

# MEETING AGENDA



## Appearance Commission

Village of Homewood

May 07, 2026

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

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

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the March 5, 2026 meeting of the Appearance Commission.

Approve minutes from the April 2, 2026 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 26-17: Appearance Review for Metra TPSS/Substation Facility at 18277 Park Avenue

B. **Public Meeting** for Case 26-34: Appearance Review for 7Brew Drive-Thru Coffee at 17855 Halsted Street

6. Old Business:

7. New Business:

8. Adjourn

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

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

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# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: March 5, 2026

### 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, Gonser, Kluck and Chair Hrymak were present.

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development and Noah Schumerth Assistant Director of Economic and Community Development; and Charise Campbell, Administrative Secretary. There were no members of the public in attendance, there was 1 member of the public attending virtually.

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston, Member Quirke)

### APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the February 5, 2026 meeting minutes.

Member Kluck stated that the paragraph underneath where it states Assistant Director Schumerth on page 2 fourth line down states “wall signs, but the will not exceed the square footage” should read as “wall signs, but they will not exceed the square footage”

Motion to approve the minutes as amended by Member Banks; seconded by Member Kluck.

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck, and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston, Member Quirke)

### PUBLIC COMMENTS:

There were no public comments.

**REGULAR BUSINESS:****CASE 26-05- SIGN VARIANCE, DYNAMITE SHRIMP AT 18719 DIXIE HIGHWAY:**

Assistant Director Noah Schumerth introduced the case.

The applicant is proposing a revised sign plan which requires a sign variance.

The proposed revised signage is '40 s.f. with a sign height of 5'5" which is 23 s.f. less than the original proposal of 63 s.f. with a height of 6' 10"'.

The rest of the design will remain the same as far as the aluminum channel letter sign and colored translucent acrylic sign faces.

Staff recommends approval for the sign variance provided that the applicants should revise drawings to reflect the reduced total wall sign area to 40 square feet.

Chairman Hrymak stated that the commission members might have some questions.

Member Kluck stated that the revised sign size looks good and it is not overwhelming and the name of the business is aligned with all the other businesses.

Member Gonser agreed with Member Kluck responses.

Member Scheffke asked is the logo illuminated.

- Assistant Director Schumerth answered yes the sign is illuminated based upon the plans

Member Scheffke asked is all of the wording on the sign going to be vinyl?

- The applicant stated yes it should all be vinyl

Member Scheffke then asked is the logo going to be all vinyl also.

- Assistant Director Schumerth stated that presumably yes based upon the plans. The entire sign will have LED illumination.

Member Banks agrees with the reduction in size was important to make the sign look better so that the placement of the name of the business aligns with all the other businesses names.

Chairman Hrymak states that he does see the need for a variance because the business is sitting in an odd location. Also, agrees with the reduction in size.

Chairman Hrymak asked why is the pole at the end of the parking lot not being utilized to advertise because it would give more visibility on both sides in the parking lot.

- The applicant states that it should be on the sign contract with the contractor. He states he not sure if it was not mentioned by the sign contractor.
- Assistant Director Schumerth stated that it was a staff omission and that it should have been noted that the business would have 1 permitted space on the monument sign. This information would be included in the sign permit drawings but we have not received an application at this time from the contractor.

Chairman Hrymak asked is that going to add to the square footage of the signage.

- Assistant Director Schumerth stated No it will be treated as two separate signs.

Chairman Hrymak stated that the windows seemed to be covered with a great amount of decals/paint. Are you planning to leave that there after your signage is up?

- The applicant said No the signage in the window is temporary and should be there until they open for business.

Chairman Hrymak stated that he does see the need for the reduction in size for the sign and thinks that the 40 square feet is still quite a bit big. But understands the need based upon the location of the business.

Chairman Hrymak asked Assistant Director Schumerth was Pooch Parlor granted a variance.

- Assistant Director Schumerth stated No it was a part of the old ordinance.

Chairman Hrymak asked if any of the other businesses request variances.

- Assistant Director Schumerth stated No not that he is aware of

Chairman Hrymak asked if there were any additional comments from the other commission members before closing the case.

Chairman Hrymak motioned to approve the sign variance for case 26-05 sign variance for Dynamite Shrimp located at 18719 Dixie Highway.

A motion to approve was made by Member Kluck, seconded by Member Banks.

AYES: 4 (Members Banks, Gonser, Kluck, and Chair Hrymak)

NAYS: 1 (Member Scheffke)

ABSTENTIONS: 0

ABSENT: 2 (Member Preston, Member Quirke)

### **OLD BUSINESS:**

Chair Hrymak asked if there was any old business.

Member Banks stated that the website still has a vacancy with Commission Member Gonser position.

Member Kluck asked if Dynamite Shrimp is dine in or carryout

- The applicant stated that it will be carryout

### **NEW BUSINESS:**

Member Scheffke asked questions about the new development project that's expected to be in the Village Hall parking lot.

### **ADJOURN:**

A motion was made to adjourn the meeting by Member Banks; seconded by Member Gonser.

AYES: 5 (Members Banks, Scheffke, Gonser, Kluck and Chair Hrymak)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Member Preston, Member Quirke)

The meeting adjourned at 6:35 pm.

Respectfully submitted,

*Charise Campbell*

**Charise Campbell**

Administrative Secretary

# VILLAGE OF HOMEWOOD



## MEETING MINUTES

DATE OF MEETING: April 2, 2026

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 6:00 pm.

### ROLL CALL:

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

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development and Noah Schumerth Assistant Director of Economic and Community Development; and Darlene Leonard, Building Department Administrative Secretary. There were five members of the public in attendance, there were no members of the public attending virtually.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

### APPROVAL OF MEETING MINUTES:

Chair Hrymak stated there was no quorum from the meeting of March 5, 2026 to vote on the meeting minutes and stated they will be continued to the next meeting to be approved.

### PUBLIC COMMENTS:

There were no public comments.

### REGULAR BUSINESS:

#### CASE 26-10: Comprehensive Sign Plan for Dobbs Tire and Auto Center at 18340 Kedzie Avenue:

Chair Hrymak introduced the case. Assistant Director Schumerth presented the case and stated the current code only allows for one wall sign and the proposal is for two wall signs. The pylon sign is slightly larger than allowed, but is considered legal nonconforming. Assistant Director Schumerth stated there are a couple of standards to review for the comprehensive sign plan they the signage must meet one of more of the standards.

Matt Lambert from Lambert Sign stated the building has two separate faces and the second sign would be non-illuminated. The company wants to have somewhere say "complete auto service" and stated the building looks a little off without it.

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Last Revised: 05/01/2026 8:10 PM

Member Kluck stated the additional signage is good and that it draws attention to the service area. Member Kluck asked if both signs are 44 square feet.

- **Mr. Lambert stated it is a typo.**

Member Quirke stated the signage is fine and asked if the previous business, Carx, had signage on that part of the building.

- **Assistant Director Schumerth stated they did not.**
- **Mr. Lambert stated there was signage on the right side of the building.**

Member Preston stated everything looks cohesive and it kind of draws into it.

Member Scheffke asked what high intensity urethane letters were.

- **Mr. Lambert stated they are plastic.**

Chair Hrymak stated it looks good and the lettering over the doors is an enhancement.

Chair Hrymak asked for a motion to approve Case 26-10, Appearance Review and Comprehensive Sign Plan for Dobbs Tire and Auto Center at 18340 Kedzie Avenue, as proposed on the drawings submitted by Dualite Signs.

A motion to approve was made by Member Preston, seconded by Member Quirke.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

### **Case 26-24: Appearance Review for Electronic Changing Message (ECM) Sign at 3043 W. 183<sup>rd</sup> Street:**

Assistant Director Schumerth presented the case and stated the Code states that all ECM signs get reviewed. The business proposes to be open in May 2026

Member Quirke stated there are two signs and asked what would happen when there is a third tenant in the building, if they would get a sign.

- **Assistant Director Schumerth stated currently that is correct. There is also a wall sign that will be approved. The pylon sign in the existing sign is approximately 90 square feet. The ECM below it is 32 square feet (8x4). It would be full color LED with different messages that would have to comply with requirements. It would replace a smaller ECM sign there. Assistant Director Schumerth added the current pole sign is legal nonconforming and the ECM sign is permitted up to 75 square feet. And the Appearance Review is required. It can be replaced, modify to be able to conform, repair minor damage. They cannot increase the size, change the location, remove and replace it, or repair major damage.**

Member Quirke asked why major damage to the structure cannot be repaired.

- **Assistant Director Schumerth stated greater than 50% damage would have to be fully removed. All nonconforming structures have to be removed.**
- **Staff Liaison Mesaros stated that it applies to all nonconforming structures in town.**
- **Assistant Director Schumerth stated the sign should be painted black to match the other sign on the property for visual cohesion, meet the ECM operating requirements, and paint the bollards to match the sign.**
- **Chad stated that they will paint the sign black and if there is another tenant they are willing to share sign space.**

Member Quirke asked how.

- **Silken Patel stated they would cut the sign copy area in half, with half reserved for each tenant.**

Chair Hrymak asked if that would come back to the Commission.

Assistant Director Schumerth stated no, as sign copy replacements do not need to be reviewed by the Commission.

- **Chad stated they considered black art with red letters and white art with red letters for more visibility.**

Member Scheffke asked how the signage is illuminated.

- **Chad stated the sign would be lit up internally.**

Member Quirke asked what the plans were for the ECM.

- **Mr. Patel stated it would have sales, tasting events, product and text, no videos.**
- **Chad stated it would be the price and a picture of the item.**

Member Kluck stated the size is not overpowering the top sign and it leaves room for a future tenant.

Member Quirke asked if it is rounded.

- **Mr. Patel and Chad stated it is rounded.**

Chair Hrymak asked for a motion to approve Case 26-24, Appearance Review for Electronic Changing Message (ECM) Sign at 3043 W. 183<sup>rd</sup> Street.

A motion to approve was made by Member Scheffke; seconded by Member Preston.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

Member Quirke asked about the facades of the building and if they will stay different or if they would change.

Mr. Patel stated there are plans in the future for them to match, but has to get corporate approval from Ollie's.

### Case 26-22: Appearance Review for Live Free 999 Foundation at 18219 Dixie Highway:

Assistant Director Schumerth presented the case and stated the location has a Village mural on the side of the building that was painted by artist Tom Melvin.

Staff Liaison Mesaros stated it is part of the collection in town.

Assistant Director Schumerth stated the Village's mural would need to be relocated at the owner's expense. The colors for the foundation are purple and gray which were the colors used a lot by the owner's son and it part of the foundation's branding. There will also be painted elements on the front of the building facing Dixie, a wall sign on the side, a quote from the son, and some iconography for the brand.

Member Quirke asked if the mural will be moved somewhere.

- **Staff Liaison Mesaros stated there is an agreement with the property owner that requires they get permission from the Village Board and they have to pay for the removal.**

Member Quirke asked if the building owner pays.

- **Staff Liaison Mesaros stated yes.**

Member Scheffke stated it won't be removed.

- **Staff Liaison Mesaros stated it would be repainted elsewhere.**

Member Quirke asked where.

- **Staff Liaison Mesaros stated they are looking now and will be reaching out to property owners soon.**

Member Scheffke asked if a place cannot be found will it not be repainted.

- **Staff Liaison Mesaros stated yes.**

Member Scheffke stated it is a notable difference from the current mural.

Chair Hrymak asked if it would look like the submitted renderings.

- **Assistant Director Schumerth stated it would be similar. The final version may not go to the Commission.**

- **Assistant Director Schumerth stated they must keep the sconce lighting. It is the only lighting in the alley and the lights in the rear. The mural needs approval from the Village Board before removal and it needs to be done before the permit is issued.**
- **Mike Matthys stated they plan to paint the entire building, do maintenance on the oping, EFIS, and roof. The awnings would be replaced and be purple, specifically Concord Purple. The walls would be painted a dark gray and will match the brewery. The mural would be inspired by the mural on the top floor of the brewery and the images on the submittal are crops from the one at the brewery. They may even use the same artist.**

Member Quirke stated there is a distinct difference between the visuals presented.

- **Mr. Matthys stated the images are crops from the mural at the brewery and were put in the visual.**

Chair Hrymak asked if it would come to the Commission.

- **Assistant Director Schumerth stated it depends on if it would be a mural or a painted sign. If it has branding in it, it's a painted wall sign and is discretionary to staff. If it doesn't it is a mural and would come to the Appearance Commission for location and suitability and be approved by the Village Board.**
- **Mr. Matthys stated it would have more symbolism and Jared would not be in it. .**

Member Quirke asked if the Commission has authority over murals.

- **Assistant Director Schumerth stated yes, but because this includes the motto of the business it is a mural. If it's a painted sign, it can come back to the Commission. If it's a mural it goes through public art review which also goes to the Appearance Commission.**
- **Staff Liaison Mesaros stated there can be a mockup before it is drawn onto the building.**

Chair Hrymak asked if it can be a condition that it goes to the Appearance Commission.

Assistant Director Schumerth stated it is a concept because they are often done freestyle and with artistic license.

- **Staff Liaison Mesaros stated this is the concept that is being submitted and that additional details will be refined later.**

Chair Hrymak asked if a condition can be made to keep it in the general vein of what is being presented.

- **Member Quirke stated they are trying to avoid changes that aren't presented.**
- **Mr. Matthys stated there will be two signs also, but they are still looking at styles. It will be office space so they won't be drawing visitors in so they are leaning towards back lit signage not a brightly illuminated sign.**

Member Quirke asked if there were any parking concerns.

- **Staff Liaison Mesaros stated they have their own lot in the rear separate from the brewery.**

Chair Hrymak stated being the same owner, they probably won't have issue with the lot being shared.

Member Preston stated it's hard to say yes or no to the design. She has no issue with it, but is pretty sure it is going to change and will probably look better. It doesn't look complete and will probably look fuller. Member Preston added that she likes what it being done and how it's being incorporated in the front and is looking forward to the back.

Chair Hrymak asked if it's completely different would it have to come back.

Member Scheffke asked if the "Live Free" is illuminated.

- **Mr. Matthys stated the current plan is to have it backlit.**

Member Scheffke stated he would prefer that it is brought back as it's unknown how it's going to look and wants more information on what is going to be there. He would also like to have more information on the relocation of the existing mural.

- **Staff Liaison Mesaros stated it's up to the Village where it goes. There is an intergovernmental agreement that it cannot be removed without approval.**

Member Scheffke stated he would like it brought back with more information on the murals before accepting it.

- **Assistant Director Schumerth asked Mr. Matthys if the owner would be comfortable bringing it back.**
- **Mr. Matthys stated yes.**

Member Quirke asked about the "Live Free" signage on the west and south sides.

- **Mr. Matthys stated it would be solid letterings with light spillout.**

Member Quirke stated the packet says three signs, but he counts two.

- **Assistant Director Schumerth stated there are two wall signs and they are currently treating the mural as a painted wall sign.**
- **Staff Liaison Mesaros stated because it uses the "Live Free" in it.**

Member Quirke asked if it is a wall sign.

- **Staff Liaison Mesaros stated it is considered a wall sign because the business slogan is in it.**

Member Kluck stated he doesn't think it would deviate from what is proposed. It is a concept.

