

MEETING AGENDA



Appearance Commission

Village of Homewood

September 05, 2024

Meeting Start Time: 6:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

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

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the August 1, 2024 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. Case 24-29: Appearance Review for Starbucks at 3047 W 183rd Street

B. Case 24-34: Sign Variance and Sign Review for Wind Creek Casino and Hotel

C. Case 24-31: Mural Proposal at 2033-2049 Ridge Road

6. Old Business:

7. New Business:

8. Adjourn

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

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

Webinar ID: 844 1118 8079 Passcode: 170845

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 1, 2024

APPEARANCE COMMISSION

6:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Hrymak called the meeting to order at 6:02 p.m.

ROLL CALL:

In attendance were Members Banks, Scheffke, Quirke, Kidd, Kluck, and Chair Hrymak. Member Preston was absent. Present from the Village was Director of Economic and Community Development Angela Mesaros (serving as Staff Liaison), and Assistant Director of Economic & Community Development Noah Schmerth. Village Manager Napoleon Haney was present. There were nine members of the public in attendance in person. The public was able to watch and listen to the meeting via Zoom webinar.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for any proposed changes to the minutes from the June 6, 2024 meeting. No changes were requested.

Motion made to approve the minutes by Chair Hrymak.

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: None

ABSENT: Member Preston

PUBLIC COMMENT:

Chair Hrymak requested comments from the audience on other topics which are not included on the regular business agenda. No members of the audience had any questions.

REGULAR BUSINESS:

CASE 24-20: Sign Variance for Abundant Grace UCC at 18200 Dixie Hwy

Noah Schmerth gave an introduction of the proposed appearance plans for a free standing electronic messaging sign at Abundance Grace Church located in B2 Zoning district.

Existing monument sign built since 2001 and currently there is a temporary sign banner covering the former church name.

Meeting Minutes | August 1, 2024

The proposed sign is a freestanding 8 x 3 1/2 feet wide LCD Screen with changing messages, church logo and the church name. Existing masonry stone will be preserved for the newly proposed sign.

Staff has recommended for approval for the sign variance.

Chair Hrymak requested if anyone from Abundant Grace was present that would like to comment on the proposed sign plans.

Member Kluck and Kidd had no comments to add.

Member Quirke asked who is present from the old church and the new church.

- A few people were present from the old and new congregations. It was explained that they have combined the two congregations which now forms the new church Abundance Grace

Member Quirke asked would the six people present be in charge of controlling what messages are going to be on the sign.

- No, the Building administrator along with the Pastor will be managing what goes on the board

Mae Brandon former member from Faith United Protestant church in Park Forest introduced herself, a few members of the congregation, and the Pastor of Abundant Grace.

Pastor Keitric Emory introduced himself and stated that the messaging that goes onto the board will be finalized through him before being posted.

Chariman Hrymak made a motion to approve the sign variance for Abundant Grace UCC. Member Scheffke motioned for approval and Member Kluck second.

AYES: Members Banks, Scheffke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: Member Quirke

ABSENT: Member Preston

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

Noah Schmerth gave a brief introduction of the proposed appearance plans for the Ollie's/Brunswick Zone which has been subdivided into 3 lots. Lot 1 is the only plan with being presented at this time for improvements. Lots 2 & 3 are additional commercial areas to be considered as different projects at a future time.

The project is under review for the landscaping, signage and lighting improvements.

Currently the property is under redevelopment with a series of commercial tenants and will be revitalized into another multi-tenant shopping center.

Staff recommends the approval for the proposed plans for Ollie's and the Brunswick Zone.

Applicant Silken Patel introduced himself to propose the renovations that will occur on the former Brunswick Zone lot.

At this time there are two tenants that will occupy the property which is Ollie's Bargain Outlet and a liquor store tenant. A third tenant is currently unknown.

Member Quirke asked how the sign for Ollie's complies with the Village size limitation.

- The overall sign would not comply because its two signs but the signs are pre-existing structures that can be changed under the code

Chairman Hrymak stated a concern for the landscaping being maintained and plants being watered appropriately.

Member Quirke asked whose responsibility is it to keep up the maintenance on the property. Is it the owner or the tenant?

- The owner is responsible but the tenant lease will indicate specifics pertaining to them maintaining the property.

Chair Hrymak asked if the parking lot would be renovated as part of the proposed project.

- The parking lot will be fully graded and milled, and the lot will receive full repair as part of the redevelopment of Lot 1.

Chair Hrymak expressed concerns about the proposed colors and the efforts to match the Jewel Osco grocery site. Chair Hrymak asked if the yellow color on the renderings in the packet reflected the true color of the proposed building.

- The color will be a soft tan in alignment with other Ollie's locations.

Member Quirke asked if there was any relationship between the existing Jewel Osco and the subject site.

- The building is independent of Jewel Osco and is primarily designed to provide branding colors required for Ollie's and create a consistent appearance between all three tenants of the site.

Chair Hrymak praised the choice of landscape planters in the front area of the building. Member Kluck observed that trash would need to be regularly removed from these planters and that maintenance was necessary to keep good building appearance.

Motion made to approve Case 24-26 by Member

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak

NAYS: None

ABSTENTIONS: None

ABSENT: Member Preston

Meeting Minutes | August 1, 2024

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

Schumerth provided a brief introduction to the case, introducing the site plan, landscape plan, and proposed elevations for the new building on the site. Schumerth provided detail on the two proposed addition areas.

Schumerth provided greater detail on the elevations and renderings provided by the applicants to demonstrate the elevation design and proposed materials to be used on the building.

Schumerth introduced the one condition with the Appearance Review, recommending a replacement of a prohibited corrugated metal material proposed on additions to the auto sales and service building.

Member Quirke asked why the corrugated metal material was prohibited in January 2023.

- A new zoning ordinance was adopted in January 2023. The Planning and Zoning Commission and the Village Board approval the new ordinance with design requirements included. The design standard was selected because of problems with building maintenance and upkeep when such materials are used.

Applicant Edward Gierzek introduced the use of the corrugated metal on the building and provided a physical sample of the material. The applicant noted that the material is commonly used in the corporate slate of materials for other Ford dealerships. The applicant emphasized that Ford wishes to have a consistent dealership appearance at locations across the United States.

Applicant Gierzek noted that Ford spent a large number of resources spent to create a corrugated material which is complementary to other materials proposed on the building. The applicant noted that the prohibited metal material will be used sparingly on the building. The applicant noted that generally there is not pushback on design recommendations in communities, but the material is used in limited quantities and is critical to developing a brand-specific identity for Ford.

Member Kluck asked the applicant to describe exactly where the material is proposed to be used.

- The material is proposed to be used on the north and west sides of the new service center expansion.

The applicant noted that a similar material is in use at the McDonald's site at 3132 W 183rd Street.

Member Kidd stated that an ordinance is local law and needs to be treated as a clear standard.

Member Quirke noted that the dealership has historically needed improvements. Quirke noted that the parking facility improvements are equally important to improving the condition of the site. Quirke asked if existing service doors will be painted or treated.

- The applicant stated that all service bay doors will be part of the renovation project.

Member Quirke asked if landscape islands are being maintained on the existing site as part of the proposed project.

- All existing landscaping islands will be maintained. New landscape islands will be located in the new parking and vehicle storage area on the western portion of the site.

Member Scheffke asked what the finish of the metal will be – whether painted, anodized, or another finish. Scheffke also asked what the lifespan of the material is and how it can be maintained.

- The metal will generally be powder coated and polished. The material will generally be painted as part of the finishing process. The finish will have a lifespan of 20 years. The material can be maintained with powerwashing and mild detergent washing.

The applicant stated that all materials and project details are part of a corporate image program for Ford that is consistent across all Ford dealerships. Different colors of the corrugated material can be implemented for different dealers as needed.

Member Banks asked about what alternative would be available if the corrugated metal material was denied by the Appearance Commission.

- The material the corrugated metal would be replaced with is unknown. The metal would likely be a flat horizontal siding product. The material would not have the vertical relief of the corrugated material.

Chair Hrymak asked why colors and materials on the new service area vary widely from the colors and materials on the main building being renovated.

- The steel wool color on the new service building will be integrated into the masonry and metal finishes to be applied to other portions of the building.

Chair Hrymak noted to the applicant that selecting a new material to meet code requirements is not personal to the building owner and does not reduce Commission appreciation for the quality of the new project. Chair Hrymak expressed concerns about the corrugated metal building material.

Chair Hrymak asked where the corrugated metal will be located elsewhere on the building than the new service area additions.

- The material is to be applied to the new front entrance area near the new service area being treated with the corrugated metal material in building plans.

Chair Hrymak stated that because the corrugated metal is included strategically in the renovation of the existing building, the material should be considered as a permitted material on this building.

Member Scheffke noted that the material sample provided for review by the applicant is not the same as the material proposed on the building, given the corrugation is much more narrow and dense in the actual material than on the material sample.

The applicant noted that Ford requires brand enforcement and monitors successful implementation of the branding package for each Ford location.

Member Kidd asked if the material included in the material sample will be used anywhere on the building.

- The applicant noted that the material sample was not a metal finish that was planned to be used on the building. The material in question has much narrower flutes and more premium quality.

Member Quirke stated that the detail of the corrugated metal is minor compared to the scale of the entire renovation project proposed as part of the Appearance Review. Quirke also noted that the size of the building façade is also increasing, reducing the scale of the corrugated metal installation.

The applicant proposed that a more accurate material sample be brought in for review and consideration by Village staff and the Appearance Commission.

