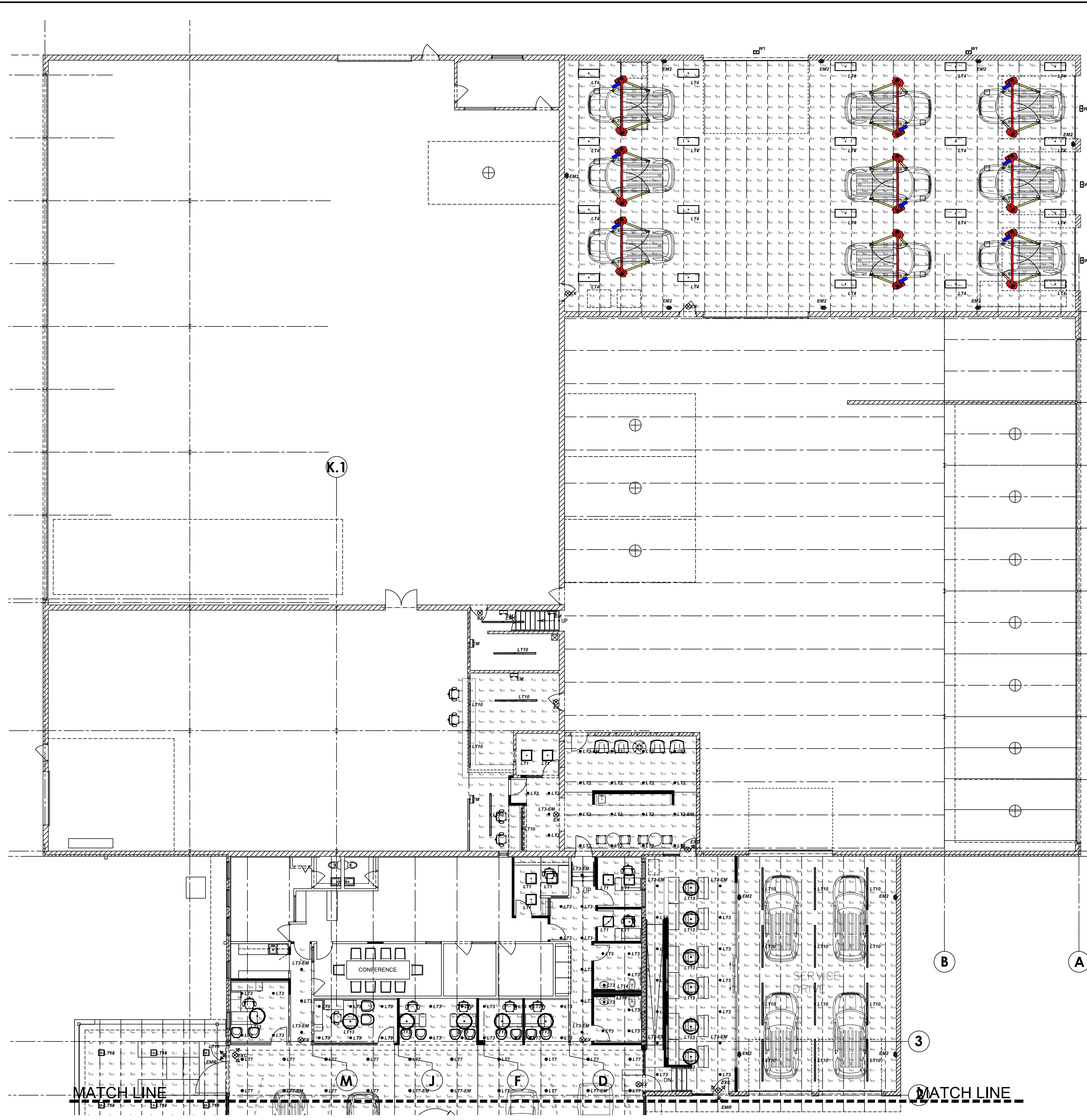


This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

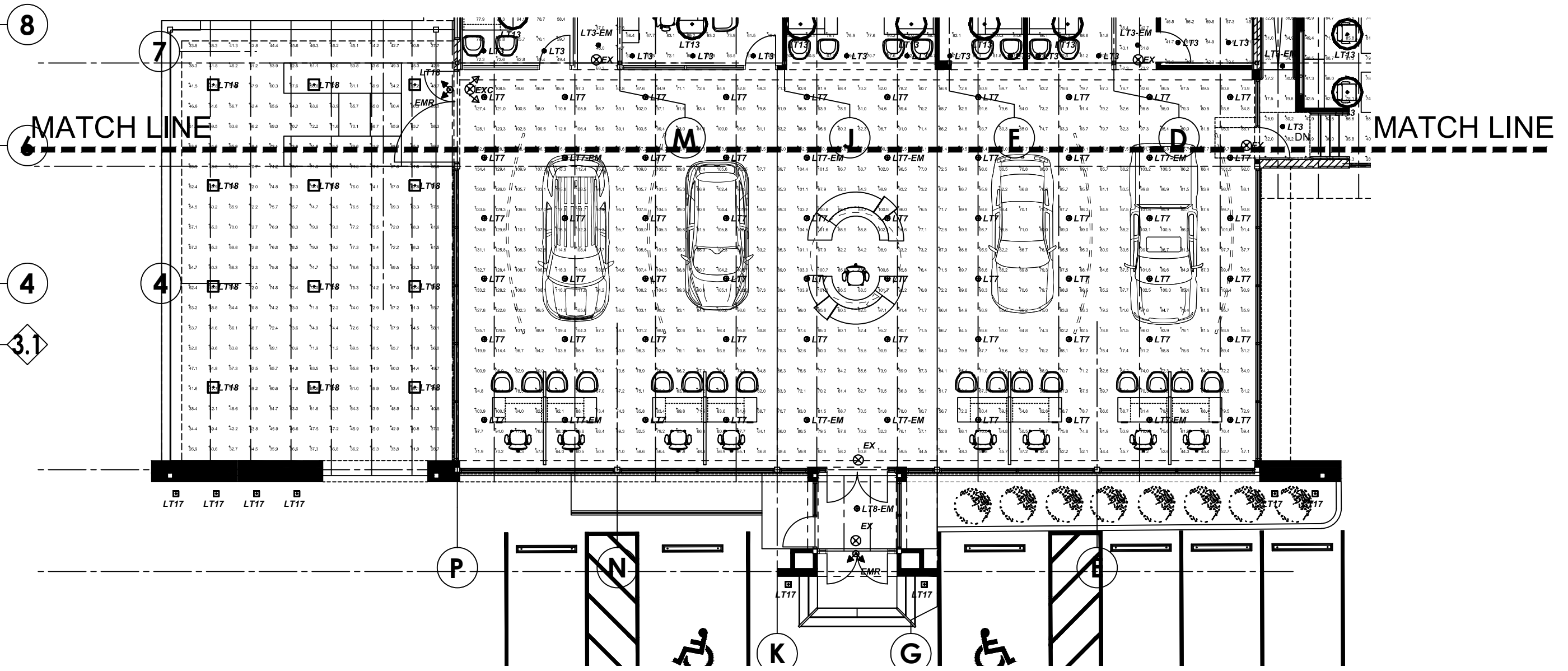
Contractor to check and verify all dimensions on site before commencing any work shown.

National Lighting Vendor:
For pricing and technical assistance contact: Rob Thomson of CBMC INC, tel# 317-828-4119 / rthomson@cbmcinc.com
William Proctor - Lighting Consultant - wproctor@cbmcinc.com

HOMEWOOD FORD Site Lighting Plan			
Scale:	NTS	Project No:	CB24514-BLDC-R1
Date:	11/28/23	Drawing No:	SLP
Drawn By:	WP	Checked By:	RT
			-



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CANOPY	Illuminance	Fc	60.03	79.9	26.9	2.23
CASHIER_Workplane	Illuminance	Fc	54.40	80.3	32.6	1.67
F AND I 1_Workplane	Illuminance	Fc	69.20	94.1	45.8	1.51
F AND I 2_Workplane	Illuminance	Fc	68.26	99.2	45.5	1.50
LOUNGE_Workplane	Illuminance	Fc	40.26	79.1	17.4	2.31
OFFICE 1_Workplane	Illuminance	Fc	58.23	70.5	44.1	1.32
OFFICE 2_Workplane	Illuminance	Fc	45.05	66.0	25.3	1.78
PARTS COUNTERS AND SALES_Workplane	Illuminance	Fc	78.42	118.5	24.6	3.19
RESTROOM - MENS_Workplane	Illuminance	Fc	46.80	59.8	29.7	1.58
RESTROOM - WOMENS_Workplane	Illuminance	Fc	45.90	57.7	28.1	1.63
SALES MANAGERS_Workplane	Illuminance	Fc	0.00	0.0	0.0	N.A.
SALES MANAGERS_Workplane	Illuminance	Fc	75.19	102.5	49.1	1.53
SALES OFFICE 1_Workplane	Illuminance	Fc	83.22	100.3	69.8	1.19