Member Scheffke stated he would still like to see something more definitive.

- **Staff Liaison Mesaros asked if it stays the same, should it come back.**

Member Scheffke stated yes.

Chair Hrymak stated the color is dark, but understands it matches the brewery and they are his colors; and asked if the sconces would stay.

- **Mr. Matthys stated they would stay, but he might change the style of the light. They would remove the some if the backlit sign goes in.**

Chair Hrymak asked the number of sconces.

- **Assistant Director Schumerth stated 9.**

Chair Hrymak asked if the awning would be flat topped. Because it should be angled because of rain and snow.

- **Mr. Matthys stated it will be angled and it won't project out further than the current one.**

Chair Hrymak stated he would like add pots or planters with vegetation as a condition and that he has no concerns with the drawings.

Member Scheffke stated he would like to defer until additional information is received.

- **Staff Liaison Mesaros asked what information.**

Member Scheffke stated more information or graphics.

Chair Hrymak stated if it was a condition, it would come back.

- **Assistant Director Schumerth stated the condition would have it come back to the Appearance Commission, the rest can be approved, but it would still need to be brought back.**
- **Mr. Matthys told Assistant Director Schumerth the mural can be struck and it can be brought back later.**

Chair Hrymak stated a condition can be added to say all the drawings would come back to the Commission.

Member Preston asked if the ones on the building front are signs since they don't have a logo.

- **Staff Liaison Mesaros stated they aren't signs.**
- **Assistant Director Schumerth stated not technically, but they can group all the artistic elements together.**

Chair Hrymak asked for a Motion to approve Case 26-22, Appearance Review for Live Free 999 Foundation at 18219 Dixie Highway, as proposed on the drawings submitted by Linden Group Architects, subject to the following conditions:

1. Maintain the existing sconce lighting on the south façade, located in the rear 40' of the building, to ensure sufficient alley lighting and nighttime lighting of the proposed painted wall sign. Revise drawings to include lighting prior to the issuance of building permit.

2. Receive Village Board approval for the removal and relocation for the mural on the south façade of the building prior to the issuance of building permits.
3. More details on all murals and artwork brought back in front of the Appearance Commission.
4. The addition of planters and/or pots placed in the front of the building.

A motion to approve was made by Member Preston; seconded by Member Quirke.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

### Case 26-20: Appearance Review for Signature Smiles Dentistry at 18114 Gottschalk Avenue.

Assistant Director Schumerth presented the case and stated the proposal is for an addition to the Signature Smiles dental office and the landscape plan had been received shortly before the meeting and copies of it can be provided. The proposal is for the exterior to match the existing precast stone, and new transom windows would be installed on the west side. The intent is to match the color and style of what is currently there which is a cream color. There was a request from the applicant for feedback on the building and signage. And another AI design with the building being a more modern white with black and signage.

Member Kluck stated he had no questions and that he liked the look of the white with black accents and he also like the suggested signage.

Member Quirke asked if there would be any signage on the north side of the building or if it would be just the one sign.

- **Assistant Director Schumerth stated there are 2 signs on the received elevations and there are 2 there now.**
- **Massimo stated if they can do an illuminated sign they will as the Doctor would love it.**
- **Assistant Director Schumerth stated there will be one sign on the East side of the building and one in the rear. It would be similar to the ones on the building now which are just aluminum panel signs with the name on it.**

Member Quirke stated the sidewalk to the entrance is a good and asked if it would stay. And added that he likes the alabaster look of the building, but the white with black looks right.

- **Massimo stated yes, the sidewalk would stay.**

Member Preston stated she likes the AI image as it's clean and crisp.

Member Scheffke asked if there would be a sign on the north side.

- **Massimo stated the Doctor asked if he could find out if they could have one on the north side.**

Member Quirke stated it could be difficult to put a sign on the north side.

Member Scheffke stated the design is good and he would support additional signage.

- **Assistant Director Schumerth stated there could be some space constraints, but it's possible to do 2 of the sign.**

Member Scheffke said the sign doesn't have to be replicated, but a panel sign with cutouts would work, and asked if it would have to come back for approval.

- **Assistant Director Schumerth stated not necessarily. Staff could elevate it if needed.**

Chair Hrymak stated he liked the white and black color and the backlit sign, and said that if it could be done on one of more side it would be great. Chair Hrymak asked if a box sign or a metal sign would have to be done.

- **Assistant Director Schumerth stated the logo could be done or do the sign smaller. There would have to be enough space to not get too close to the windows.**

Chair Hrymak stated the landscape plan hasn't been seen.

- **Staff Liaison Mesaros stated it has to be reviewed by the Arborist.**

Chair Hrymak asked if anything had to be added.

Assistant Director Schumerth stated anything for the elevation to lock in the color scheme.

Member Quirke asked if a post sign would be added on the north side like next door.

- **Massimo stated no.**
- **Assistant Director Schumerth stated the building next door has a sign facing Hickory.**

Chair Hrymak asked for a Motion to approve Case 26-20 Appearance review for Signature Smiles Dental at 18114 Gottschalk, as proposed on the drawings submitted by Domani Builders striking number 2 from the conditions as the landscape plan has been received and adding number 6 to utilize the color scheme in the alternate AI rendering.

A motion to approve was made by Member Preston; seconded by Member Scheffke.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

## OLD BUSINESS:

None

**NEW BUSINESS**

Staff Liaison Mesaros state on April 9 at the Planning and Zoning Meeting Holiday Properties will be presenting the projects for the 2 properties.

Chair Hrymak stated it looks like the Donut Shop opens next week.

**ADJOURN:**

A motion was made to adjourn the meeting by Member Kluck; seconded by Member Preston.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Gonser)

The meeting adjourned at 7:42 pm.

Respectfully submitted,

*Darlene Leonard*

**Darlene Leonard**

Administrative Secretary

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: May 7, 2026

**To:** Appearance Commission

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

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

**Topic:** Case 26-17: Appearance Review for Metra TPSS/Substation Facility, 18277 Park Avenue

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Phanindra Puppala, Applicant	03/20/2026
Narrative	2	Phanindra Puppala, Applicant	03/20/2026
Architectural Review	2	GFT Inc.	04/02/2026
Site Plans	2	GFT Inc.	04/02/2026
Landscape Plans	1	GFT Inc.	04/02/2026
Renderings + Materials	6	GFT Inc.	04/02/2026
Elevations	1	GFT Inc.	04/02/2026
Photometric Plan	1	GFT Inc.	04/02/2026
Staff Exhibits	1	Noah Schumerth, Asst. Dir. ECD	05/01/2026

## BACKGROUND

The applicant, on behalf of Metra and ComEd, has submitted an appearance review application for a proposed traction power substation (TPSS) facility and utility campus at 18277 Park Avenue. The use will include the construction of a new building containing the new TPSS facility (controlled by Metra) and a new outdoor transformer facility (controlled by ComEd). These facilities will be located on vacant land located to the south of the Park Avenue Commuter Lot (18210 Park Avenue), and will include a small portion of the existing parking lot.

Appearance Review is required for the new building and landscaping improvements on the site.

## DISCUSSION

### Site Plan Overview

The proposed development will be developed with two major facilities – a traction power substation (TPSS) operated by Metra and an outdoor transformer yard operated by Commonwealth Edison (ComEd).

The traction power substation will convert electricity into an appropriate voltage and current type to be used by the Metra Electric (ME) rail service. The substation will be a transformer unit located within a 2,940 square-foot building. A parking area and outdoor fenced yard with an area of approximately 3,000 square feet will be located adjacent to the substation facility. The fenced yard will have secured gates for pedestrians or vehicles entering and exiting the facility. This fenced yard will be accessed by a new driveway installed on Park Avenue. A portion of this facility will be located within property currently used for public parking within the Park Avenue Commuter Lot.

The outdoor transformer yard will include a large electrical transformer box surrounded by a 1,500 square-foot outdoor fenced yard area. The yard will be a gravel yard with room sufficient to temporarily provide parking for service vehicles. The yard area will be accessible to vehicles through a large gate. The yard will be landscaped to screen the yard from 183<sup>rd</sup> Street and Park Avenue.

The existing gravel driveway will be improved and connect to two additional parking spaces to support the facility. New retaining walls will be installed on portions of the western property boundary along Park Avenue to minimize erosion and support the new structures proposed on the site.

The existing abandoned control tower owned by the Canadian National Railroad will not be removed. There are no current plans for renovating or improving the tower by Canadian National. The area between the existing gravel access driveway and the Canadian National control tower is controlled by Canadian National and is not included in plans for this proposed facility.

Landscaping

The facility is proposed to have landscaping surrounding the outdoor transformer yard on the south side of the facility. Per Section 44-05-08 of the Village Zoning Ordinance, all ground-mounted equipment (including transformers) must be fully screened from view from public right-of-way. The facility will be bordered by *chipkaensis* (“skip laurel”) evergreen bushes around the yard to screen the view of the transformer and yard from both Park Avenue and 183<sup>rd</sup> Street. The facility will have large serviceberry trees on the south side of the property to further screen the view of the transformer yard from view from 183<sup>rd</sup> Street.



Skip laurel hedges (*chipkaensis*)



Serviceberry tree (*amelanchier*)

The remainder of the site south of the outdoor transformer yard will be covered in mulch and groundcover. The applicant has proposed to use juniper bushes planted in mulch to provide this groundcover, which will improve the aesthetics of the site and provide additional absorption of groundwater. **The Village Arborist has recommended an alternative species to replace the juniper bushes, and this replacement has been provided as a recommended condition with this approval (see Recommended Appearance Commission Action).**

No landscaping is proposed near the TPSS facility on the north side of the campus. The area between the existing gravel access driveway and the Canadian National control tower will not be landscaped due to the area remaining controlled by Canadian National.

### Elevations

Equipment for the traction power substation will be fully enclosed within a building. Each elevation of the building will be clad in two types of brick: a smooth-faced brick on the lower half of each wall face, and a textured brick on the upper half of each wall face. All brick will be laid with a “Flemish bond,” alternating between bricks laid lengthwise and widthwise. On the textured upper half of each wall face, the widthwise bricks will be raised to create visual interest. The two halves of each wall face will be separated by a small metal band with LED lighting installed within the band as accent lighting for the building. The north and west elevations will also include panels of cast stone near the building’s entrance to further diversify the materials used on the building.

The elevations are designed to match the proportion and shape of the existing Village Metra station constructed in 2023, incorporating similar building height, similar roof parapet structure, and matching entry and lighting design on the northwest corner of the building. The cast stone panels on the north and west elevations of the building are similar to the stone panels which are used as cladding across much of the Village’s Metra station. A “summer yellow” aluminum panel on the west and north elevations will also match the panel used on the front entry of the Village’s Metra Station.

The proposed brick material will be similar in color and texture to the existing Canadian National control tower located near the facility. Similar types of brick are also used in numerous locations throughout the Village, including on several office and commercial buildings in the Village’s downtown area.

The building must meet the design standards set forth in Section 44-05-11 of the Village Zoning Ordinance, including material quality, façade articulation and transparency.

### *Buildings Material Quality*

The building meets material quality standards by providing extensive “Tier I” materials (>50%) across all four elevations of the building.

### *Façade Articulation*

The building will also meet façade articulation requirements by providing the textured brick on the upper portion of each elevation and providing cast stone panels as an addition architectural feature on the west elevation where façade articulation is required.

### *Building Transparency*

The building does not include any windows due to security and operational constraints of the substation facility, and the director of economic and community development may waive requirements for building transparency. **A condition of approval to provide a written waiver of transparency requirements has been provided with the recommendation for this development (see *Recommended Appearance Commission Action*).**

### Lighting

Security lighting fixtures are proposed to be installed on the northeast corner of the traction power substation building to provide lighting for the fenced yard adjacent to the building. The LED light bands on all four elevations of the building will also provide additional lighting around the perimeter of the substation building and on the public sidewalk along Park Avenue.

No lighting plans have been submitted for the outdoor transformer yard on the south side of the facility. Staff have provided a recommended condition of approval to include security lighting around the outdoor transformer yard for protection from vandalism and other security concerns. The Planning and Zoning Commission conditioned approval of the Site Plan Review for this project on the submittal of a photometric plan indicating the location of security lighting fixtures and their impact on surrounding property. **This condition has been included in the recommended motion for this case (see *Recommended Appearance Commission Action*).**

### Signage

The applicant has proposed a wall sign on the front of the TPSS facility building to identify the building's owner as Metra. No other signage is proposed on the site except as required instructional signage for site security or public safety.

## **APPEARANCE PLAN STANDARDS**

When reviewing these proposed improvements through the Appearance Review process, the Appearance Commission should consider the following provisions of the Appearance Plan as standards of approval in Section 44-07-15 of the Village Zoning Ordinance:

### *D. Landscape and Site Treatment*

*"Landscape elements included in these criteria consist of all forms of planting vegetation, ground forms, rock groupings, water patterns and all visible construction except buildings and utilitarian structures.*

- 2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and/or provide shade.*
- 3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.*
- 4. Plant material shall be selected interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.*
- 5. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards and other devices.*
- 6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall*

*extensions, plantings, fences, or other innovative means so as to largely screen parking from public view.*

*8. Screening of service yards and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter as in summer.*

*10. Exterior lighting, when used, shall enhance the building design and adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness limited...and brilliant colors avoided."*

#### *E. Building Design*

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

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

#### *J. Factors in Evaluation*

*"In addition to the Appearance Plan, the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission's evaluation of a project's design submission.*

- 1. Conformance to all ordinance of the Village of Homewood*
- 2. Use of exterior space*
- 3. Architectural concept and aesthetic value*
- 4. Material selection and quality*
- 5. Compatibility with adjoining buildings, misc. structures and space*
- 6. Circulation for vehicles and pedestrians, and parking"*

## PROJECT TIMELINE

On April 23, 2026, the Planning and Zoning Commission approved the following reviews required for this proposed utility campus:

- Rezoning – rezone the property into the PL-2 zoning district
- Special Use Permit – for operation of a utility use within the PL-2 zoning district
- Site Plan Review – for review of all site improvements

This application also requires approval of a lot line adjustment by the Village to incorporate a portion of the current Park Avenue Commuter Lot into the subject site. A purchase and sale agreement is currently under review by the Village for approval of this land transfer.

## RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

**Approve** Case 26-17, Appearance Review for Metra TPSS/Substation Facility, 18277 Park Avenue, as proposed on the drawings submitted by Phanindra Puppala of Hatch Consultants, Ltd. and GFT Inc., subject to the following conditions:

1. Submit a revised landscape plan with building permit submittals providing an alternative groundcover species selection for the proposed juniper bushes located in the southern portion of the property;
2. Submit a photometric plan with building permit submittals demonstrating the location and lighting impact of security lighting fixtures installed at the transformer yard on the southern half of the property;
3. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance.



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

**PROPERTY INFORMATION**

Street Address: 18277 Park Avenue Homewood, IL 60430

Property Index Number(s): 29 31- 306 024

**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:    Existing Development  
     » Building Elevations                       Exterior Alterations  
     » Landscape Plan                            Landscape Plan  
     » Lighting, Photometric Plan            Lighting, Photometric Plan  
     » Signage                                    Signage  
 Sign Variance

**Proposed Development or Alterations:**

Develop the vacant end of the parcel for a new 3,000sf power substation building with private fenced yard and a new ComEd transformer. Note: A change from current B-2 to proposed PL-2 is being simultaneously requested via acquisition of a portion of the neighboring parcel.