Member Scheffke noted that a more accurate material sample is needed for final approval of the project and would reduce confusion. Scheffke felt comfortable with the material because it is part of the existing building renovation.

Chair Hrymak revised approval language to allow the use of “MP-2,” the corrugated metal material, on the service drive-up on the northern Addition #1 of the renovated auto sales and service building.

Member Scheffke made a motion to approve Case 24-28; second by Member Kidd.

AYES: Members Banks, Scheffke, Quirke, Kidd, Kluck, Chair Hrymak)

NAYS: None

ABSTAIN: None

ABSENT: Members

OLD BUSINESS

Staff Liaison Mesaros noted that the Faith Lutheran monument signage/electronic changing message (ECM) signage was corrected, resolving previous citations.

Chair Hrymak asked about progress on the casino and asked if there were any issues with construction.

- The casino is being monitored for completion and adherence to previous Appearance Commission approvals.

Chair Hrymak praised ongoing Gottschalk House renovations. Member Kluck noted that the spindles on the railings and stairwells were installed upside down.

Chair Hrymak said he believed that electronic changing message (ECM) signs were conditioned to a minimum message duration of 8 seconds in past sign variances.

- The minimum allowed duration is 12 seconds, per Staff Liaison Mesaros.

NEW BUSINESS

Chair Hrymak asked if Village staff had considered a landscape plan for the western Village gateway similar to the one approved along Halsted Street, extending from Village limits to the Park West Plaza building.

- Staff noted there would be substantial costs to the plan, but a plan could be written in a similar manner to the successful plan along Halsted Street. Staff also said that some material generally found in a landscape plan is included in the new zoning ordinance.

Member Scheffke noted that some businesses along Kedzie would need to be included in a landscape plan document.

Member Quirke noted that there is more effort needed to regulate maintenance and landscape quality Village-wide.

Chair Hrymak asked what development activity is occurring at the former Citgo site at 2124 W 183rd Street across from Lassen's Tap.

- The site has been under a letter of intent (LOI) for some time. The site is under a Purchase and Sale Agreement, which was considered on a July agenda of the Village Board.

ADJOURN:

Member Quirke made a motion to adjourn; second by Member Scheffke. The meeting adjourned at 7:44pm.

Respectfully submitted,

Charise Campbell
Building Division Permit Clerk

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 5, 2024

To: Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-29: Starbucks at 3047 W 183rd Street

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application Form	1	George Arnold, Applicant	08/20/2024
Site Plan	1	Arc Design Resources Inc.	08/27/2024
Site Details	5	Arc Design Resources Inc.	08/15/2024
Landscape Plan	1	Arc Design Resources Inc.	08/27/2024
Lighting and Electrical Plan	1	Shremshock Architects, Inc.	08/15/2024
Renderings	1	Shremshock Architects, Inc.	08/13/2024
Color Plan Exhibits	2	Arc Design Resources Inc.	08/26/2024
Color and Material Board	1	Shremshock Architects Inc.	08/13/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	08/27/2024

BACKGROUND

Homewood Retail Management LLC has proposed the construction of a new drive-through coffee restaurant on a commercially-zoned outlot at 3047 W 183rd Street. Starbucks Coffee will occupy the 2,424-square-foot building. The proposal includes all building design, grading and drainage improvements, landscaping, parking, and lighting installations associated with development of the site.

DISCUSSION

Site Context

The subject property is located on a commercially-zoned outlot (B-3 General Business), formed from a recently approved resubdivision of the original “Brunswick Zone/Big Lots” retail center at 3043-3055 W 183rd Street. The new building will be constructed on an area formerly utilized for parking for the retail property. The outlot site is approximately 0.72 acres (31,353 square feet) in area. The site has approximately 143 feet of frontage along 183rd Street.

Site Plan

The building will be centrally located on the site, with a drive-through proposed around the west, south and east sides of the building. The drive-through will have menu boards and order boxes on the south side of the building, and a pick-up window along the east side of the building. The drive-through will require a Special Use Permit. The Special Use Permit will be reviewed by the Planning and Zoning Commission and the Village Board prior to construction.

The site is proposed with 25 parking spaces, including 1 ADA-accessible space. The site requires 13 parking spaces, including 1 ADA-accessible space. The development complies with all parking requirements in Sections 44-05-01 and 44-05-02 of the Homewood Zoning Ordinance, including the number, location, and design of spaces.

The development includes an outdoor patio north of the principal building. The patio will include a range of patio furniture to provide shade and seating for patrons detailed in the site information in this agenda packet. The patio will require a Limited Use Permit. The Limited Use Permit is an administrative (staff) review process completed by staff before the patio can be used.

Staff finds that all proposed site improvements comply with the Homewood Zoning Ordinance and all other applicable Village ordinances.

Landscape Plan

The site is currently fully covered in impervious surfaces due to its previous use as a parking area to support the adjacent retail building. The site will include installations of interior landscape islands and medians, perimeter landscaping, building foundation landscaping, and transition zone landscaping as required by Section 44-05-05 of the Homewood Zoning Ordinance. Staff finds that all landscaping proposed complies with the Homewood Zoning Ordinance and all other applicable Village ordinances.

In addition to compliance with the Village Code of Ordinances, the Appearance Commission may wish to note the following criteria relevant to guidelines in Appearance Plan Section D (Landscape and Site Treatment):

2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas, and provide shade.

The applicant has chosen flowered chokeberry bushes for the foundation landscaping to create architectural interest of the building. The applicant has provided a number of prairie drop seed grass plantings in the median between the parking area and the drive-through to provide screening and visual interest when viewing the building from public right-of-way and other publicly accessible areas. The applicant has chosen a variety of tree types in the front of the site to enhance planting diversity and strengthen vistas along 183rd Street.

3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.

The applicant has carried over seven species of plants (3 tree varieties, 3 shrub varieties, 1 grass variety) from the approved plant palate of the adjacent development (Ollie's/Lot 1). Landscape screening is

consistent along the western property line, with an alternating line of tree lilacs and linden trees providing the required screening. Consistent plantings of sumac and hydrangeas are used throughout all parking lot landscaping to create a consistent appearance. Mulching is used in all landscaping beds in parking islands.

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 and other means so as to largely screen parking from public view.

Parking areas contain consistent clusters of trees and shrubs, including honey locust and hornbeam trees and a mixture of sumac and hydrangea bushes. Drop seed grasses, lilac bushes and other dense plantings are used to screen the drive-through from both residents and motorists along 183rd Street and from adjacent parking areas. Landscaping materials selected for the parking area exceed code requirements for canopy tree and bush counts.

Building Design/Renderings

The building is designed to balance patrons using the drive-through and spending time in interior or exterior restaurant space. The frontage of the building is oriented toward 183rd Street with large windows and high transparency oriented toward the northwestern corner of the building. The building is proposed to have two entrances: a double-door main entrance on the west side and a patio entrance on the north (front) side. The drive-through window is on the east side within a large architectural accent extending from the main building. Service doors and mechanical equipment are located on the south (rear) side of the building.

Staff finds that the building design meets design requirements in the Homewood Zoning Ordinances, including all transparency and façade articulation in Section 44-05-11.

Colors/Materials

The building is proposed to be clad in brick veneer, fiber cement board, and EIFS stucco systems. The building meets and exceeds building material requirements in the Homewood Zoning Ordinance (76% Tier I on front elevation; 30% Tier I on side elevation). Less than 25% of the total elevation area on the building uses Tier III materials.

Staff finds that the proposed colors and materials meet design requirements in the Homewood Zoning Ordinances, including all transparency and façade articulation in Section 44-05-11.

Lighting

Several types of lighting are employed on the site, including 18' LED parking pole lights, 11' LED pole lights for pedestrians, exterior wall sconce lighting at 7' in height, and security lighting at service entries that is 9' 6" above grade.

Staff finds that lighting proposed for the site complies with all applicable requirements in the Homewood Zoning Ordinance and all other applicable Village ordinances.

In addition to compliance with lighting requirements in the Homewood Zoning Ordinance, the Appearance Commission may wish to consider the following facts relevant to guidelines in Appearance Plan Section H (Lighting):

2. All exterior lighting shall be part of the architectural landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.

Exterior lighting on the building improves architectural interest. Exterior wall sconce lighting colored to match other building materials provides focused security lighting that blends into the architecture of the building. Canopy lighting adds to the visual interest of overhangs at night while increasing safety for pedestrians and motorists. Light poles near the patio area are reduced in height and wattage to provide lighting that is harmonious with the pedestrian areas around the building.

Signage

The applicant has proposed conceptual wall signage in the renderings attached to the memo, including channel letter signs with the Starbucks name and Starbucks branding.

The applicant will submit a separate sign permit application, which will be reviewed by staff at a later date.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 24-29 Starbucks at 3047 W 183rd Street as proposed on the site plan, site details, landscape plans, lighting, electrical plans, and renderings submitted by Homewood Retail Management LLC, dated August 20, 2024, subject to the following conditions:

1. Revise landscape plan, replacing juniper shrubs (*juniperus chinensis* and *juniperus horizontalis*) with semi-evergreen woody shrub, chamaecyparis, or another alternative approved by the Village Arborist, prior to Site Plan approval.
2. Revise landscape plan, indicating mulch cover on all interior parking landscape areas with material approved by Village Arborist, prior to Site Plan approval.
3. Submit a detail drawing indicating electrical and trash enclosure screening materials and dimensions prior to Site Plan approval.
4. Submit a revised lighting and electrical plan indicating revised photometric values and lighting details prior to Site Plan approval.