SALES OFFICE 2_Workplane	Illuminance	Fc	83.69	100.5	68.5	1.22
SERVICE ADVISORS_Workplane	Illuminance	Fc	51.79	87.3	15.2	3.41
SERVICE DEPT ADDITION_Workplane	Illuminance	Fc	98.10	203.9	47.5	2.07
SERVICE DRIVE_Workplane	Illuminance	Fc	58.67	70.3	33.8	1.74
SERVICE MANAGER_Workplane	Illuminance	Fc	51.70	66.1	37.9	1.36
SHOWROOM_Workplane	Illuminance	Fc	81.37	134.9	9.8	8.30



1 LIGHTING PLAN
SCALE: 3/32" = 1' (24x36) 3/64" = 1'-0" (11x17)

National Lighting Vendor:
For pricing and technical assistance contact: Rob Thomson of CBMC INC, tel# 317-828-4119 / rthomson@cbmcinc.com
William Proctor - Lighting Consultant - wproctor@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and/or IECC Energy Codes.
The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, [other than that within the organization necessary to evaluate such specification] without the written permission of CBMC Lighting Solutions. The contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. copyright © 2020 CBMC Lighting Solutions all rights reserved.

CBMC LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM



This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.
Contractor to check and verify all dimensions on site before commencing any work shown.

Homewood Ford Lighting Plan Calculations		Revision
Scale:	NTS	Project No: CB24514-BLDC-R1
Date:	11/28/23	Drawing No:
Drawn By:	WP	E01
Checked By:	RT	-