**APPLICANT**

Name Puppala Phanindra  
 Company Hatch Consultant Ltd.  
 Address 425 South Financial Pl., Suite 3025  
Chicago, Illinois 60605  
 Phone 216-650-1699  
 Email puppala.phanindra@hatch.com  
 Role Project Manager

**PROPERTY OWNER**

Name Riad Alkhatib  
 Company METRA  
 Address 547 W Jackson Blvd.  
Chicago, IL 60661  
 Phone 312-322-6539  
 Email RAIkhatib@METRARR.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.

Puppala Phanindra  
 Applicant Name

Puppala, Phanindra  
 Applicant Signature

Digitally signed by Puppala, Phanindra  
 DN: cn=Puppala, Phanindra  
 Date: 2026.03.20 15:24:50 -05'00'

3/20/2026  
 Date

**Staff Notes**

*Do not write below this line.*

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

## Appearance Narrative 3/18/26

The proposed new building draws contextual and scale influence from both the adjacent CN tower and the new Homewood Station at Harwood and Ridge. The overall size and massing of the building is based purely on the electrical components housed within. The 25ft height is subdivided on the exterior elevation to resemble two layers/levels of the building which help adapt it to the human scale without accentuating a towering presence along Park Avenue.

The façade is designed as a two-part composition with distinct lower and upper portions. The height of the lower portion is set by the north overhead entrance—the tallest door on the building. This datum establishes the elevation of the Cast Stone, the yellow banding, and the perimeter accent lighting, which wraps approximately 24 feet around the west façade, while the perimeter lighting itself continues around the entire building. The adjacent man door is incorporated into this accented corner. At the northwest corner, the yellow band sits above the Cast Stone panels, creating a more welcoming and less defensive gesture toward pedestrians and drivers passing along the sidewalk and roadway, despite there being no public entrance at this location. A similar strategy is used on the south elevation, where the building’s only other access point is located.

The yellow band is constructed from Aluminum Composite Material and houses recessed lighting fixtures designed to wash the Cast Stone below and illuminate the entry points. Visually, this band caps the extent of the buff-colored Cast Stone. Both the yellow and buff tones match those used at the new Homewood Station at Harwood and Ridge, reinforcing visual continuity across Metra facilities in Homewood. The perimeter accent lighting aligned with the yellow band reinforces the visual separation between the lower and upper portions of the building.

Overall, the façade features handset face brick masonry over a CMU backup wall in a dark brown color blend inspired by the adjacent CN tower. The lower half consists of dark, wire-grooved brick laid in a Flemish bond pattern. The upper half also uses a Flemish bond, composed of slightly lighter brown smooth face brick for the stretcher field, paired with darker, wire-grooved header bricks that project approximately 1/2 inch from the wall. This subtle projection enhances the reading of the building’s massing, articulating the division between upper and lower portions while providing visual depth without creating surfaces accessible to touch.

An appropriately scaled Metra logo will be hung on the west elevation below the parapet and a street address will be present on the cast stone banding facing Park Ave. Code compliant parking lot lighting will be handled with a light fixture hung off an arm from the east elevation plus a new light pole in the fenced yard.

The ComEd transformer will be pad-mounted and surrounded by a fence further south of the CN Tower as shown on the site plan. Similar to the Substation building, the ComEd transformer will be seldom accessed only on an as-needed basis by ComEd personnel, so there is no public interaction with the new transformer.

Metra has no appetite for maintaining any landscaping at this seldom accessed facility, so the building will be surrounded exclusively by hardscapes with aggregate/ballast in the area between the tracks and the building. However, there will be landscape improvements to add some beautification around the ComEd transformer to help visually screen it from the street with some trees/shrubs. Ground cover and grass will restore the site development south of the CN tower as shown on the landscape plan.

# HOMEWOOD SUBSTATION

## APPEARANCE COMMITTEE REVIEW

04.02.2026



## MODERN MINIMALISM

- ACCENTUATED ENTRANCE THAT CREATES HUMAN-SCALE ELEMENTS ALONG THE STREET
- UNIFIED DESIGN LANGUAGE CONSISTENT WITH THE NORTH METRA STATION ON HARWOOD AVE.



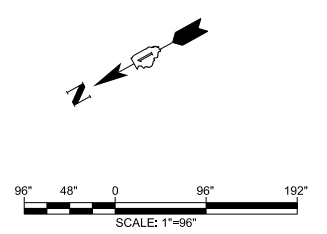
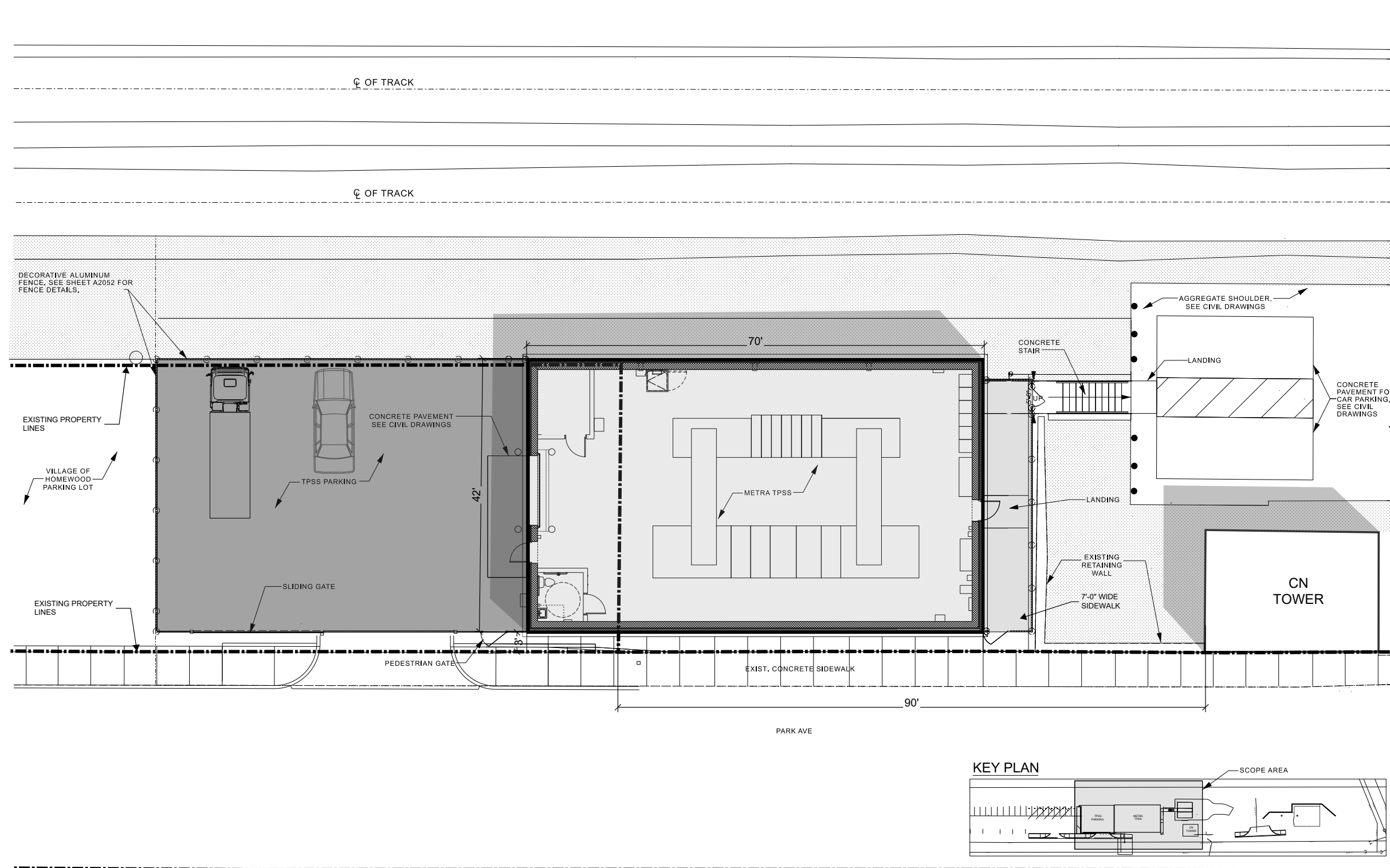


## MODERN MINIMALISM

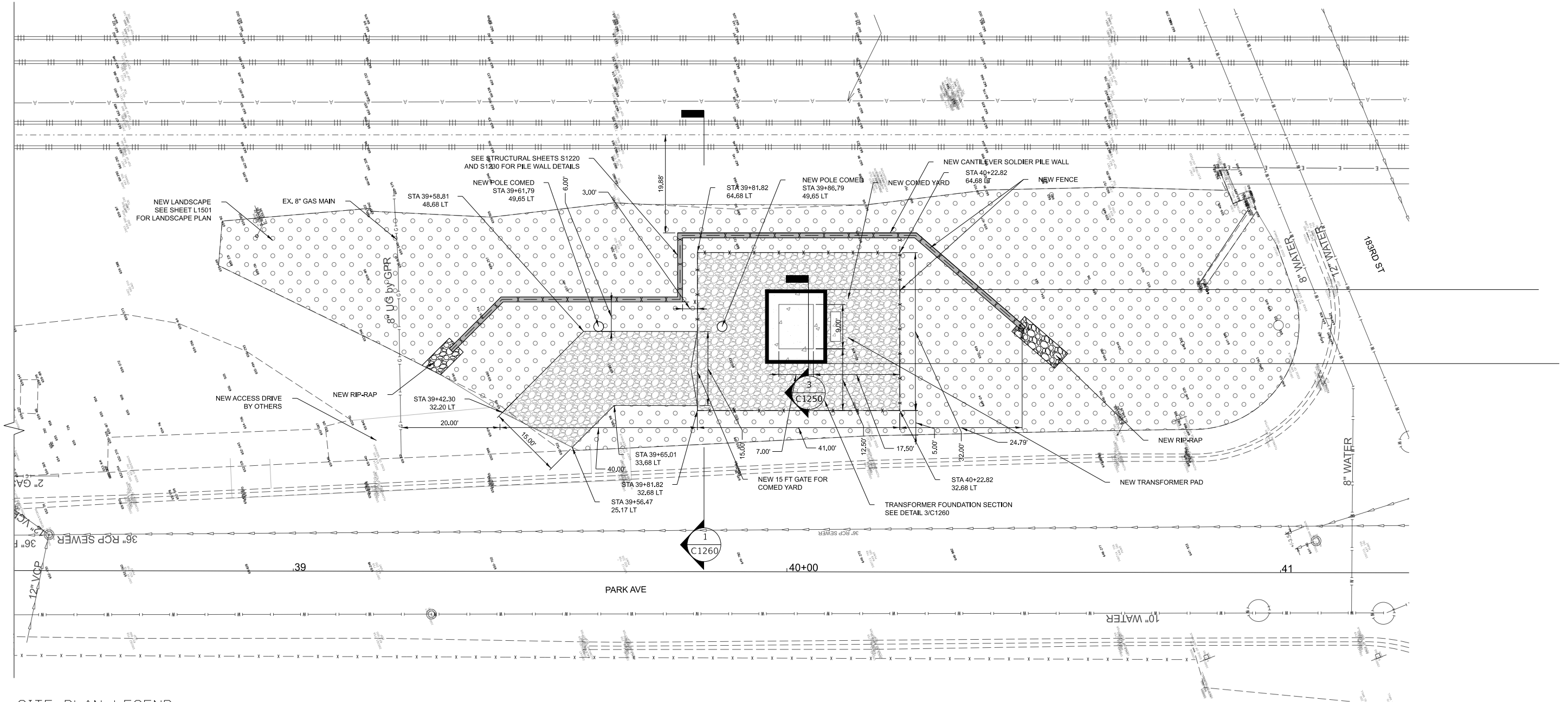
- A FEATURED TEXTURED UPPER FAÇADE THAT HIGHLIGHTS THE ENTRY AND STRENGTHENS THE BUILDING'S MINIMALIST EXPRESSION
- A PROGRAM-FOCUSED, ECONOMICAL DESIGN THAT RESPONDS SENSITIVELY TO ITS NEIGHBORS



# SITE PLAN



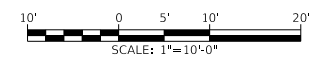
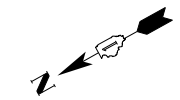
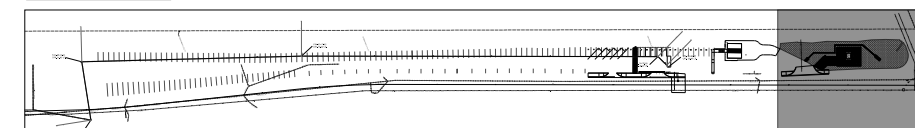
# SITE PLAN | COMED



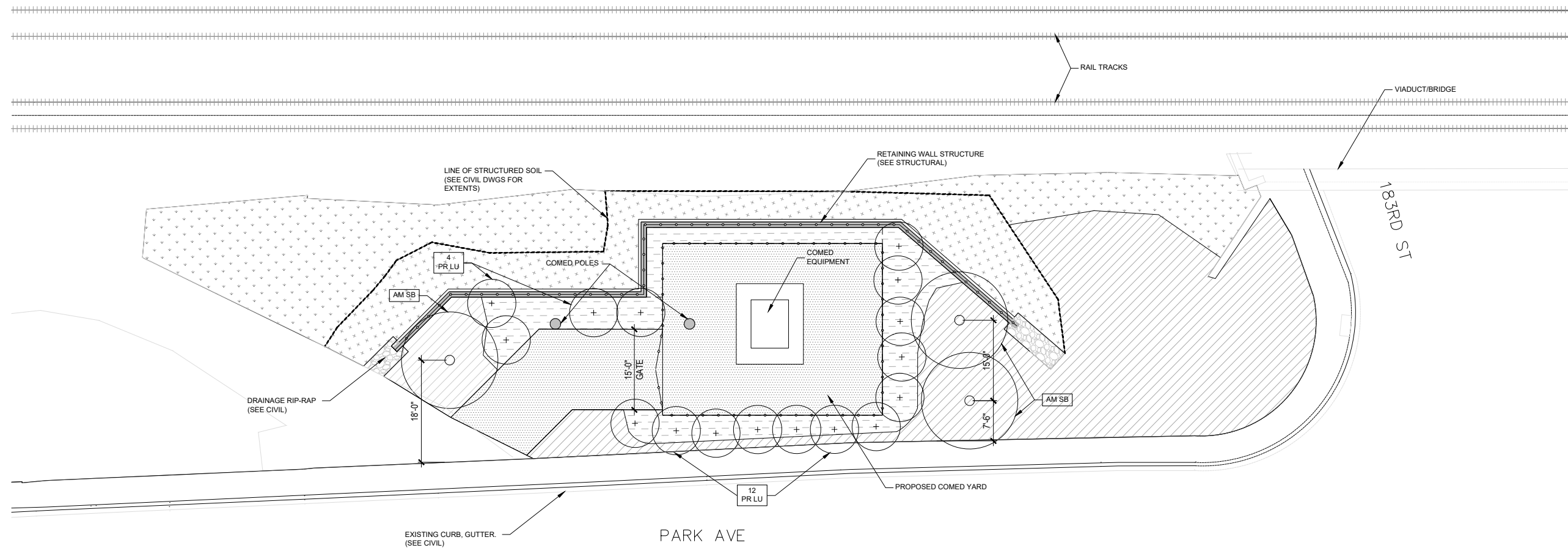
## SITE PLAN LEGEND

—T—	EX. TELEPHONE	—G—	EX. GUARD RAIL
—FO—	EX. FIBER OPTIC	—S—	EX. SIGN
◇	EX. UTILITY POLE	∞	EX. VEGETATION/ TREE
—A—	EX. AERIAL LINES	—	EX. SIDEWALK
—E—	EX. ELECTRIC LINE	—G—	EX. CURB AND GUTTER
■	EX. TRAFFIC SIGNAL STRUCTURE	[Gravel Pattern]	NEW GRAVEL
⊗	EX. STREET LIGHT	[Landscape Pattern]	NEW LANDSCAPE SEE SHEET L1501 FOR LANDSCAPE PLAN
○	EX. MANHOLE (SEWER, WATER ,ELECTRIC)	[Concrete Pad]	NEW CONCRETE PAD
—S—	EX. COMBINED SEWER	[Retaining Wall]	NEW RETAINING WALL
○	EX. CATCH BASIN	—F—	NEW FENCE
—	EX. STORM SEWER		
+	EX. BUFFALO BOX		
⊙	EX. FIRE HYDRANT		
—W—	EX. WATERMAIN		
⊙	EX. GAS VALVE		
—G—	EX. GAS MAIN		
—X—X—	EX. FENCE LINE		