Item 5. A.

APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 3047 W. 183rd Street, Homewood, IL 60430

Property Index Number(s): 31- 01- 100- 012- 0000

Zoning District:

- R-1 R-2 R-3 R-4
- B-1 B-2 B-3 B-4
- M-1 M-2 PL-1 PL-2

<p>Application Request Select all applicable boxes for Appearance Commission requests below.</p> <p><input checked="" type="checkbox"/> New Construction, including: <input type="checkbox"/> Existing Development</p> <ul style="list-style-type: none"> » Building Elevations <input type="checkbox"/> Exterior Alterations » Landscape Plan <input type="checkbox"/> Landscape Plan » Lighting, Photometric Plan <input type="checkbox"/> Lighting, Photometric Plan » Signage <input type="checkbox"/> Signage <p><input type="checkbox"/> Sign Variance</p>	<p>Proposed Development or Alterations: Starbucks drive-through restaurant with outdoor patio</p>
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APPLICANT

Name George J. Arnold

Company Sosin, Arnold & Schoenbeck, Ltd.

Address 9501 W. 144th Place, Suite 205
Orland Park, IL 60462

Phone (708) 448-8141

Email garnold@sosinarnold.com

Role Attorney

PROPERTY OWNER

Name *Homewood Retail Management LLC

Company *contract purchaser

Address 30200 Telegraph Rd.; Suite 205
Bingham Farms, MI 48025

Phone (248) 643-4444

Email teamrachel@alrigusa.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.

George J. Arnold
Applicant Name

George J. Arnold
Applicant Signature

08/19/2024
Date

Staff Notes

Do not write below this line.

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

ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

RESTAURANT WITH DRIVE-THRU

3047 183RD STREET
HOMEWOOD, IL
COOK COUNTY

ALRIG USA
RACHEL DELANEY
RACHEL@ALRIGUSA.COM
(248) 909-7072

CONSULTANTS

ISSUED FOR

ITEM	DATE
1. SITE PLAN REVIEW	08/13/2024
2. AGENCY REVIEW	08/22/2024
3. AGENCY REVIEW	08/27/2024
4. --	--
5. --	--
6. --	--
7. --	--
8. --	--
9. --	--
10. --	--
11. --	--
12. --	--

REVISIONS

ITEM	DATE
1. --	--
2. --	--
3. --	--
4. --	--
5. --	--
6. --	--

SHEET TITLE

LAYOUT PLAN

DRAWN	ARM
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

23129

C-07

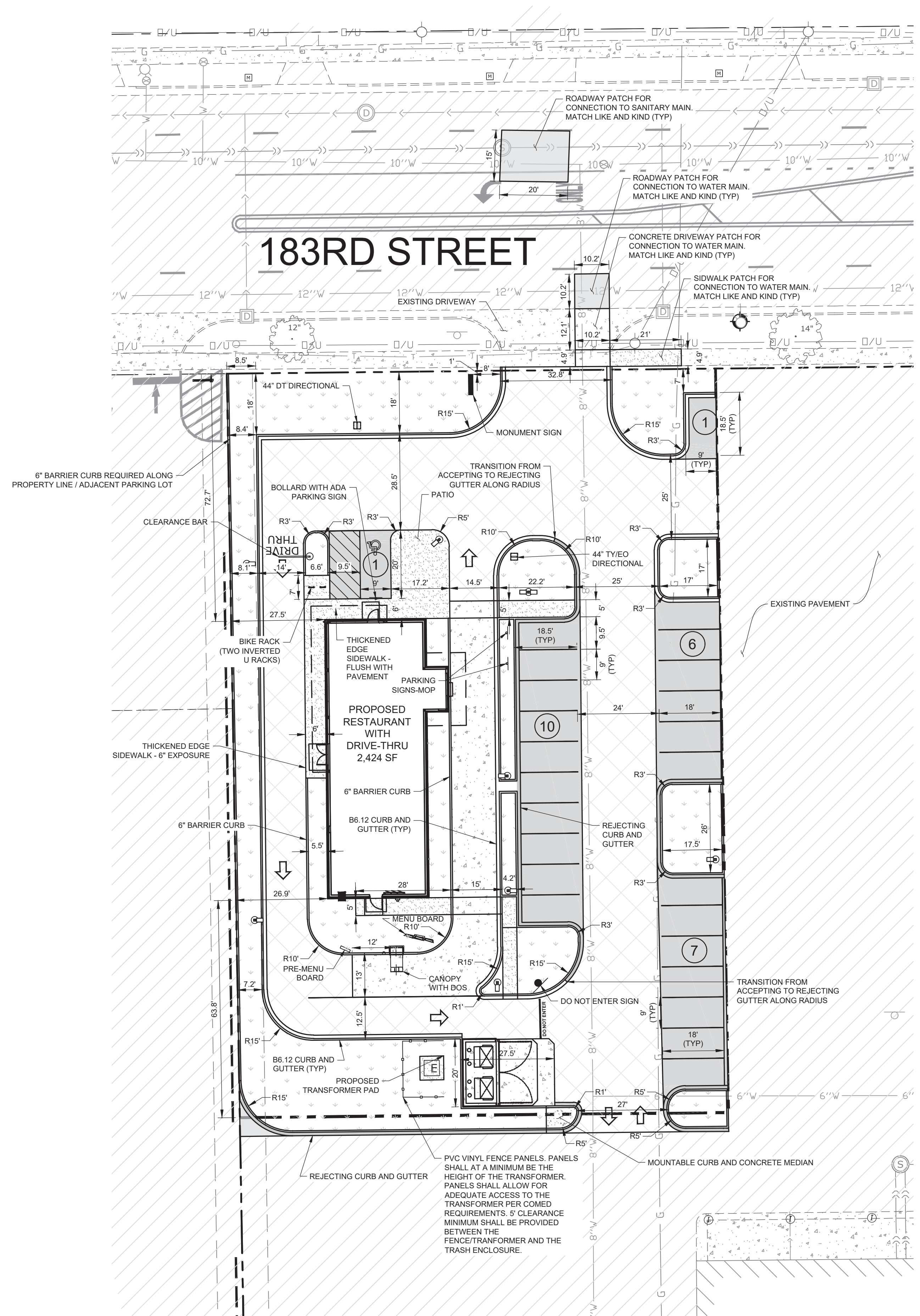
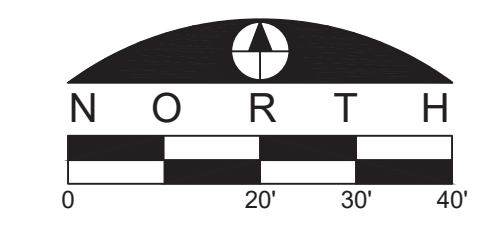
LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED REJECTING CURB AND GUTTER
- LIGHT POLE AND FIXTURE
- PROPOSED ADA PARKING SPACE
- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED BOLLARDS
- PROPOSED PARKING STALLS (4" SINGLE YELLOW LINE / SYSL)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (PUBLIC)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LANDSCAPED AREA - SEE SHEET L-01
- EXISTING ASPHALT PAVEMENT