## KEY PLAN



# SITE PLAN | COMED LANDSCAPE PLAN



## PLAN LEGEND

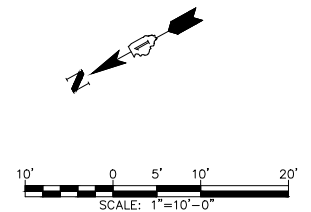
-  GRASS (SOD)  
(SEE SCHEDULE THIS SHEET)
-  GROUND COVER  
PLANTED IN MULCH BED  
(SEE SCHEDULE THIS SHEET)
-  MULCH  
(SEE SCHEDULE THIS SHEET)
-  GRAVEL, ACCESS ROAD &  
EQUIPMENT YARD  
(SEE CIVIL)
-  RETAINING WALL  
(SEE STRUCTURAL)
-  CHAINLINK FENCE  
(SEE CIVIL)

PLANT SCHEDULE						
KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY	SPACING	NOTES
PR LU	SKIP LAUREL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	48" TALL	16	AS SHOWN	PLANTED IN MULCH BED
AM SB	SERVICEBERRY	AMELANCHIER	3" CALIPER	3	-	STAKED/SCREWED W/ WIRES & INSTALLED W/ SLOW-RELEASE WATER BAGS
JU HO	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	GROUND COVER (1 GAL POTS)	-	18" EACH WAY	PLANTED IN MULCH BED (2950 TOTAL SF)

MATERIAL SCHEDULE			
ITEM	KEY	AREA	NOTES
GRASS (SOD)	SOD	2970 sq.ft	PROVIDE DROUGHT-TOLERANT SPECIES SUCH AS TALL FESCUE (FESTUCA ARUNDINACEA). FINAL SELECTION TO BE APPROVED BY VILLAGE
MULCH	MU	3860 sq.ft	PROVIDE CLEAN, SHREDDED HARDWOOD BARK MULCH. FINAL SELECTION TO BE APPROVED BY VILLAGE. (INCLUDES GROUND COVER BEDS)

## PLANTING NOTES:

1. PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
2. PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. VERIFY PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
4. STAKE BED LINES AND TREE LOCATIONS FOR THE DESIGNATED REPRESENTATIVE REVIEW PRIOR TO INSTALLATION. PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE DESIGNATED REPRESENTATIVE AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
5. REFER TO VILLAGE STANDARDS FOR SIMILAR PLANTING REQUIREMENTS, INCLUDING MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
6. ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
7. PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE DESIGNATED REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
8. TEST FILL EACH TREE AND PLANTING PIT WITH WATER PRIOR TO PLANTING TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER SCARIFIED ALONG OUTER EDGES AND SIDES OF PIT. DO NOT DISTURB AREA SUPPORTING TREE BALL. REPEAT TEST. ALLOWANCES WILL NOT BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE.
9. REMOVE PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
10. PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION AND MAINTAINED WEED FREE THROUGH FINAL ACCEPTANCE.



# VIEW FROM WEST



# VIEW FROM NORTHWEST



# VIEW FROM SOUTHWEST



# VIEW FROM NORTHEAST



# MATERIALITY



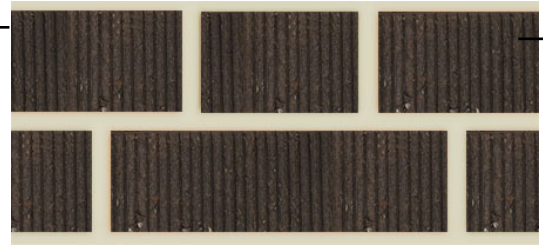
**CEDAR RIDGE+ QUEENSTOWN VERTEX**



**FLEMISH BOND  
ACCENTUATED WITH  
QUEENSTOWN VERTEX**

**LED LIGHT BETWEEN BRICKS**

**QUEENSTOWN VERTEX**



**FLEMISH BOND COLOR  
MATCHED WITH CN TOWER  
BRICK**

**SUMMER YELLOW  
ALUMINUM COMPOSITE PANEL  
MATCHED WITH HARWOOD AVE.  
STATION**

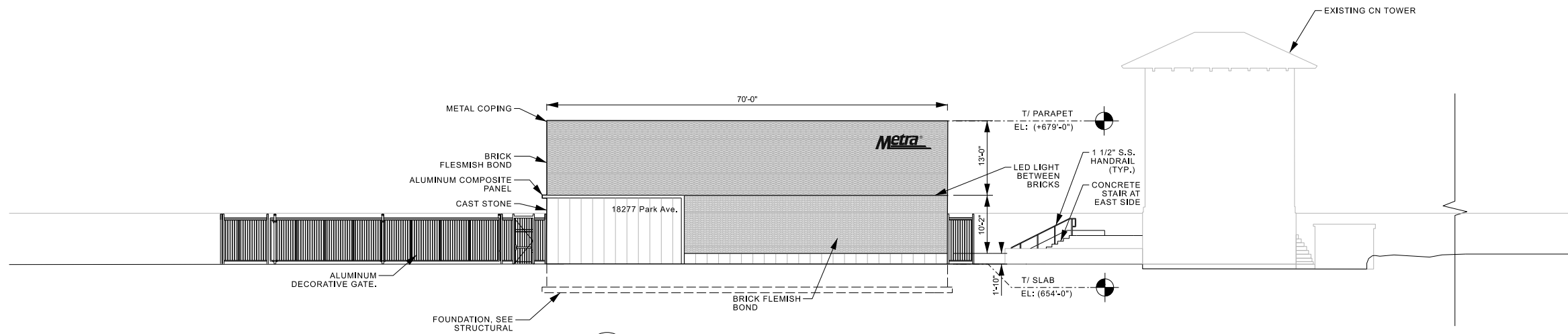
**CAST STONE  
MATCHES WITH HARWOOD AVE.  
STATION**



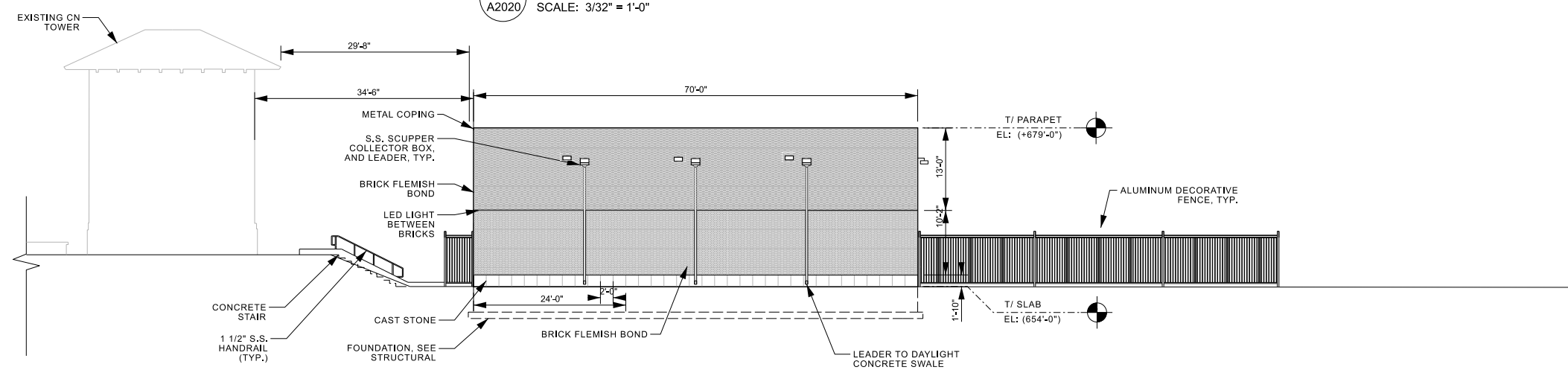
# RENDERINGS



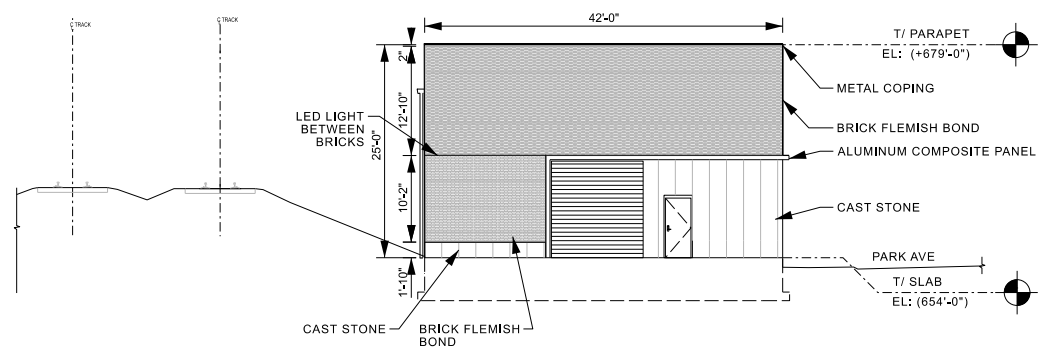
# ELEVATIONS



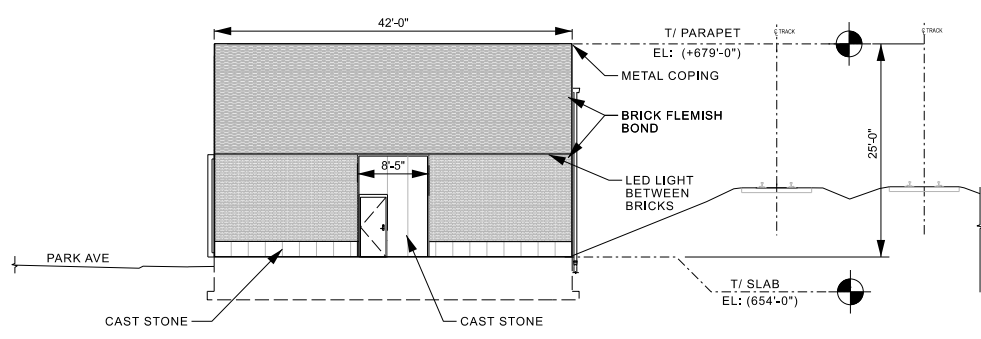
1 WEST ELEVATION  
A2020 SCALE: 3/32" = 1'-0"



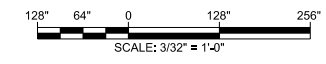
2 EAST ELEVATION  
A2020 SCALE: 3/32" = 1'-0"



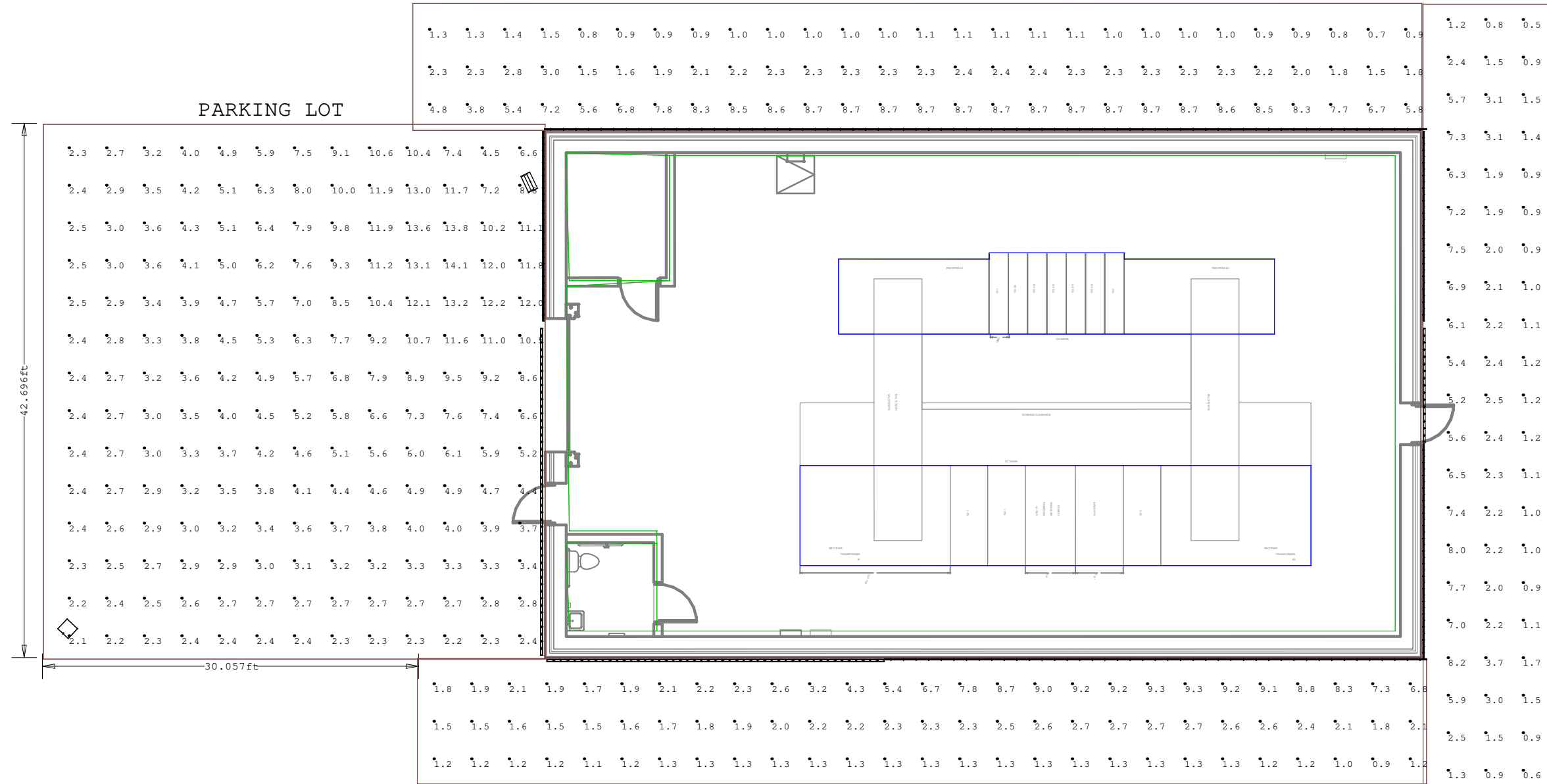
3 NORTH ELEVATION  
A2020 SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION  
A2020 SCALE: 3/32" = 1'-0"



# LIGHTING PLAN



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH WALKWAY_Top	Illuminance	Fc	3.00	9.3	0.9	3.33	10.33
Parking Lot_Top	Illuminance	Fc	5.32	14.1	2.1	2.53	6.71
SOUTH WALKWAY_Top	Illuminance	Fc	3.64	8.7	0.7	5.20	12.43
WEST Walkway_Top	Illuminance	Fc	3.01	8.2	0.5	6.02	16.40

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height (ft)
	1	DSX1 LED P1 40K 80CRI TFTM	Single	DSX1 LED P1 40K 80CRI TFTM	0.600	7120	50.9	50.9	18
	160	VERS-04-SW-1_5-30-WET-GZR-ST	Single	N_A	0.600	169	1.68	268.8	10
	1	NHR100UB2740_50percent_24137	Single	NHR100UB2740-50_	0.600	24137	143.2	143.2	15
	55	L50-E-12-02-40-90-MULT-LOL	Single	L50-E-12-02-40-90-MULT-LOL	0.600	68	2	110	10

## METRA HOMEWOOD EXTERIOR SUBSTATION LIGHTING LAYOUT

**GFT**

**Metra** **HATCH**



# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: May 7, 2026**

**To:** Appearance Commission

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

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

**Topic:** Case 26-34: Appearance Review for 7Brew Drive-Thru Coffee, 17855 Halsted Street

**DOCUMENTS FOR REVIEW**

Title	Pages	Prepared by	Date
Application	1	Who Brew LLC (Chris George)	04/14/2026
Site Plan	1	Veritas Architecture + Design	04/13/2026
Landscape Plan + Plant List	1	DVG Team Inc.	04/09/2026
Elevations	5	Veritas Architecture + Design	04/14/2026
Renderings	1	Veritas Architecture + Design	04/14/2026
Photometric Plan + Lighting Cut Sheets	1	Aaron M. Fiegel, P.E.	04/15/2026
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	05/01/2026

**BACKGROUND**

The applicant has proposed the construction of a drive-through coffee restaurant at 17855 Halsted Street. The applicant has proposed plans to demolish the existing restaurant building on the site (formerly occupied by Boston Market, closed in 2024) and fully redevelop the site into the new drive-through restaurant. The restaurant will be primarily oriented toward drive-through customers and will have no indoor seating or walk-up service.

7Brew is a national restaurant chain with over 700 locations in 38 states. The vast majority of the restaurant locations are also drive-through only locations.

**DISCUSSION**

Site Plan Overview

The applicant has proposed a 1,031 square-foot building on the site to support a drive-through coffee business. The building will be served by two drive-through lanes bringing traffic from the north up to the building. Customers in the drive-through lanes will be served from two large sliding doors in the building where employees can enter and exit the building and walk to customers in vehicles. A pass-through lane will be provided to the west of the drive-through lanes to provide access to parking for employees. Additional parking will be provided on the north side of the site where existing parking is currently

located. A large landscape median will be provided between the new aisles and the private drive located to the east of the site.

### Landscaping

The applicant has proposed landscaping along the front of the site, in addition to accent landscaping in the rear and near the side of the building.

The following requirements for landscaping for this development are set forth in the Village Zoning Ordinance (Section 44-05-06):

- Parking lot perimeter landscaping area (along Halsted Street)
- Building foundation landscaping area

The landscape plan must also meet the standards of the 2015 Halsted Street Corridor Landscape Plan. No mature trees are proposed to be removed, and the Village's tree preservation ordinance does not apply (Section 44-05-07 of the Village Zoning Ordinance).

### *Foundation Landscaping*

The applicant must provide a building foundation landscaping area on the front (Halsted) side of the building with a minimum width of seven feet. This area shall extend along at least 80% of the length of the façade.

The building is not proposed to provide this foundation landscaping, as the drive-through lane will directly abut the front (Halsted) façade of the building. The Village Zoning Ordinance authorizes the director of economic and community development to approve other alternatives as outlined in the Village Zoning Ordinance, including the use of stormwater detention planters or tree plantings elsewhere on the site in lieu of the foundation landscaping.

The applicant may provide one (1) additional canopy tree planting for each 50' of required building foundation landscaping to be removed. One (1) additional canopy tree must be provided for the 69' of building foundation landscaping to be waived. The applicant has proposed 16 trees along the front and side of the subject site in the perimeter landscape zone along Halsted Street, where 14 canopy trees are required. **The applicant provides an approved alternative to building foundation landscaping and is not required to provide building foundation landscaping.**

### *Parking Lot Perimeter Landscaping*

The applicant is required to provide a minimum 15' wide landscape area along Halsted Street as a parking lot perimeter landscape area. This area shall be located between parking spaces and the property line adjacent to the right-of-way of Halsted Street. This landscape area shall meet the following requirements:

- For every three feet, one shrub or native grass shall be provided – **not met**
- For every 25' of landscape area length, one understory/evergreen tree shall be provided – **not met**

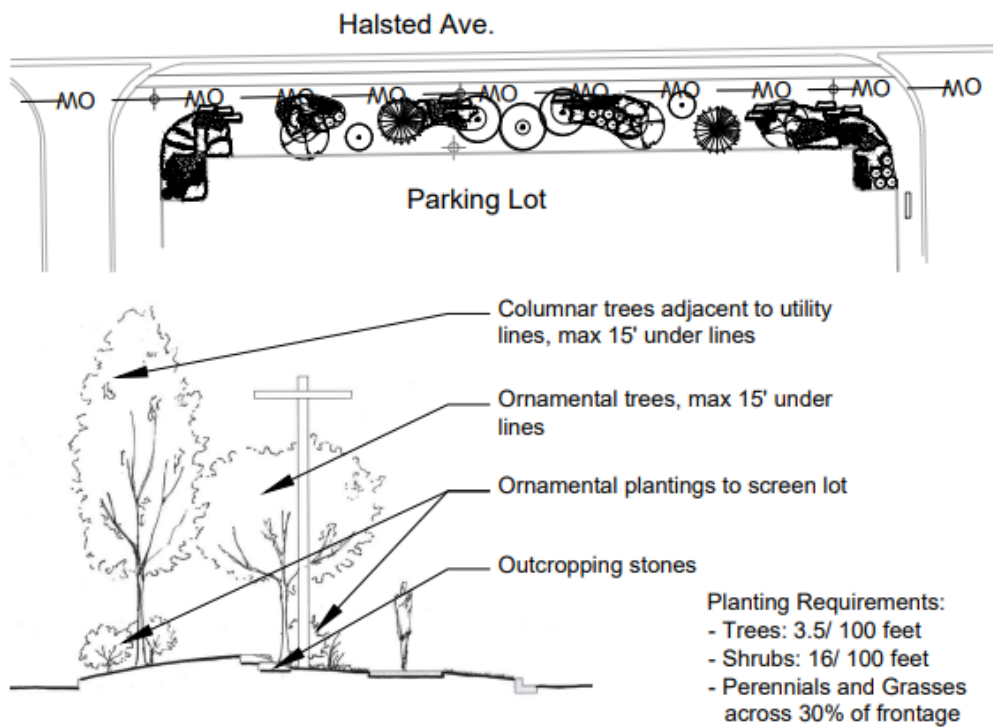
- For every 25' of landscape area length, one canopy tree shall be provided – **met, 14 trees required, 16 trees provided.**
- The remainder of landscaped area outside of shrubs/plantings shall be planted with live groundcover – **met**

The applicant has also provided a perimeter landscaping area which is narrower than the required width for the landscaping area (12' vs. 15'). The applicant has submitted a variance for this reduction in required width, which will be reviewed by the Planning and Zoning Commission at a future meeting.

**Staff has recommended a condition of approval to require the addition of shrubs/native grasses and understory/evergreen trees to meet current zoning requirements. See Recommended Appearance Commission Action.**

*Halsted Street Landscape Plan*

The applicant must also meet the minimum requirements of the 2015 Halsted Street Corridor Landscape Plan. This site would be subject to the planting prototype for a parking lot with a buffer, as found in Exhibit 2 of the landscape plan (shown below).



**2 Planting Prototype, Parking Lot with Buffer**

This plan recommends the following landscaping improvements with new development:

- Tree plantings (minimum 3.5' per 100' frontage) – 13 trees minimum (**met**)
- Shrubs – 57 shrubs minimum (**not met**)
- Perennials or native grasses – across 30% of the frontage (**not met**)

**Staff has recommended a condition of approval to require the addition of shrubs/native grasses and understory/evergreen trees to meet the recommendations of the Halsted Street Corridor Landscape Plan. See Recommended Appearance Commission Action.**

Elevations

The proposed 1,031 square-foot restaurant building will be constructed as a modular building. Modular components are constructed off-site and assembled at the restaurant location.

All new development must meet the requirements of the Village Zoning Ordinance, including requirements for building materials, transparency and façade articulation. Staff has provided a review of this development against these standards in this memo. The Appearance Commission shall review conformance of the proposed development by these standards.

*Materials*

The applicant has proposed building elevations primarily clad in fiber cement panels. The panels are colored and textured to simulate the appearance of smooth-face or split-face brick, with the smooth-face pattern primarily used on the foundation of the building and the split-face pattern across the majority of the building.

The building will also feature a series of canopies clad in aluminum paneling. These panels will be colored blue to match the brand colors of 7Brew. The largest canopy will cover the drive-through lanes of the building, while additional smaller canopies will be installed over service doors.

The roof will be designed with a curved, concave shape sloping toward the southern end of the building. The roof structure will be constructed of aluminum panels with seams running lengthwise along the roof. The roof structure will also be colored blue to match the brand colors of 7Brew.

The following requirements for materials are set forth in the Village Zoning Ordinance (Table 44-05-11.(b)):

Building Façade Elevation	Tier I	Tier II	Tier III
Front and Exterior Side	Minimum 50%	Maximum 50%	Maximum 25%
Interior Side and Rear	Minimum 25%	Maximum 75%	Maximum 25%

On the front (Halsted) side of the building, a minimum of 50% of the façade is to be clad in Tier I materials. On all other sides, a minimum of 25% of the façade is to be clad in Tier I materials. Tier I materials are considered durable and high-quality materials which reflect traditional building methods and serve as a unifying element throughout buildings in the Village.

Fiber cement panels are considered as a Tier II material. Tier II materials may not cover more than 50% of the front of the building, or 75% of the other sides of the building. **The applicant shall provide a revised set of elevations which meets the design requirements of the Village zoning ordinance or request a variance from the building material requirements through the zoning variance procedure.**

*Façade Articulation*

The proposed building will be approximately 69' x 15.5'. Façade articulation is required on the front (Halsted) and rear (private drive aisle) elevations of the building which will be greater than 60' in length. Façade articulation may be achieved through a variety of architectural features or design methods, including the addition of:

- Changes of depth of the facade such as projections and recesses
- Architectural features such as pilasters, cornices or other ornament
- Change in materials
- Windows and doors
- Awnings and canopies
- Public art



Both facades include several changes in the depth of the façade. The front (Halsted) elevation includes opaque glass panels to simulate windows (example from Florida location, left) and projections in the façade. The rear façade includes two canopies and several changes in materials.

**The applicant meets requirements for façade articulation for this development.**

#### *Building Transparency*

The building is required to meet transparency requirements “to the extent possible within existing conditions, unless otherwise approved by the director of economic and community development.” This requirement requires that a minimum of 60% of the front (Halsted) elevation include transparency.

The applicant has provided a front elevation with approximately 8% of the façade as transparent area. The building is not proposed to be a building which services customers outside of their vehicles, and the entire floor area of the proposed building will be occupied by kitchen areas or interior cooler space. To account for this proposed layout, the applicant has provided spandrel glass (faux windows) across the entire front façade. With these areas considered as transparent area, approximately 40% of the façade area would be considered as transparent area.

**Staff has recommended a waiver of transparency requirements as permitted with approval by the economic and community development director. See Recommended Appearance Commission Action.**

#### Lighting

The applicant has proposed to install three additional parking lot light fixtures, in addition to maintaining two existing parking lot light fixtures and replacing another existing fixture. All parking lot lights will be LED fixtures mounted at 20' height.

The proposed building will have one additional security light fixture installed on its north façade. The canopy over the drive-through area will have twenty-one (21) recessed light fixtures installed to provide lighting for vehicles and employees under the canopy.

**Lighting fixtures and lighting level measurements meet the standards of the Village Zoning Ordinance.**

### Signage

The applicant has proposed the installation of three wall signs, wall-mounted instructional signs and a new freestanding monument sign. The wall signs will be located on the front (Halsted), side (south driveway) and rear (private drive) of the building. The monument sign will be located near the southwest corner of the site near the driveway in the shopping center to the east of the subject site.

**The proposed monument sign will require approval by the Appearance Commission at a future meeting. The wall signage meets the requirements of the Village Zoning Ordinance.**

## **APPEARANCE PLAN STANDARDS**

When reviewing these proposed improvements through the Appearance Review process, the Appearance Commission should consider the following provisions of the Appearance Plan as standards of approval in Section 44-07-15 of the Village Zoning Ordinance:

### *D. Landscape and Site Treatment*

*“Landscape elements included in these criteria consist of all forms of planting vegetation, ground forms, rock groupings, water patterns and all visible construction except buildings and utilitarian structures.*

- 2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and/or provide shade.*
- 3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.*
- 4. Plant material shall be selected interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.*
- 5. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards and other devices.*
- 6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall extensions, plantings, fences, or other innovative means so as to largely screen parking from public view.*
- 8. Screening of service yards and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter as in summer.*
- 10. Exterior lighting, when used, shall enhance the building design and adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and*

*adjacent areas. Lighting shall be restrained in design and excessive brightness limited...and brilliant colors avoided."*

#### *E. Building Design*

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

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

#### *F. Signs*

- 1. Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*
- 2. Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*
- 3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*
- 4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*
- 5. The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this sub-section.*

#### *J. Factors in Evaluation*

*“In addition to the Appearance Plan, the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission’s evaluation of a project’s design submission.*

1. *Conformance to all ordinance of the Village of Homewood*
2. *Use of exterior space*
3. *Architectural concept and aesthetic value*
4. *Material selection and quality*
5. *Compatibility with adjoining buildings, misc. structures and space*
6. *Circulation for vehicles and pedestrians, and parking”*

## FUTURE TIMELINE

In addition to approval of this Appearance Review application, the applicant will be require approval of the following by the Planning and Zoning Commission:

- Site Plan Review – for all site improvements
- Special Use Permit – for construction of a new drive-through facility
- Variance – perimeter landscaping width (reduction from 15’ to 12’)
- Variance – Tier I materials (if applicant chooses not to amend materials on the building to meet zoning requirements – applicant will need to demonstrate hardship)

## RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

**Approve** Case 26-34, Appearance Review for 7Brew Drive-Thru Coffee at 17855 Halsted Street, as proposed on the drawings submitted by Veritas Architecture + Design and DVG Team Inc., subject to the following conditions:

1. Submit a revised landscape plan to provide shrubs/grasses and understory/evergreen trees as required by the Village Zoning Ordinance and the Halsted Street Corridor Landscape Plan, subject to review by Village planning staff and Village Arborist;
2. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance;
3. Applicant shall receive a variance from Tier I material standards set forth in Section 44-05-11 of the Village Zoning Ordinance.