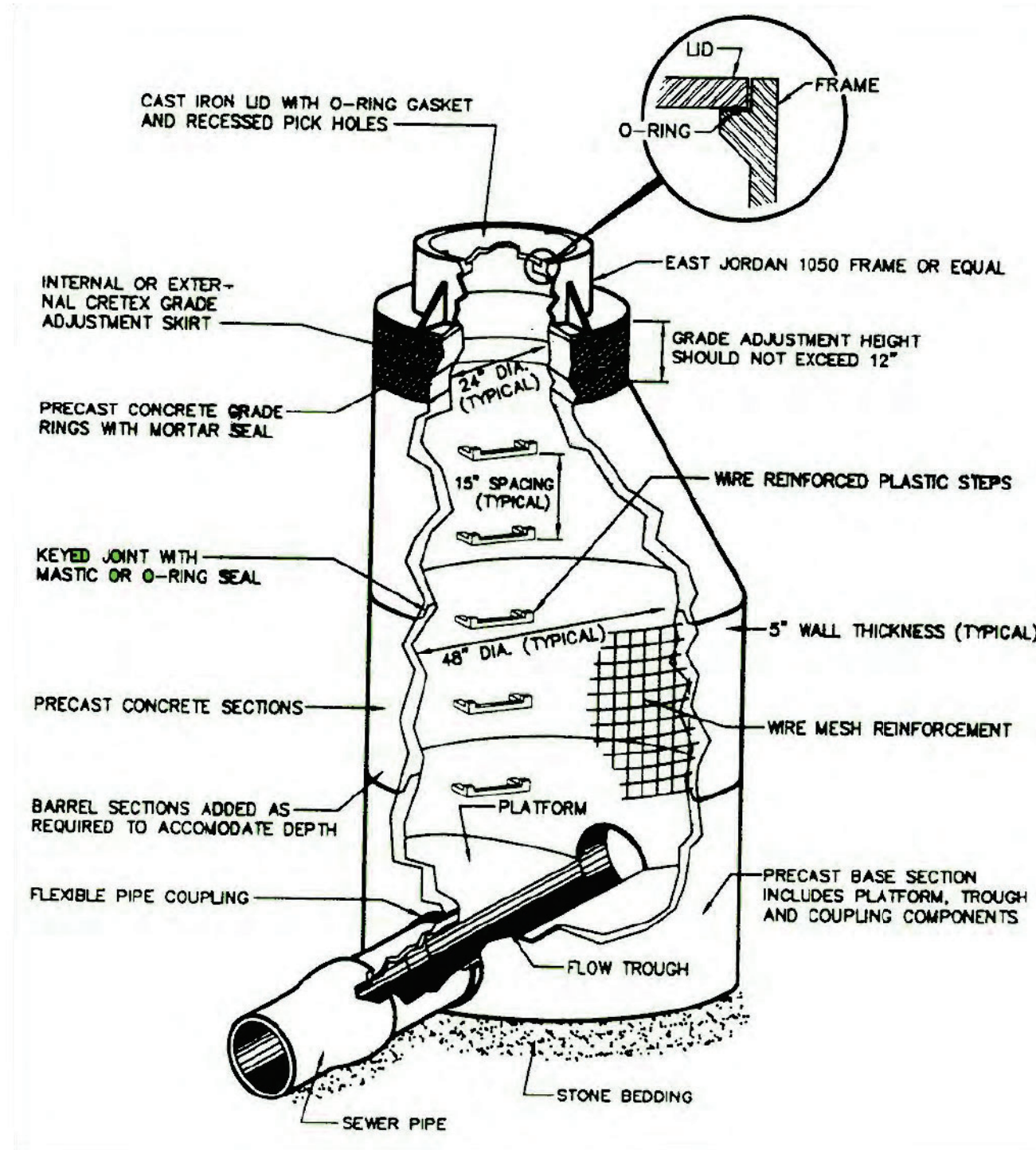
- LAYOUT NOTES**
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL, PRIOR TO PROCEEDING WITH WORK.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
 - SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 - ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
 - ALL CURB AND GUTTER IS INTEGRAL TO PAVEMENT UNLESS NOTED OTHERWISE. REFER TO THE DETAIL SHEETS FOR CURB DETAILS.
 - SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
 - ELECTRICAL CIRCUITRY TO SITE LIGHTING AND MONUMENT SIGN SHOWN ON ARCHITECTURAL PLANS.
 - FOR REQUIRED PAVEMENT REMOVAL ADJACENT TO THE CURB AND GUTTER REMOVAL WITHIN RIGHT OF WAY, A FULL DEPTH SAWCUT SHALL BE UTILIZED AND SHALL NOT BE LESS THAN 2' IN WIDTH.
 - FOR ALL PAVEMENT PATCHING WITHIN THE RIGHT OF WAY THE BACKFILL MATERIAL USED SHALL BE CONTROLLED LOW STRENGTH MATERIAL UP TO THE BOTTOM OF THE PAVEMENT. THE THICKNESS OF THE HMA PAVEMENT REPLACEMENT SHALL BE A MINIMUM OF THE SAME THICKNESS AS THE EXISTING PAVEMENT STRUCTURE. THE MIXES USED SHALL BE HMA BINDER COURSE, IL 19.0 N50, AND HMA SURFACE COURSE, MIX D N50.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION, COORDINATION AND OBTAINING APPROVAL OF A TRAFFIC MANAGEMENT PLAN IF CLOSURES OF LANES EXCEED THE CRITERIA ESTABLISHED IN THE BDE MANUAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING VILLAGE OF HOMEWOOD SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING WORK AND UPON COMPLETION OF SAID WORK.

PARKING TABLE

NUMBER OF PARKING STALLS REQUIRED	13 (1 - A.D.A.)
NUMBER OF PARKING STALLS PROPOSED	25 (1 - A.D.A.)



Thorn Creek Basin Sanitary District Standard Manhole Detail (Not to Scale)



SPECIFICATIONS

- Notes:
- 4" FPT Inlet/Outlet with 4" plain end adapters, single inlet and triple outlet.
 - Unit weight - w/ cast iron covers: 190 lbs. (For wet weight add 1,043 lbs.)
 - Maximum operating temperature: 150° F continuous
 - Capacities - Liquid: 125 gal.
Grease: 861 lbs. (118 gal.) @75 GPM
Solids: 31 gal.
 - For gravity drainage applications only.
 - Do not use for pressure applications.
 - Cover placement allows full access to tank for proper maintenance.
 - Vent not required unless per local code.
 - Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
 - Integral air relief / Anti-siphon / Sampling access.
 - Adjustable cover adapter provides up to 4" of additional height.
 - Designed for below-grade, above-grade, indoor and outdoor installations.
 - Safety Star® access restrictor built into cover adapter, prevents accidental entry to tank (450 lb rating).

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1, grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

SPECIFICATION SHEET

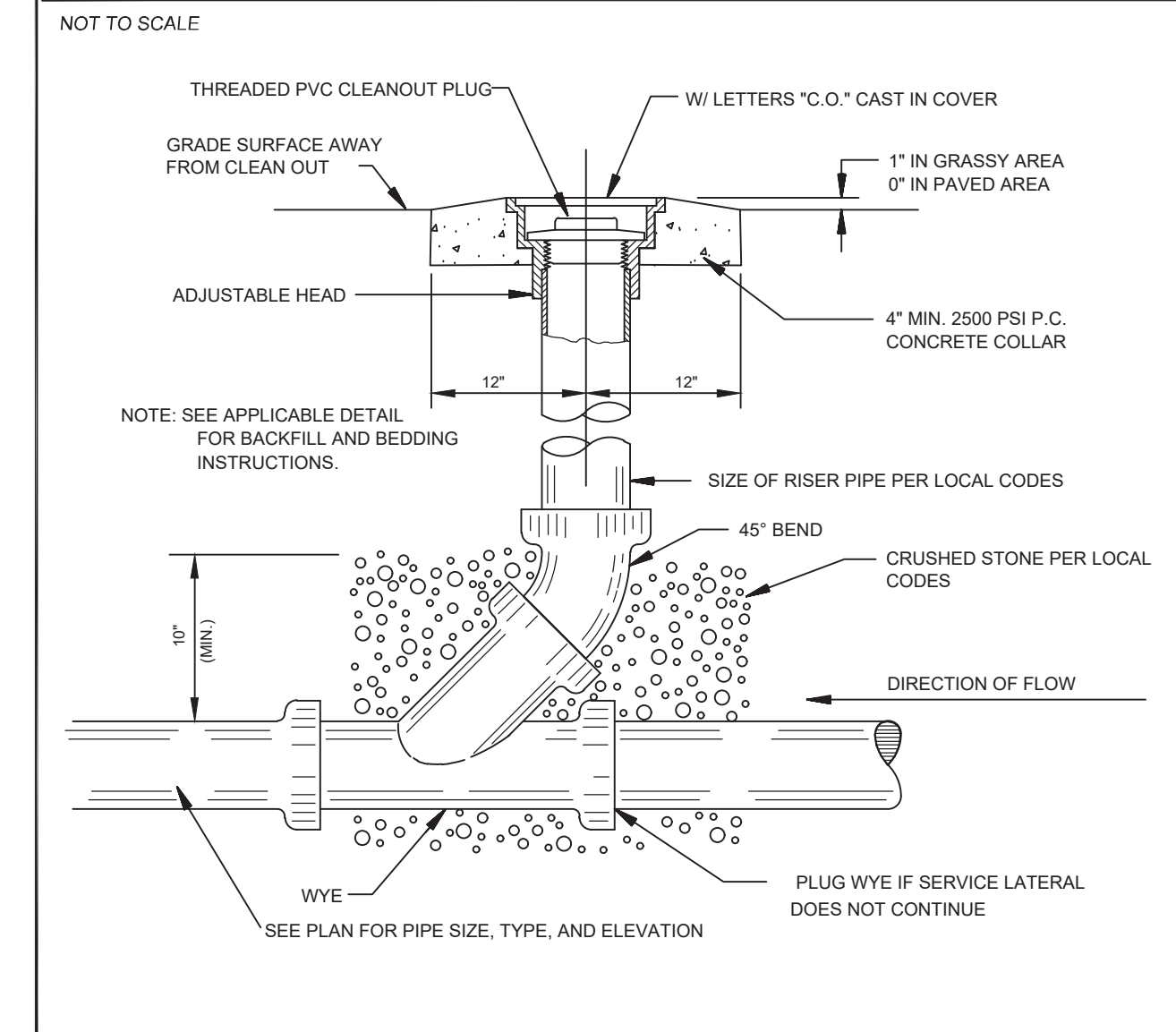
MODEL NUMBER: GB-75	PART NUMBER: 4045-007-02
DESCRIPTION: GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER	
<small>PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF SCHIER PRODUCTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO REPRODUCTION OR TRANSMISSION OF THIS INFORMATION OR ANY PART THEREOF IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS.</small>	
DWG BY: C. BUSENITZ	DATE: 4/14/2022
REV: -	ECO: -

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

GREASE TRAP SPECIFICATION

NOT TO SCALE

SEWER CLEANOUT DETAIL



ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

RESTAURANT WITH DRIVE-THRU

3047 183RD STREET
HOMEWOOD, IL
COOK COUNTY

ALRIG USA
RACHEL DELANEY
RACHEL@ALRIGUSA.COM
(248) 909-7072

CONSULTANTS

ISSUED FOR	DATE
1. SITE PLAN REVIEW	8/13/2024
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3. --	--
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SHEET TITLE

SEWER DETAILS

DRAWN	ARM
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

23129

C-10

ARC DESIGN RESOURCES INC.
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SEWER DETAILS

DRAWN: ARM
 CHECKED: LND
 PM: RCS

PROJECT NUMBER
 SHEET NUMBER
23129
C-12

PLAN

ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

ELEVATION - ECCENTRIC

ELEVATION - CONCENTRIC

ALTERNATE MATERIALS FOR WALLS	T (min.)
Concrete Masonry Unit	5 (125)
Brick Masonry	8 (200)
Precast Reinforced Concrete Section	3 (75)
Cast-in-Place Concrete	6 (150)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (210 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to 32 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to height. Added general notes.

INLET - TYPE A
STANDARD 602301-04

DATE	REVISIONS
1-1-11	Detailed rein. in slabs. Added max. limit to height. Revised general notes.
1-1-09	Switched units to English (metric).

INLET - TYPE B
STANDARD 602306-03

FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 36 (900) AND D = 4'-0" (1.22 m)
 (Shown at access hole)

SECTION THRU FLAT SLAB TOP FOR D = 36 (900) AND D = 4'-0" (1.22 m)

PLAN - FLAT SLAB TOP FOR D = 36 (900)
 (Showing layout of reinforcement bars and c bars)

PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
 (Showing layout of reinforcement bars and c bars)

FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 5'-0" (1.52 m)
 (Shown at access hole)

SECTION THRU FLAT SLAB TOP FOR D = 5'-0" (1.52 m)

PLAN - FLAT SLAB TOP FOR D = 36 (900)
 (Showing layout of welded wire reinforcement and c bars)

PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
 (Showing layout of welded wire reinforcement and c bars)

PLAN - FLAT SLAB TOP FOR D = 5'-0" (1.52 m)
 (Showing layout of welded wire reinforcement and c bars)

PLAN - FLAT SLAB TOP FOR D = 4'-0" (1.22 m)
 (Showing layout of welded wire reinforcement and c bars)

GENERAL NOTES

The flat slab top may be used in lieu of the tapered tops shown on Standards 602001, 602016, or 602036 at the option of the Contractor or when field conditions prohibit the use of tapered tops.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement options.
1-1-18	Revised for compliance with LRFD.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
 (Sheet 1 of 2)
STANDARD 602601-06

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement options.
1-1-18	Revised for compliance with LRFD.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
 (Sheet 2 of 2)
STANDARD 602601-06

FLAT SLAB TOP REINFORCEMENT FOR D = 36 (900)

Location	WWR (each direction)	Rebar
Top	A _s (min.) Spacing (max.)	A _s (min.) Spacing (max.) Bar Size
Bottom	* 0.60 sq. in./ft. (150)	See plan view for rebar orientation and spacing and this table for bar size (#13)
Mat	(1270 sq. mm/m)	

FLAT SLAB TOP REINFORCEMENT FOR D = 4'-0" (1.22 m)

Location	WWR (each direction)	Rebar
Top	A _s (min.) Spacing (max.)	A _s (min.) Spacing (max.) Bar Size
Bottom	* 0.62 sq. in./ft. (150)	See plan view for rebar orientation and spacing and this table for bar size (#16)
Mat	(1312 sq. mm/m)	

FLAT SLAB TOP REINFORCEMENT FOR D = 5'-0" (1.52 m)

Location	WWR (each direction)	Rebar (each direction except as noted)
Top	A _s (min.) Spacing (max.)	A _s (min.) Spacing (max.) Bar Size
Top	0.11 sq. in./ft. (283 sq. mm/m)	18 7'-3" (2.23 m) #3 or #4 (4.0) (#13)
Mat	* 0.40 sq. in./ft. (150)	See plan view for rebar orientation and spacing and this table for bar size (#13)
Bottom	* 0.40 sq. in./ft. (150)	See plan view for rebar orientation and spacing and this table for bar size (#13)
Mat	(847 sq. mm/m)	

* Only one layer of WWR permitted to avoid congestion.

FLAT SLAB TOP REINFORCEMENT FOR D = 4'-0" (1.22 m)
 (Showing layout of welded wire reinforcement and c bars)

FLAT SLAB TOP REINFORCEMENT FOR D = 5'-0" (1.52 m)
 (Showing layout of welded wire reinforcement and c bars)

FLAT SLAB TOP REINFORCEMENT FOR D = 4'-0" (1.22 m)
 (Showing layout of welded wire reinforcement and c bars)

GENERAL NOTES

#5 (#16) bars bottom. Bundle first bar with closest WWR bar to the opening and place second bar #3 (75) away.

#4 (#13) bars bottom. Bundle first bar with closest WWR bar to the opening and place second bar #3 (75) away.

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement options.
1-1-18	Revised for compliance with LRFD.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
 (Sheet 1 of 2)
STANDARD 602601-06

DATE	REVISIONS
1-1-19	Expanded / refined reinforcement options.
1-1-18	Revised for compliance with LRFD.

PRECAST REINFORCED CONCRETE FLAT SLAB TOP
 (Sheet 2 of 2)
STANDARD 602601-06

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SHEET TITLE

ADS DETAIL

DRAWN: ARM
CHECKED: LND
PM: RCS

PROJECT NUMBER
SHEET NUMBER

23129

C-13

PROJECT INFORMATION

ENGINEER PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



COFFEE SHOP
HOMEWOOD, IL, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESSIONS.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2797, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS ($t=1\text{ MIN}$) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WHEEL) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.56 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2797 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM D218 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWN, REPUTABLE, GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/4500 CONSTRUCTION GUIDE". STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

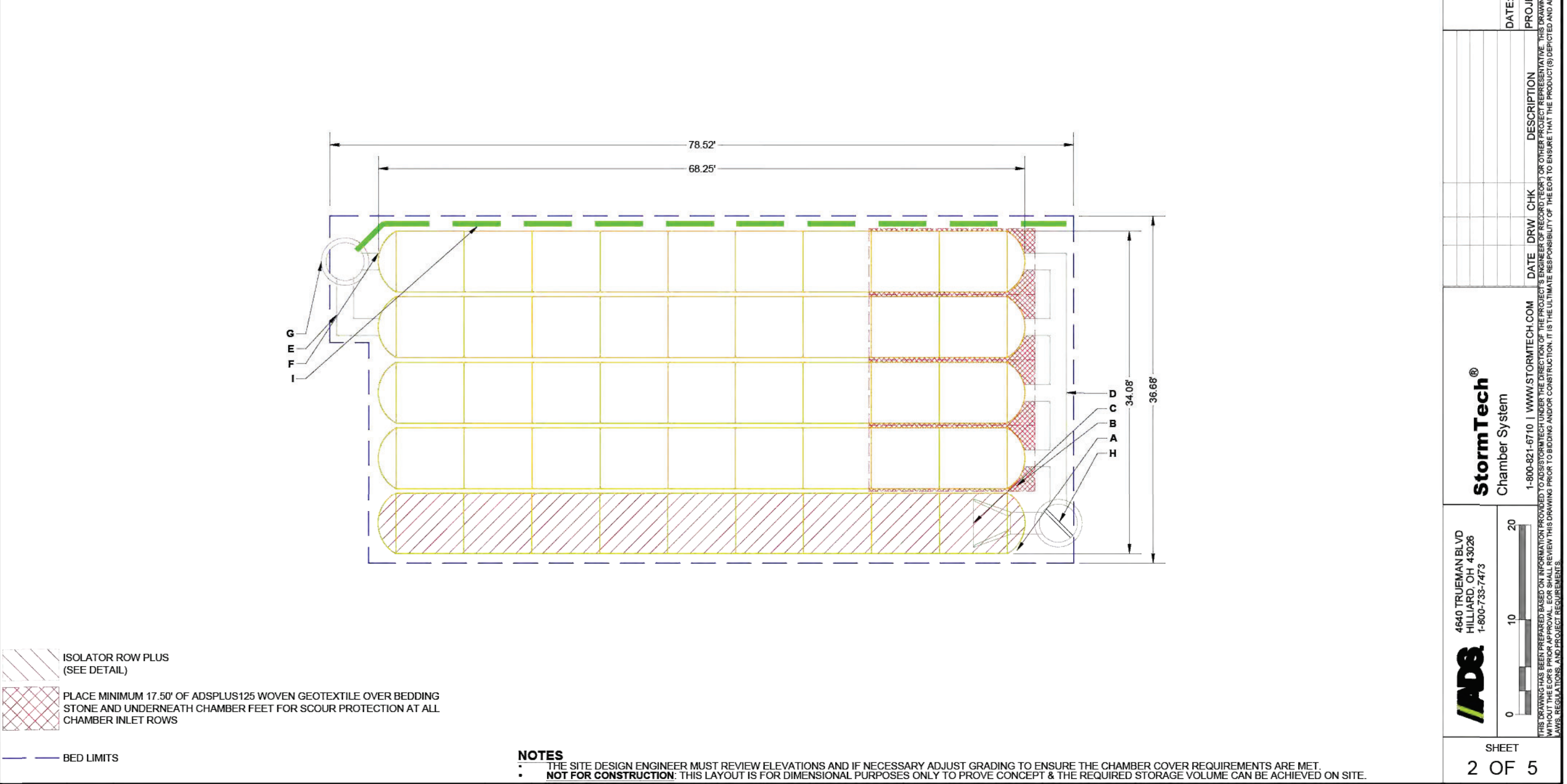
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNLESS PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/4500 CONSTRUCTION GUIDE".
- FILL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT	PROPOSED ELEVATIONS:	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	*INVERT ABOVE BASE OF CHAMBER	INVERT	MAX FLOW
46. STORMTECH MC-3500 CHAMBERS	MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT) UNPAVED: 677.00						
47. STORMTECH MC-3500 CHAMBERS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC): 677.00						
12. STONE ABOVE (B)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC): 676.50		A	24" BOTTOM CORED END CAP, PART# MC3500EPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		2.06'	
3. STONE BELOW (B)	MINIMUM ALLOWABLE GRADE (TOP OF ROAD CONCRETE PAVEMENT): 676.50						
36. STONE VOIDS	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT): 676.50		B	18" x 18" BOTTOM MANIFOLD, ADS N-12 CONNECTIONS		1.77'	
8774. INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE						
	TOP OF MC-3500 CHAMBER		C	INSTALL FLAMP ON 24" ACCESS PIPE / PART# MCFLAMP			
	PERIMETER STONE (SEE NOTE 4)						
	TOP OF ISOLATOR ROW PLUS INVERT		D	18" x 18" BOTTOM MANIFOLD, ADS N-12		1.77'	
	18" x 18" BOTTOM MANIFOLD INVERT		E	18" x 18" BOTTOM MANIFOLD, ADS N-12		1.77'	
	18" x 18" BOTTOM MANIFOLD INVERT		F	18" BOTTOM CONNECTION		1.77'	
	18" BOTTOM CONNECTION INVERT		G	DCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.0 CFS OUT	
	18" BOTTOM CONNECTION INVERT		H	CONCRETE STRUCTURE		20.9 CFS IN	
	18" BOTTOM CONNECTION INVERT			POWER			
	18" BOTTOM CONNECTION INVERT		I	DESIGN BY ENGINEER / PROVIDED BY OTHERS			
	18" BOTTOM CONNECTION INVERT			UNDERDRAIN			
	18" BOTTOM CONNECTION INVERT			UNDERDRAIN			