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

PROPERTY INFORMATION

Street Address: 17855 S Halsted St Homewood, IL 60430

Property Index Number(s): 29 33 100 063 0000

Zoning District:

- Zoning options: R-1, R-2, R-3, R-4, B-1, B-2, B-3, B-4 (checked), M-1, M-2, PL-1, PL-2

Application Request

Select all applicable boxes for Appearance Commission requests below.

- Application request options: New Construction (checked), Existing Development (checked), Building Elevations, Landscape Plan, Lighting, Photometric Plan, Signage, Sign Variance, Exterior Alterations, Landscape Plan, Lighting, Photometric Plan, Signage

Proposed Development or Alterations:

The existing Boston Market building and signage will be demolished and replaced with a new 7 Brew building and cooler with a reduced footprint. The site will be reconfigured with reconstructed curb and pavement, resulting in a net reduction in impervious area. A new monument sign is proposed. A code-compliant landscaping plan and photometric plan are included, and all existing trees will be preserved.

APPLICANT

Name: Who Brew LLC
Company: Who Brew LLC
Address: 100 Powell Place #1230 Nashville, TN 37204
Phone: 847-342-2586
Email: chrisgeorge@whobrewllc.com
Role:

PROPERTY OWNER

Name: BSG Homewood LLC
Company: BSG Homewood LLC
Address: 3201 Old Glenview 235 Wilmette, IL 60091
Phone:
Email:
Check box if the applicant is the property owner

I acknowledge and attest that:

- Attestation points: All information is true and accurate; Inspections are permitted; Fees are paid; Work follows codes and ordinances.

Matthew Nyweide (Applicant Name), [Signature] (Applicant Signature), 4/14/2026 (Date)

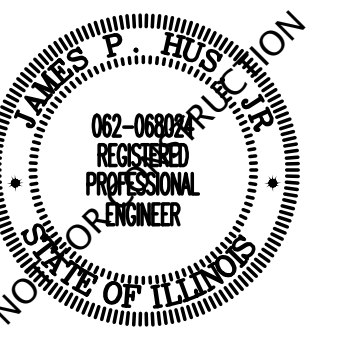
Staff Notes

Do not write below this line.

Form area for staff notes with fields for Case No, Fee, Date Received, Request, Action, Comments/Conditions, Date, and a signature line.



1155 Troutwine Road  
Crown Point, IN 46307  
P: (219) 662-7710  
F: (219) 662-2740  
www.dvgteam.com

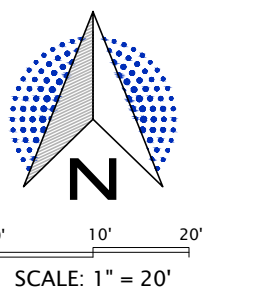


04/15/26

**WHO BREW LLC**  
100 Powell Place # 1230  
Nashville, TN 37204

DATE:	REVISIONS AND NOTES:

**7 BREW HOMEWOOD**  
Site Plan



© COPYRIGHT 2017 DVG TEAM, INC  
DESIGN BY: JWP DATE: 04/15/26  
PROJECT NO.: 26-0021

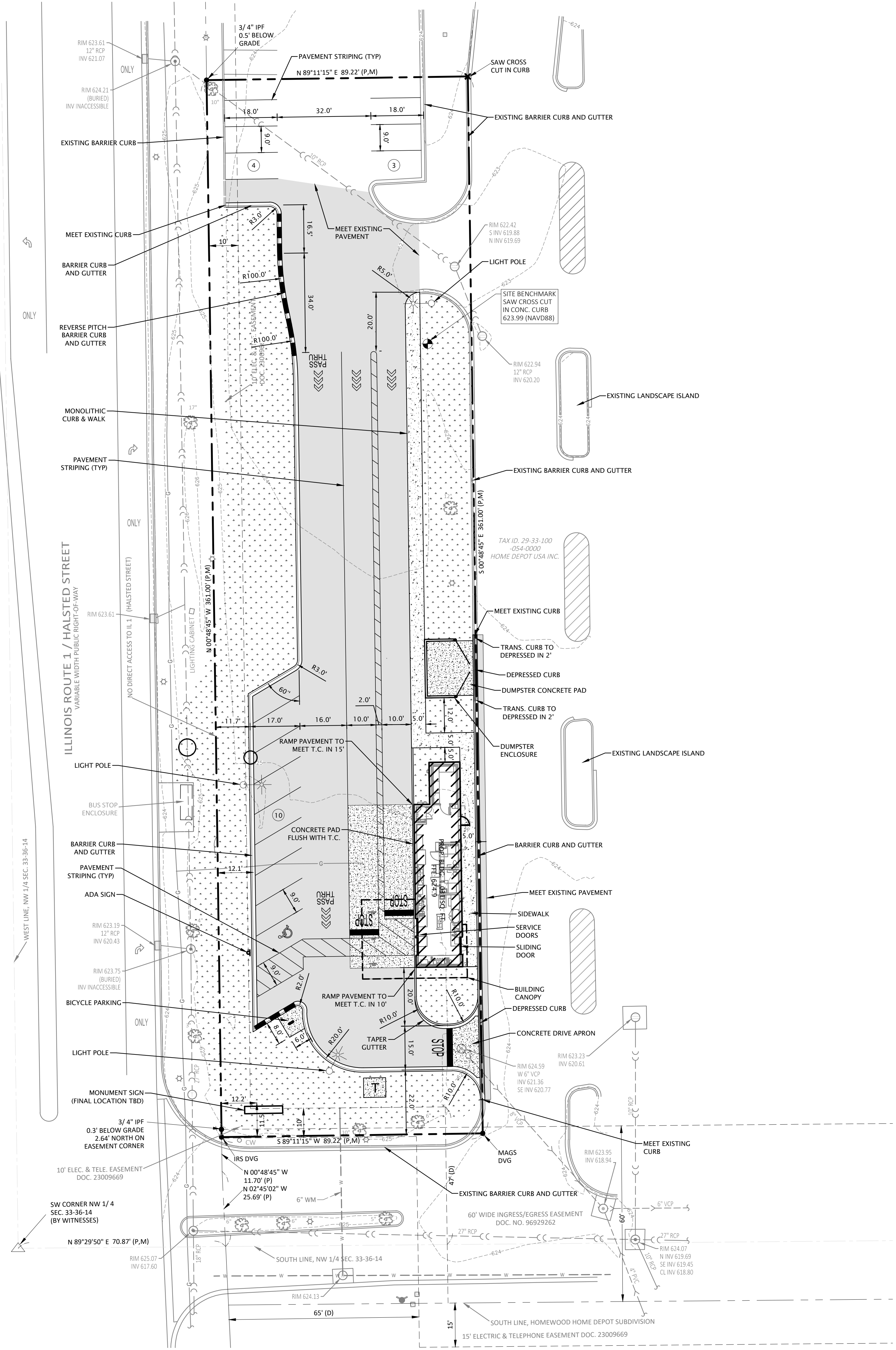
**C103**

SITE DATA	
ZONING:	B-4 SHOPPING CENTER
LOT AREA:	32,208 SQ. FT.
IMPERVIOUS AREA:	20,317 SQ. FT. (63% OF LOT)
BUILDING AREA:	1,031 SQ. FT.
PARKING REQUIRED:	5 SPACES (1 SPACE PER 200 SQ FT)
PARKING PROVIDED:	17 SPACES

LEGEND			
	CONCRETE SIDEWALK		ASPHALT PAVEMENT
	CONCRETE PAD		4" (MIN) TOPSOIL & SEEDING/LANDSCAPING (SEE LANDSCAPE PLAN)
	STRIPING (PAINT, 4" WIDE)		BARRIER CURB & GUTTER
	REVERSE PITCH CURB AND GUTTER		

**NOTES**

- DIMENSIONING SHALL BE TO FACE OF CURB UNLESS OTHERWISE SHOWN.



**NOT FOR CONSTRUCTION**

# SEVEN 73 BREW

DRIVE THRU COFFEE >>>

SITE DATA	
• ZONING	R4 (SPRING CENTER)
• LOT AREA	82,257 SQ. FT.
• IMPERVIOUS AREA	25,317 SQ. FT. (28% OF LOT)
• PAVING AREA	757 SQ. FT.
• PARKING REQUIRED	4 SPACES (1 SPACE PER 200 SQ FT)
• PARKING PROVIDED	13 SPACES

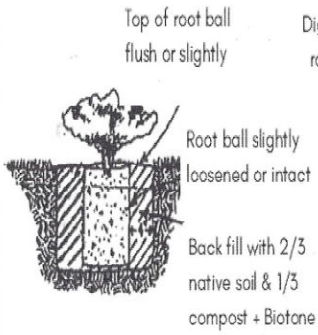
LEGEND	
	CONCRETE SIDEWALK
	CONCRETE PAD
	ASPHALT PAVEMENT
	4" MIN. TOPSOIL & SEEDING/LANDSCAPING (SEE LANDSCAPE PLAN)
	STAMPING STRIP, 4" WIDE
	BARBER CURB & CUTTER
	RE-EXIST PATCH CURB AND CUTTER

**NOTES**  
 1. DIMENSIONING SHALL BE TO FACE OF CURB UNLESS OTHERWISE SHOWN.

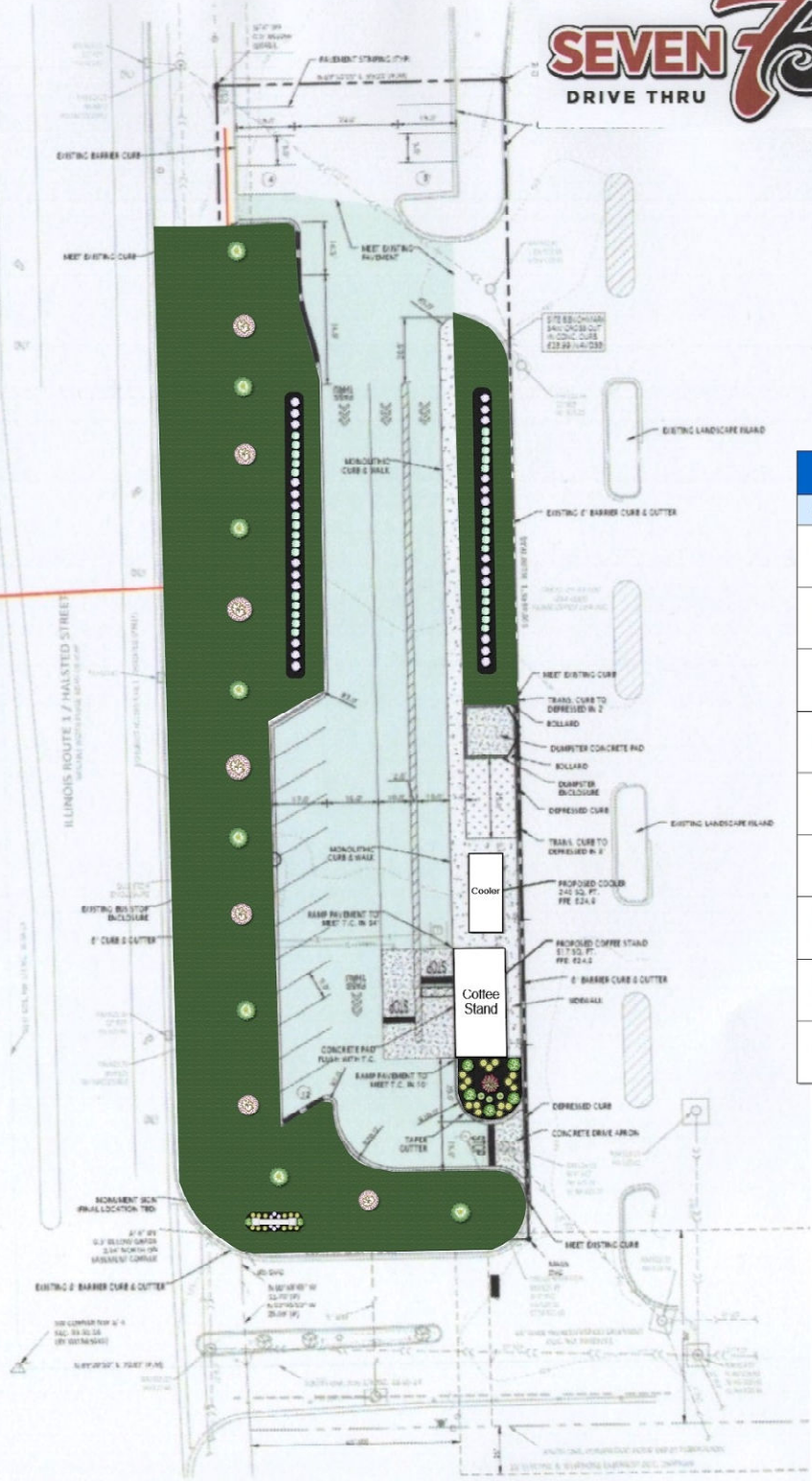
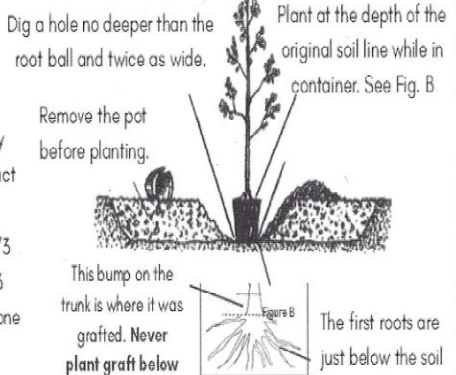
## Plant Legend

Symbol	Qty	Common	Botanical
	6	Allium	Allium rosenbachianum 'White'
	7	Boxwood	Buxus sempervirens
	8	Columnar European Hornbeam	Carpinus betulus 'Fastigiata'
	1	Crabapple	Malus hybrid 'Prairiefire'
	27	Daylily	Hemerocallis sp.
	3	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'
	7	Ginkgo	Ginkgo biloba
	30	Little Lamb Hydrangea	Hydrangea paniculata 'Little Lamb'
	24	Ninebark	Physocarpus opulifolius 'Center Glow'

### SHRUB PLANTING



### TREE PLANTING



Item 5. B.