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.5' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SOIL PROTECTION AT ALL CHAMBER INLET ROWS

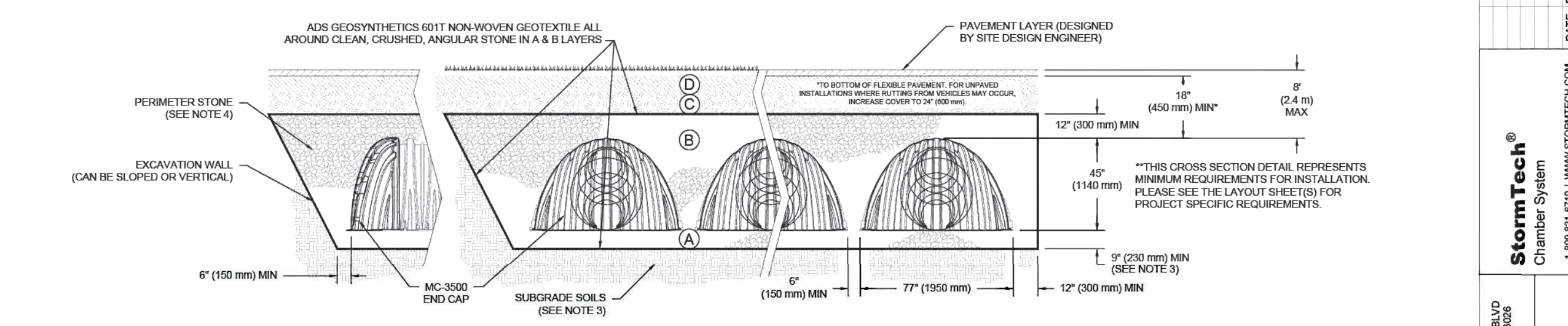
BED LIMITS

NOTES: THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET. NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

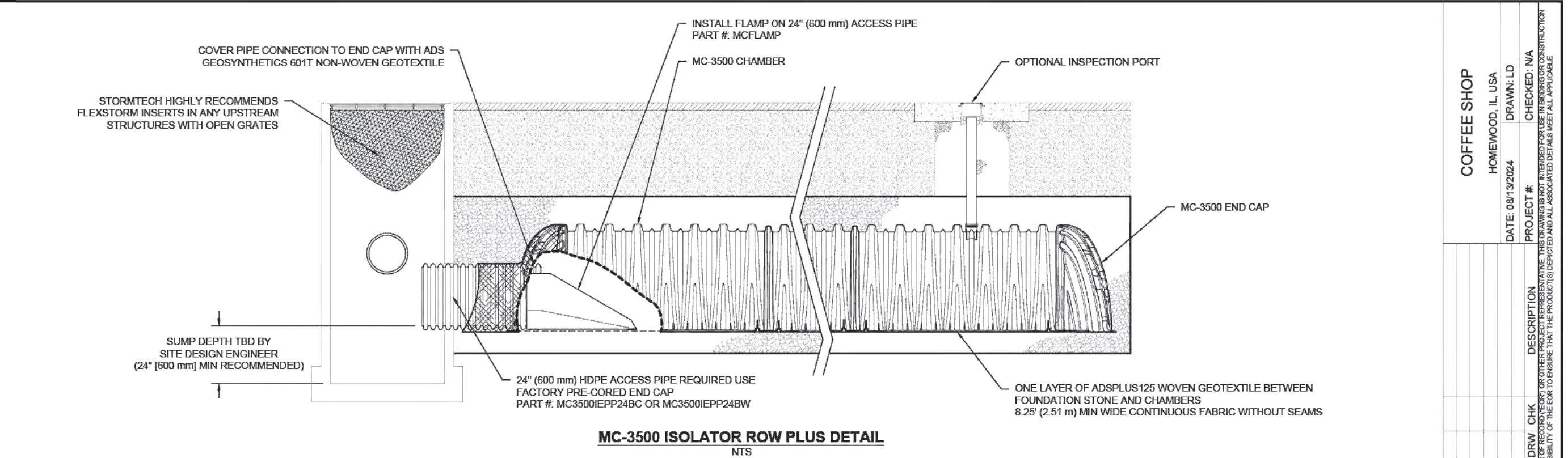
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M140 ¹ A-1, A-2, A-4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
 - MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2797 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE OPEN LID ON UPSTREAM INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CILVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAR
 - VACUUM STRUCTURE: SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

COFFEE SHOP
HOMEWOOD, IL, USA

DATE: 08/13/2024
DRAWN: LD
CHECKED: NA

PROJECT #
DESCRIPTION

4445 TREHMAN BLVD
HILLIARD, OH 43028
1-800-735-4773

StormTech Chamber System

SHEET 3 OF 5

COFFEE SHOP
HOMEWOOD, IL, USA

DATE: 08/13/2024
DRAWN: LD
CHECKED: NA

PROJECT #
DESCRIPTION

4445 TREHMAN BLVD
HILLIARD, OH 43028
1-800-735-4773

StormTech Chamber System

SHEET 4 OF 5

UNDERDRAIN DETAIL

NTS

SECTION A-A

SECTION B-B

NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
4" (100 mm) TYP FOR SC-310 & SC-160LP SYSTEMS
6" (150 mm) TYP FOR SC-740, SC-800, DC-780, MC-3500, MC-4500 & MC-7200 SYSTEMS

MC-3500 TECHNICAL SPECIFICATION

NTS

VALLEY STIFFENING RIB

CREST

WEB

LOWER JOINT CORRUGATION

FOOT

UPPER JOINT CORRUGATION

BUILD ROW IN THIS DIRECTION

86.0" (2184 mm) INSTALLED

90.0" (2286 mm) ACTUAL LENGTH

45.0" (1143 mm)

77.0" (1956 mm)

45.0" (1143 mm)

75.0" (1905 mm)

22.2" (564 mm) INSTALLED

25.7" (653 mm)

77.0" X 45.0" X 86.0" (1956 mm X 1143 mm X 2184 mm)

CHAMBER STORAGE 109.9 CUBIC FEET (3.11 m³)

MINIMUM INSTALLED STORAGE* 175.0 CUBIC FEET (4.96 m³)

WEIGHT 134 lbs. (60.8 kg)

75.0" X 45.0" X 22.2" (1905 mm X 1143 mm X 564 mm)

END CAP STORAGE 14.9 CUBIC FEET (0.42 m³)

MINIMUM INSTALLED STORAGE* 45.1 CUBIC FEET (1.28 m³)

WEIGHT 49 lbs. (22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500IEPP08B	8" (200 mm)	31.16" (791 mm)	—
MC3500IEPP08T	8" (200 mm)	—	0.81" (21 mm)
MC3500IEPP08B	10" (250 mm)	29.04" (738 mm)	—
MC3500IEPP10T	10" (250 mm)	—	0.93" (24 mm)
MC3500IEPP10B	12" (300 mm)	26.36" (670 mm)	—
MC3500IEPP12T	12" (300 mm)	—	1.35" (34 mm)
MC3500IEPP12B	15" (375 mm)	23.39" (594 mm)	—
MC3500IEPP15T	15" (375 mm)	—	1.50" (38 mm)
MC3500IEPP15B	18" (450 mm)	20.03" (509 mm)	—
MC3500IEPP18T	18" (450 mm)	—	1.77" (45 mm)
MC3500IEPP18B	24" (600 mm)	14.48" (368 mm)	—
MC3500IEPP24T	24" (600 mm)	—	2.06" (52 mm)
MC3500IEPP24B	30" (750 mm)	—	2.75" (70 mm)
MC3500IEPP30B	30" (750 mm)	—	—

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST
INVERTED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL

NTS

STORMTECH END CAP

12" (300 mm) MIN SEPARATION

MANIFOLD STUB

MANIFOLD HEADER

12" (300 mm) MIN SEPARATION

12" (300 mm) MIN SEPARATION

12" (300 mm) MIN SEPARATION

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4540 TRUMAN BLVD
HOMERIDGE, IL 60436
1-800-232-7473

StormTech
Chamber System

1-800-232-6710 | WWW.STORMTECH.COM

DATE: 08/13/2024
DRAWN: LND
CHECKED: N/A
PROJECT #:
DESCRIPTION:
DATE: 08/13/2024
DRAWN: LND
CHECKED: N/A
PROJECT #:
DESCRIPTION:

SHEET
5 OF 5

ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
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www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

RESTAURANT WITH DRIVE-THRU

3047 183RD STREET
HOMERIDGE, IL
COOK COUNTY

ALRIG USA
RACHEL DELANEY
RACHEL@ALRIGUSA.COM
(248) 909-7072

CONSULTANTS

ISSUED FOR

1.	SITE PLAN REVIEW	DATE
2.	---	---
3.	---	---
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REVISIONS

ITEM	DATE
1.	---
2.	---
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5.	---
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SHEET TITLE

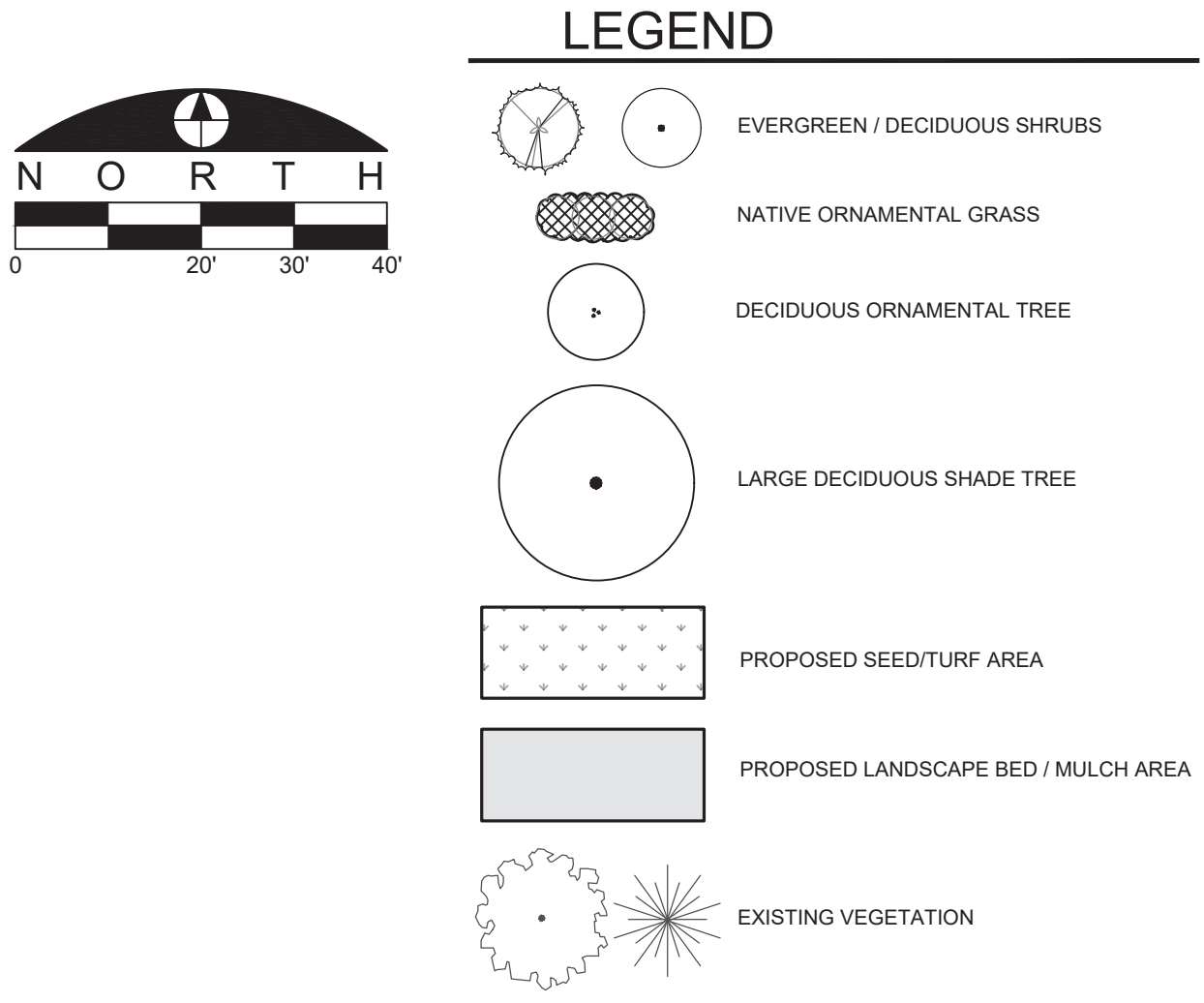
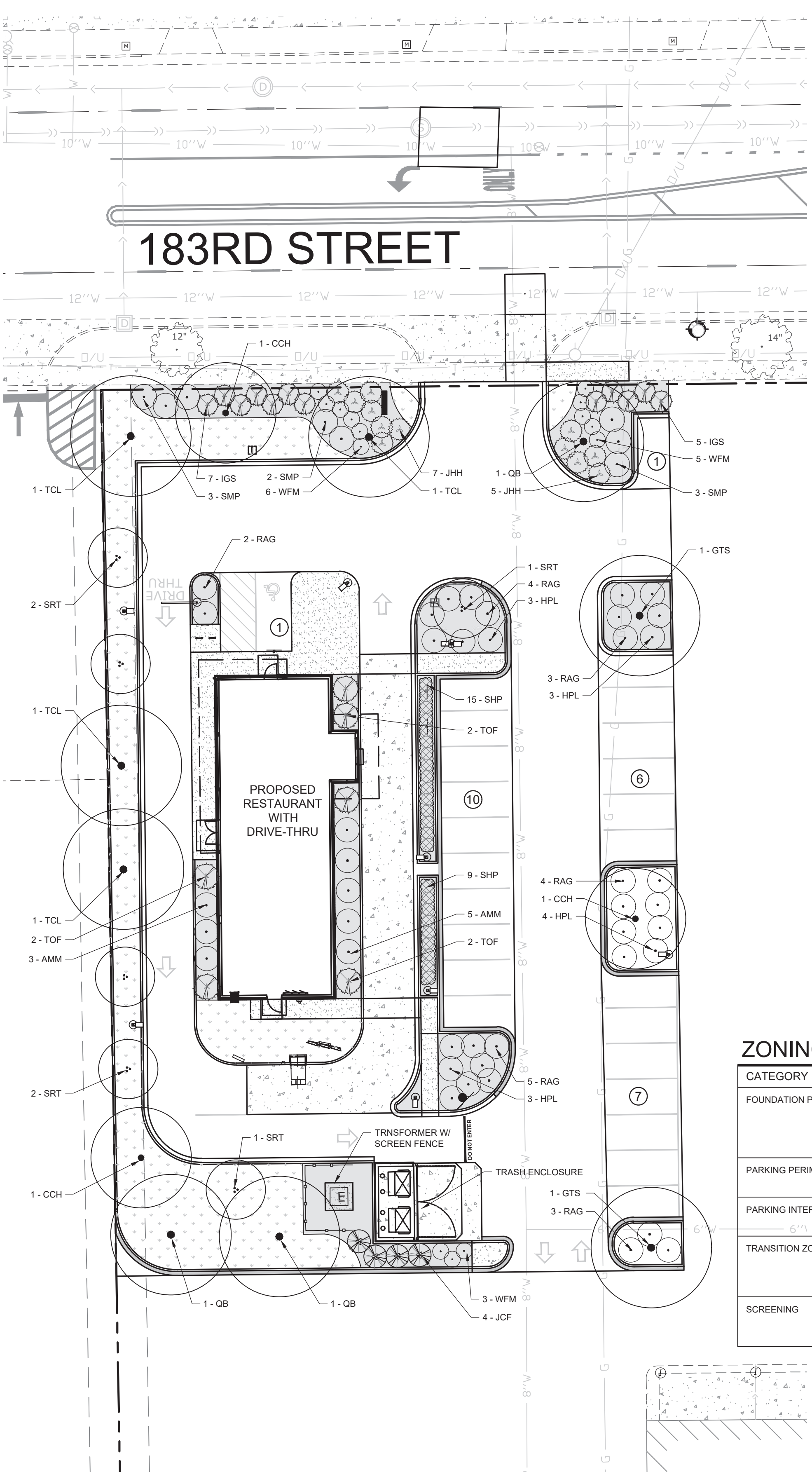
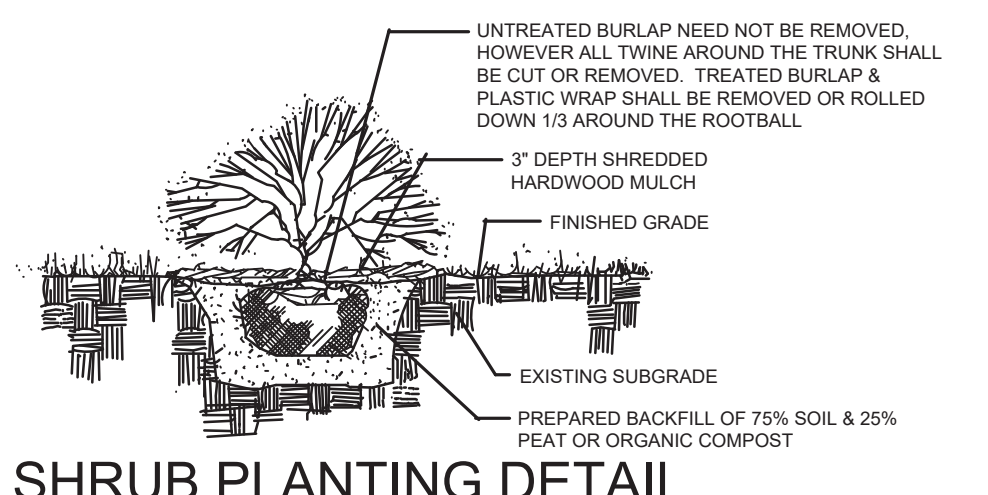
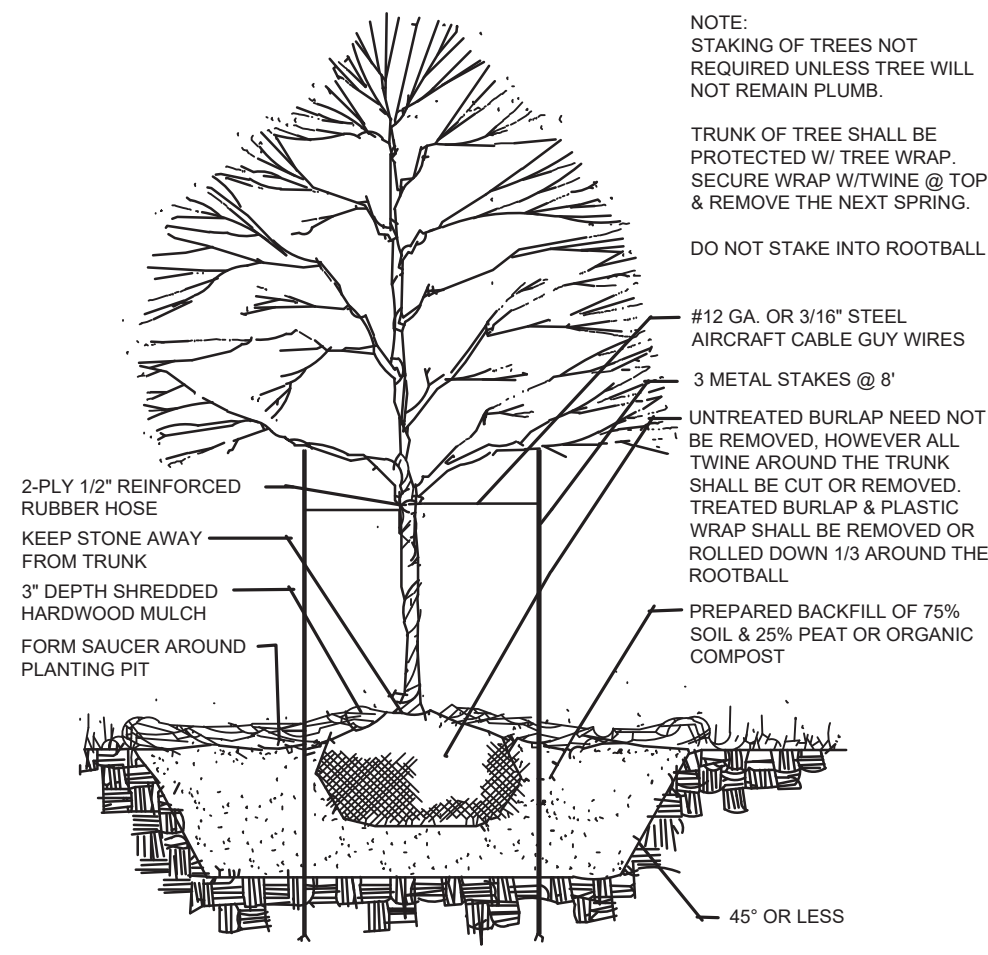
ADS DETAIL