**DVG**  
TEAM INC.

1155 Trousdale Road  
Crown Point, IN 46307  
P: (219) 862-7710  
F: (219) 862-2740  
www.dvgteam.com

NOT FOR CONSTRUCTION

DATE: 10/20/22

**WHO BREW LLC**  
100 Powell Place #1230  
Nashville, TN 37204

NOT FOR CONSTRUCTION

7 BREW HOMEWOOD

Site Plan

SCALE 1" = 20'

PROJECT NO. CT03

REVISIONS

No. Description Date

sheet issue date:  
4/13/26

project no.:  
23.43.61

sheet contents:  
EXTERIOR ELEVATIONS

sheet no.:

A2.0

EXTERIOR ELEVATION MATERIALS LEGEND	
MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	VERTICAL METAL SIDING (MP-1)
H	SPANDREL GLAZING

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	SITE BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP: REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	CANOPY HEATER
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	OUTLINE OF MECHANICAL UNIT BEYOND
10	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
11	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
12	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
13	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
14	EXTERIOR SECURITY LIGHT
15	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
16	GAS METER, PAINTED TO MATCH BUILDING; REF PLUMBING
17	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
18	OPEN-TOP SCUPPER PER TPO MANUF'S INSTALLATION INSTRUCTIONS: 4" MIN WIDTH' 3" MIN OVERHANG W/ SHARP EDGE
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	TEMPORARY CANVAS CRAFT WARMING HUT
21	CUSTOM FABRICATED OSHA/IBC COMPLIANT ROOF ACCESS LADDER
22	GUTTER AND DOWNSPOUT
23	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE

EXTERIOR ELEVATION COOLER GLAZING SUMMARY		
SOUTH ELEVATION - 715F TOTAL MAIN LEVEL FACADE AREA BETWEEN 2'-6" AND 7'-0" (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 30 % / 215F	PROPOSED 88 % / 635F



**1 EXTERIOR ELEVATION - SOUTH**  
 3/8" = 1'-0"

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EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	SITE BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
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22	GUTTER AND DOWNSPOUT
23	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE

EXTERIOR ELEVATION COOLER GLAZING SUMMARY		
NORTH ELEVATION - 715F TOTAL MAIN LEVEL FAÇADE AREA BETWEEN 2'-6" AND 7'-0" (100%)		
MATERIAL	MAX % / SF	PROPOSED % / SF
GLASS	MIN 30 % / 215F	PROPOSED 42 % / 305F



**1 EXTERIOR ELEVATION - NORTH**  
 3/8" = 1'-0"

7 BREW DRIVE THRU - HOMEWOOD - HALSTED

WHO BREW, LLC  
 17855 South Halsted Street, Homewood, Illinois 60430

REVISIONS		
No.	Description	Date

sheet issue date:  
 4/13/26

project no.:  
 23.43.61

sheet contents:  
 EXTERIOR ELEVATIONS

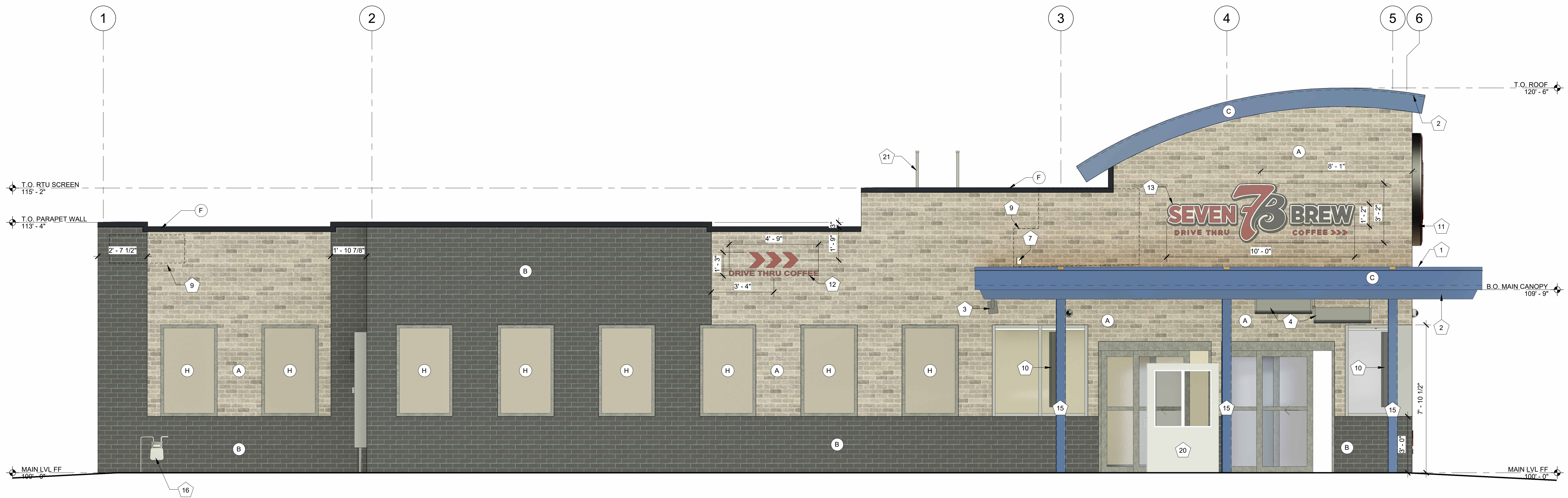
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17	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
18	OPEN-TOP SCUPPER PER TPO MANUF'S INSTALLATION INSTRUCTIONS; 4" MIN WIDTH 3" MIN OVERHANG W/ SHARP EDGE
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	TEMPORARY CANVAS CRAFT WARMING HUT
21	CUSTOM FABRICATED OSHA/IBC COMPLIANT ROOF ACCESS LADDER
22	GUTTER AND DOWNSPOUT
23	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE

EXTERIOR ELEVATION COOLER GLAZING SUMMARY			
WEST ELEVATION - 3145F TOTAL MAIN LEVEL FACADE AREA BETWEEN 2'-6" AND 7'-0" (100%)			
MATERIAL	MAX % / SF	PROPOSED % / SF	
GLASS	MIN 60% / 1885F	PROPOSED 64% / 2045F	



**1 EXTERIOR ELEVATION - WEST**  
 3/8" = 1'-0"

7 BREW DRIVE THRU - HOMEWOOD - HALSTED

WHO BREW, LLC  
 17855 South Halsted Street, Homewood, Illinois 60430

REVISIONS		
No.	Description	Date

sheet issue date: 4/13/26  
 project no.: 23.43.61  
 sheet contents: EXTERIOR ELEVATIONS

sheet no.: **A2.2**

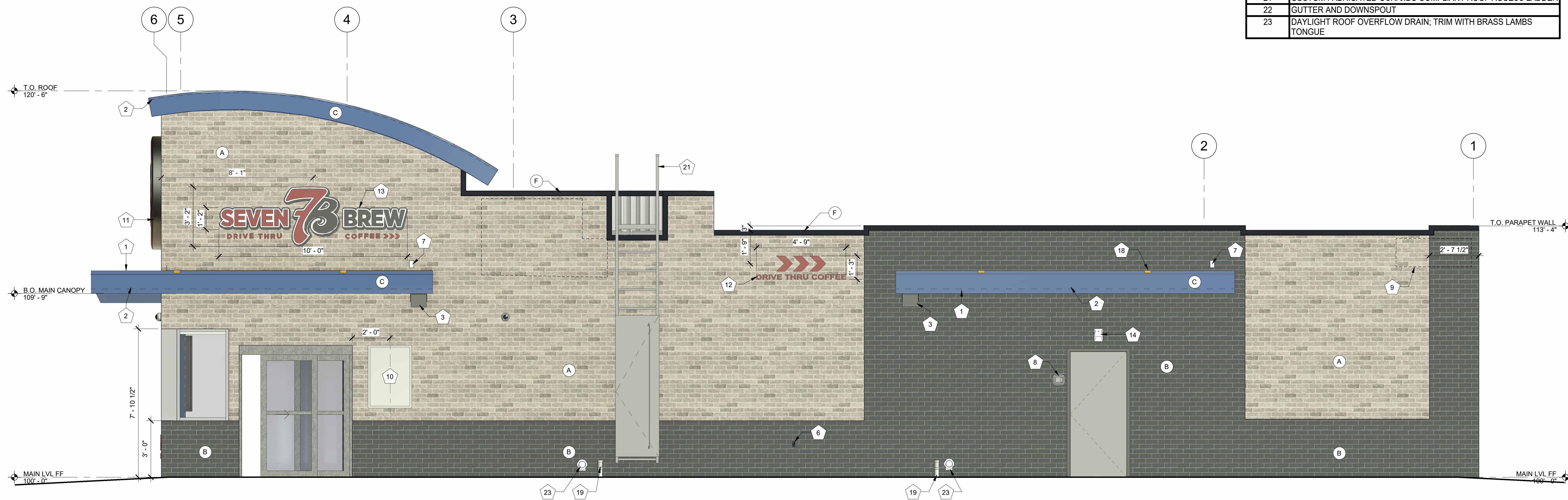
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**EXTERIOR ELEVATION MATERIALS LEGEND**

MARK	DESCRIPTION
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	VERTICAL METAL SIDING (MP-1)
H	SPANDREL GLAZING

**EXTERIOR ELEVATION KEYNOTES**

MARK	DESCRIPTION
1	SITE BUILT CANOPY; REF STRUCTURAL
2	SURFACE-MOUNTED SHIELDED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	CANOPY HEATER
5	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	KNOX BOX
9	OUTLINE OF MECHANICAL UNIT BEYOND
10	DISPLAYS2GO MODEL: LEDOD2436 SILVER FRAME SURFACE-MOUNTED LIGHTED SIGN BOX
11	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
12	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
13	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
14	EXTERIOR SECURITY LIGHT
15	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
16	GAS METER, PAINTED TO MATCH BUILDING; REF PLUMBING
17	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
18	OPEN-TOP SCUPPER PER TPO MANUF'S INSTALLATION INSTRUCTIONS: 4" MIN WIDTH' 3" MIN OVERHANG W/ SHARP EDGE
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	TEMPORARY CANVAS CRAFT WARMING HUT
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22	GUTTER AND DOWNSPOUT
23	DAYLIGHT ROOF OVERFLOW DRAIN; TRIM WITH BRASS LAMBS TONGUE



**1 EXTERIOR ELEVATION - EAST**  
3/8" = 1'-0"

7 BREW DRIVE THRU - HOMEWOOD - HALSTED

WHO BREW, LLC

17855 South Halsted Street, Homewood, Illinois 60430

**REVISIONS**

No.	Description	Date

sheet issue date: 4/13/26

project no: 23.43.61

sheet contents: EXTERIOR ELEVATIONS

sheet no:

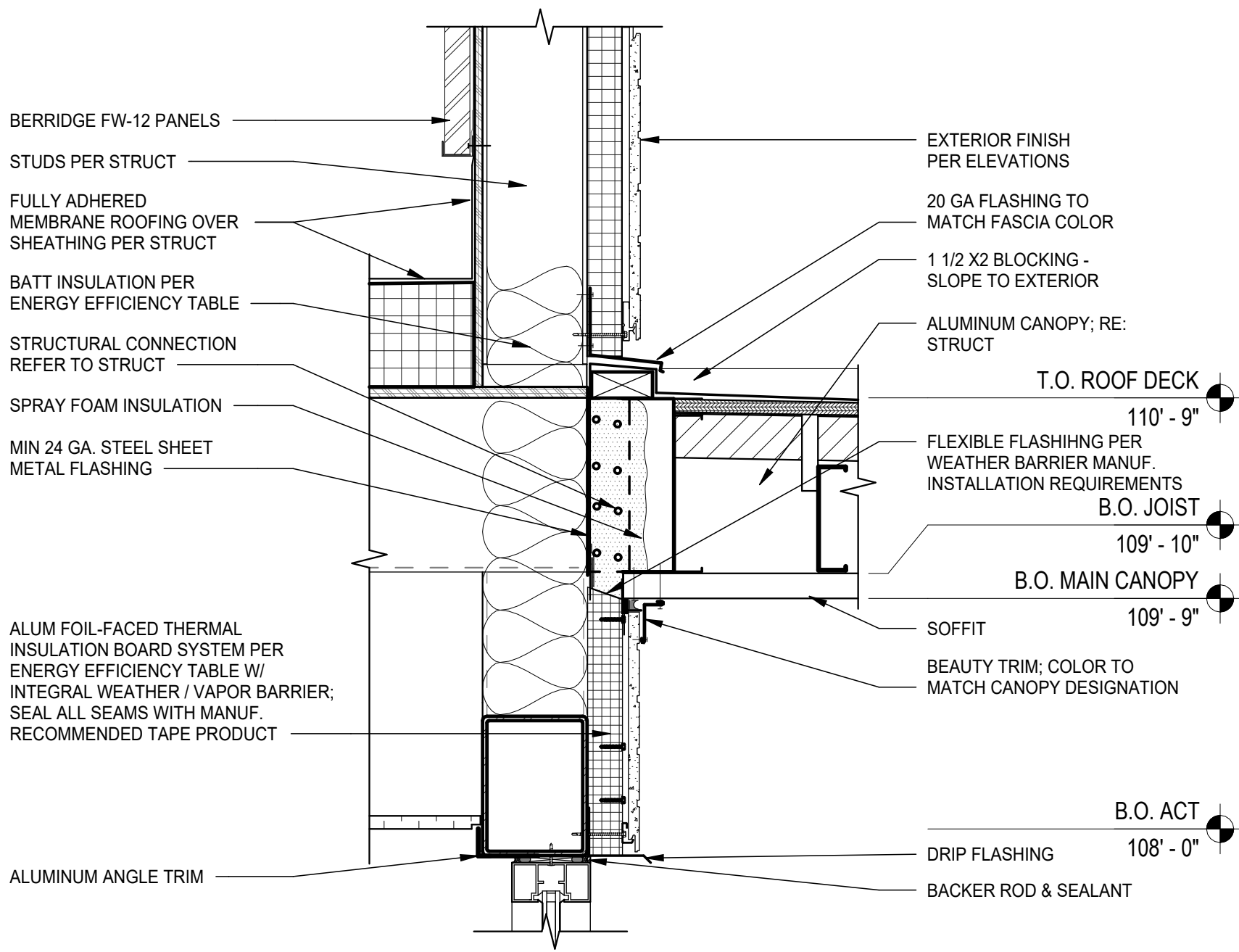
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No.	Description	Date
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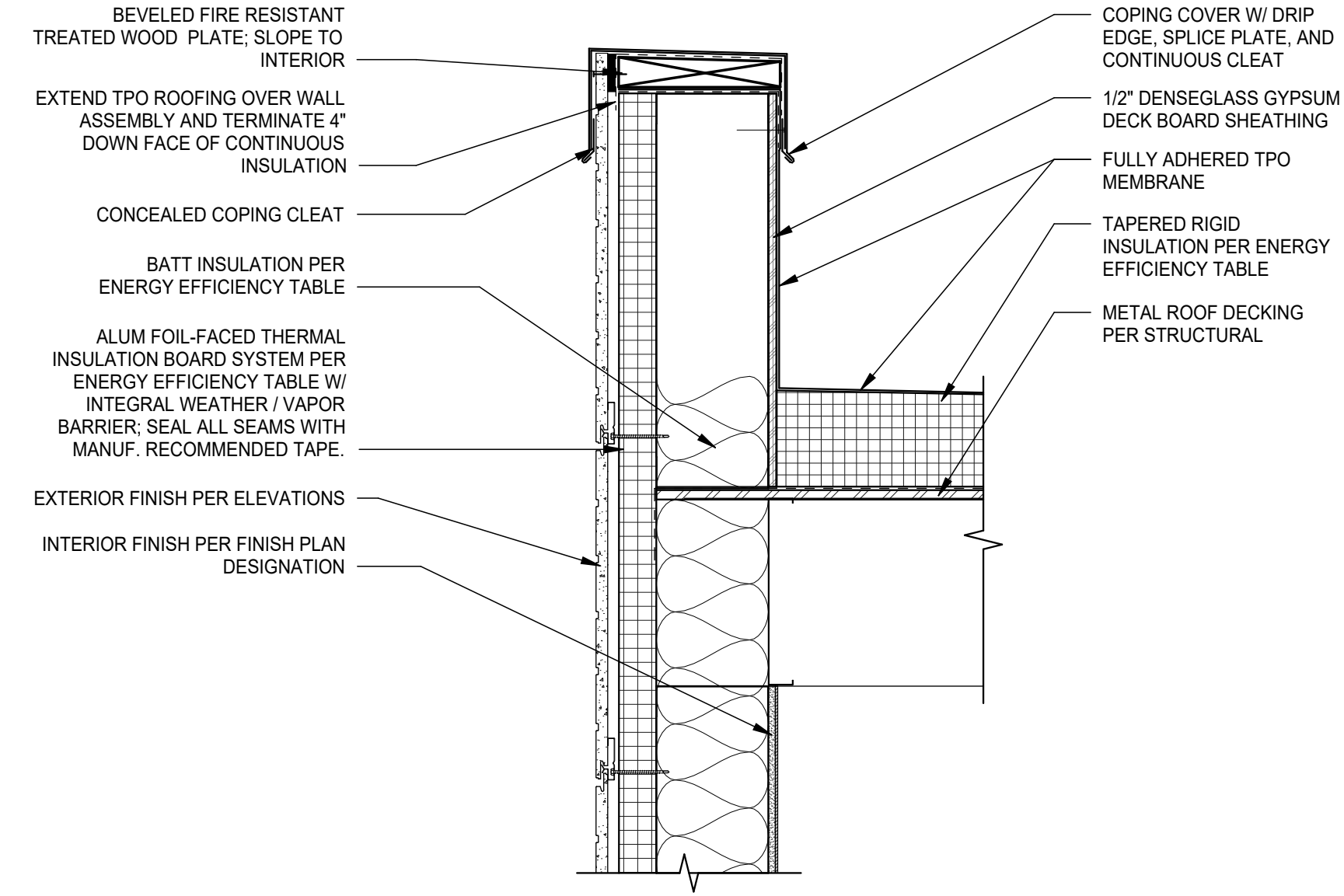
sheet issue date:  
4/13/26  
project no.:  
23.43.61

sheet contents:  
BUILDING SECTION

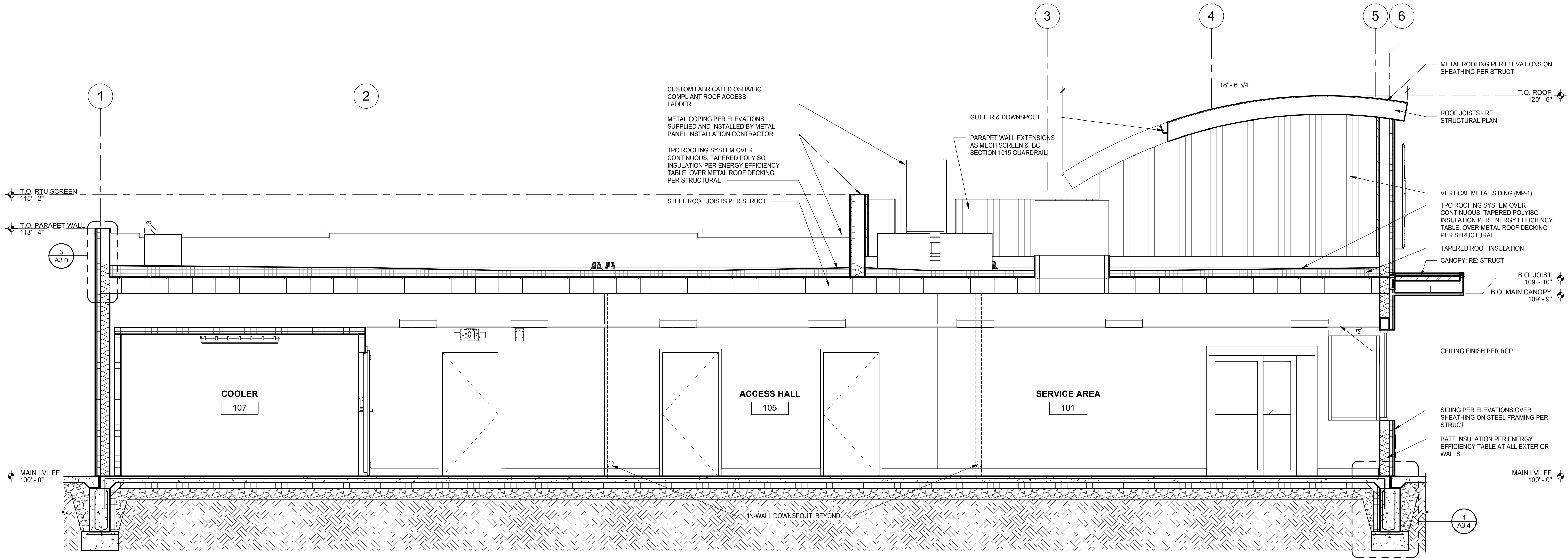
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**2 CANOPY CONNECTION WALL DETAIL**  
1 1/2" = 1'-0"

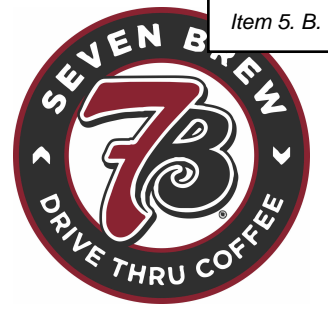


**3 TYP. PARAPET CAP DETAIL**  
1 1/2" = 1'-0"



**1 BUILDING SECTION**  
3/8" = 1'-0"

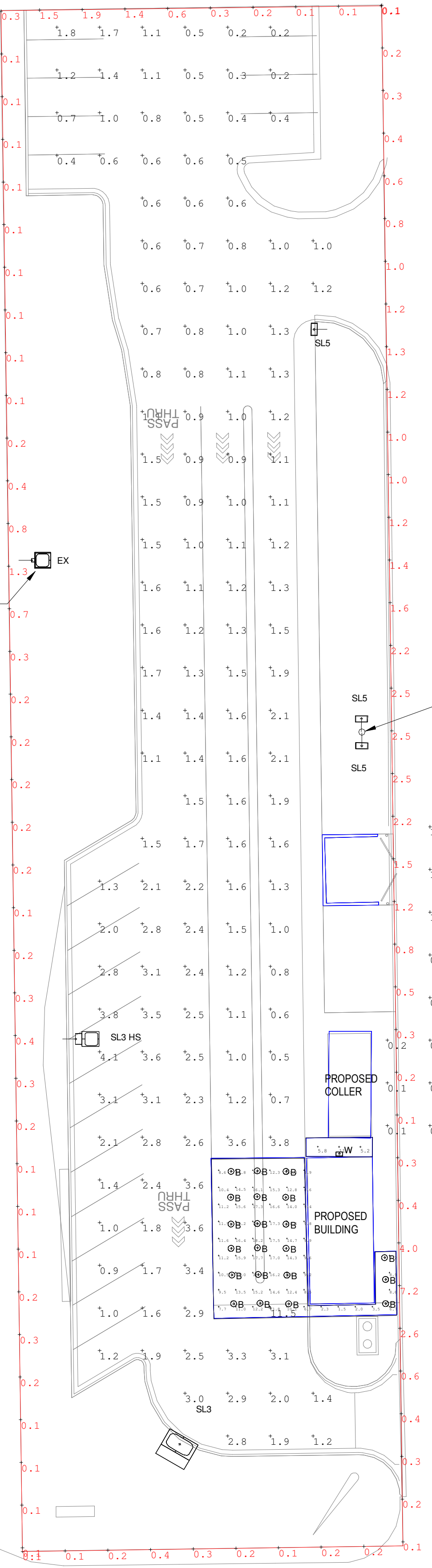
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23.43.61  
7 BREW DRIVE THRU -  
HOMEWOOD -  
HALSTED  
4/13/26

RENDERINGS

EXISTING LED LIGHT FIXTURE / POLE TO REMAIN, SHOWN FOR LIGHT CONTRIBUTIONS ONLY.



1 SE1.1 PHOTOMETRIC SITE PLAN 1" = 20'-0"

### RSX1 LED Area Luminaire

**PARKING LIGHT - (SL2 P1 HS, SL2 P2 HS & SL5)**

**Specifications**  
 Dia (HxW): 6.37 ft (19.00 x 41)  
 Length: 21.67 (65.84 in) (DIM. MAX)  
 Width: 13.37 (40.80 in)  
 Height: 3.07 (9.35 in) Max. HxH  
 Weight (LBS max): 22.0 (49.5 kg)

**Introduction**  
 The new RSX1 LED Area luminaire delivers maximum light output and energy efficiency. It is designed for use in parking lots and other outdoor applications. The RSX1 delivers 12,000 lumens allowing it to replace 70W to 80W HID luminaires.

**Design Select**  
 This luminaire is designed to meet the requirements of the Illuminating Engineering Society (IES) for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Ordering Information**  
 Example: RSX1 LED P4 40K 43 MVOLT SPA D08D

Item	Part Number	Color Temperature	Beam Spread	Mounting
RSX1 P1	SL2 P1 HS	4000K	43°	Street Light Pole
RSX1 P2	SL2 P2 HS	4000K	43°	Street Light Pole
RSX1 SL5	SL5	4000K	43°	Street Light Pole

### LITHONIA LIGHTING

**SSS SQUARE STRAIGHT STEEL**

**FEATURES & SPECIFICATIONS**  
 The SSS Square Straight Steel luminaire is designed for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Introduction**  
 The SSS Square Straight Steel luminaire is designed for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Design Select**  
 This luminaire is designed to meet the requirements of the Illuminating Engineering Society (IES) for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Ordering Information**  
 Example: SSS Square Straight Steel luminaire

### JUNO RLD Series LED Downlight Retrofit

**6" LED Retrofit Baffle Trim Module**

**Product Features**  
 The JUNO RLD Series LED Downlight Retrofit is designed for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Applications**  
 The JUNO RLD Series LED Downlight Retrofit is designed for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Performance**  
 The JUNO RLD Series LED Downlight Retrofit is designed for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Specifications**  
 Cut-off: 6"  
 Depth: 1.5"  
 Height: 1.5"

### WEDGE1 LED Architectural Wall Sconce

**Security Wall Pack (W)**

**Introduction**  
 The WEDGE1 LED Architectural Wall Sconce is designed for use in parking lots and other outdoor applications. It is designed for use in parking lots and other outdoor applications.

**Specifications**  
 Depth (D): 5.5"  
 Height (H): 6.5"  
 Width (W): 6.5"

**Ordering Information**  
 Example: WEDGE1 LED P2 40K 80CR W MVOLT 50M PE D08D

Item	Part Number	Color Temperature	Beam Spread	Mounting
WEDGE1 P1	W	4000K	80°	Wall Pack
WEDGE1 P2	W	4000K	80°	Wall Pack

Symbol	Tag	Qty	Description	LF/ Pole	Mounting Height	Luminaire Lumens	Luminaire Watts	Total Watts	BLU Rating
□	SL5	1	RSX1 LED P1 40K 43 MVOLT SPA POLE MOUNTED	0.070	20'	6601	51.340	51.340	BT-LR-G1
□	SL3 HS	1	RSX1 LED P3 40K 43 MVOLT SPA HOUSE SIDE SHELD POLE MOUNTED	0.070	20'	8907	109.44	109.44	BT-LR-G2
□	W	1	WEDGE1 LED P2 40K 80CR W MVOLT 50M PE D08D	0.010	7'	1160	10.000	10	BLU-G20
□	SL5	3	RSX1 LED P5 40K 43 MVOLT SPA LIGHT CONTRIBUTION PURPOSES ONLY	0.080	15.00'	10207	72.265	145.8	BT-LR-G2
□	SL5	3	RSX1 LED P5 40K 43 MVOLT SPA LIGHT CONTRIBUTION PURPOSES ONLY	0.080	20'	9167	79.86	214.86	BLU-LR-G2
□	B	21	WEDGE1 LED P2 40K 80CR W MVOLT 50M PE D08D	0.800	10'	1040	11.3	246.7	NA

Label	Units	Avg	Max	Min	ArgMin	MaxMin
Canopy - Main	Fc	11.86	18.2	1.5	7.97	12.13
Canopy - Rear	Fc	7.85	11.8	5.2	1.47	2.89
Parking Area	Fc	1.80	11.5	0.2	0.00	57.58
Property Boundary - East	Fc	1.28	7.2	0.1	0.00	75.00
Property Boundary - North	Fc	0.68	1.9	0.1	0.00	19.00
Property Boundary - South	Fc	0.20	0.4	0.1	0.00	4.60
Property Boundary - West	Fc	0.24	1.3	0.1	2.40	13.00
Trash Area	Fc	0.58	1.7	0.1	0.38	11.00

### ELECTRICAL NOTES

THIS PLAN IS BASED ON INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THIS PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS.

THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING PLAN, AND INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT-CANDELES. THIS STUDY DOES NOT TAKE INTO ACCOUNT A CHANGE IN GRADE ELEVATION.

THE USE OF SENSOR TECHNOLOGIES, TIMERS OR OTHER MEANS TO ACTIVATE LIGHTING DURING TIMES WHEN IT WILL BE NEEDED IS ENCOURAGED TO CONSERVE ENERGY, PROVIDE SAFETY AND PROMOTE COMPATIBILITY BETWEEN DIFFERENT LAND USES. LOWER LIGHTING LEVELS AT OFF-PEAK TIMES ARE ENCOURAGED AS A SAFETY MEASURE.

Aaron M. Fiegel  
 team@choice.com  
 478-636-5004  
 1805 N 2ND ST  
 ROGERS, AR 72756  
 DESIGNED BY: TPS



Signature  
 Date  
 EXP: 11/30/27

NO	DATE	REVISION

PROJECT NAME:  
**7 BREW  
 HOMEWOOD, IL**  
 17855 S. HALSTED  
 HOMEWOOD, IL 60430

DRAWING TITLE:  
**PHOTOMETRIC SITE  
 PLAN**

FILE: XXX  
 DRAWN BY: TPS  
 CHECKED BY: AMF  
 PROJ. NO: 040022.041  
 DRAWING NO:

**SE1.1**