DRAWN	ARM
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

23129

C-14



PLANT LIST

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
CCH	3	<i>Carpinus caroliniana</i> AMERICAN HORNBEAM	2.5'	CANOPY TREE
GTS	2	<i>Gleditsia triacanthos</i> 'Skyline' SKYLINE HONEYLOCUST	3'	CANOPY TREE
QB	3	<i>Quercus bicolor</i> SWAMP WHITE OAK	2.5'	CANOPY TREE
SRT	6	<i>Syringa reticulata</i> x 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2.5'	UPRIGHT ORNAMENTAL TREE
TCL	4	<i>Tilia cordata</i> LITTLE LEAF LINDEN	3'	CANOPY TREE
AMM	8	<i>Aronia melanocarpa</i> x 'Morton' IRIQUOIS BEAUTY CHOKEBERRY	24" / 5 GAL	DECIDUOUS SHRUB
JCF	4	<i>Juniperus chinensis</i> 'Fairview' FAIRVIEW UPRIGHT JUNIPER	5' / 5 GAL	EVERGREEN UPRIGHT SHRUB
JHH	12	<i>Juniperus horizontalis</i> 'Huges' HUGHES COMPACT JUNIPER	5 GAL	EVERGREEN LOW SHRUB
HPL	17	<i>Hydrangea paniculata</i> 'Limelight Prime' LIMELIGHT PRIME HYDRANGEA	5 GAL	DECIDUOUS SHRUB
IGS	12	<i>Ilex glabra</i> 'Shamrock' SHAMROCK INKBERRY HOLLY	5 GAL	EVERGREEN SHRUB
RAG	17	<i>Rhus aromatica</i> x 'Gro Lo' GRO LOW FRAGRANT SUMAC	5 GAL	DECIDUOUS SHRUB
WFM	14	<i>Weigela florida</i> 'Minuet' MINUET DWARF WEIGELA	5 GAL	DECIDUOUS SHRUB
SMP	8	<i>Syringa meyeri</i> 'Palibin' DWARF KOREAN LILAC	5 GAL	DECIDUOUS SHRUB
TOF	6	<i>Thuja occidentalis</i> 'Fire Chief' FIRE CHIEF ARBORVITAE	5 GAL	EVERGREEN ROUND
SHP	24	<i>Sporobolus heterolepis</i> 'Tara' PRAIRIE DROPSSEED	2 GAL	UPRIGHT FRAGRANT GRASS

ZONING DATA

CATEGORY	QUANTITY	REQUIREMENT	PROVISION
FOUNDATION PLANTING	FAÇADE: 214' TOTAL 104' - PLANTABLE AREA 110' - PAVED AREA	104' = 83' PLANTABLE AREA (80% OF PLANTABLE AREA) 110' = 2 TREES - 1 TREE PER 50' OF FAÇADE FOR AREAS OF PAVED, PROVIDED ON SITE	94' OF PLANTABLE AREA (90% AREA) 2 TREES PROVIDED AT PERIMETER
PARKING PERIMETER	183RD ST. = 102'	34 SHRUBS (1 SHRUB / GRASS PER 3 L.F. OF PARKING PERIMETER ADJ. TO STREET)	34 SHRUBS PROVIDED AT PERIMETER
PARKING INTERIOR	7 PARKING END CAPS OR ISLANDS	7 TREES + 21 SHRUBS (1 TREE + 3 SHRUBS PER PARKING END CAP OR ISLAND PROVIDED)	7 TREES + 21 SHRUBS PROVIDED AT EACH END CAP OR ISLAND
TRANSITION ZONE	WEST P.L. = 225 L.F. EAST P.L. = N/A NORTH P.L. = N/A SOUTH P.L. = N/A	WEST P.L. = 8 TREES (4 TREES PER 100 L.F.)	8 TREES PROVIDED
SCREENING	TRASH ENCLOSURE (1) 20 L.F. OF FAÇADE ELECTRIC TRANSF. (1)	7 SHRUBS / GRASS (1 SHRUB / GRASS PER 3 L.F. OF ENCLOSURE FAÇADE) NO MORE THAN 20% VISIBLE	7 SHRUBS PROVIDED 100% SCREENED (ALL SIDES)

Orange Highlight = Carried over from approved Lot 1 plant palette
Yellow Highlight = approved by Village Arborist
NS - 8/28/2024

PLANTING NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL MAKE A SITE VISIT PRIOR TO BIDDING/CONSTRUCTION TO INSPECT THE CURRENT SITE CONDITIONS AND REVIEW PROPOSED PLANTING PLAN AND RELATED WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE FIELD TO THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION CAN BE LOCATED BY CALLING J.U.L.I.E. AT 811. FOR REGIONAL LOCATING, CONTACT "DIGGER'S HOTLINE". ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY BUILDING PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SO/SEED. ROTO-TIL, DISC, DRAG, HARROW OR HAND RAKE SUB GRADE IN ALL LAWN AREAS AND REMOVE CONSTRUCTION DEBRIS, FOREIGN MATTER OR STONES LARGER THAN 2". GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS, FREE FROM DEPRESSIONS OR RIDGES. LEVEL, RAKE AND ROLL AS NECESSARY TO AN EVEN AND TRUE CONDITION AND OBTAIN POSITIVE DRAINAGE IN ALL AREAS. FINISH GRADES SHALL MEET THE APPROVAL OF OWNER PRIOR TO LAWN INSTALLATION.
- ALL DISTURBED AREAS SHOULD BE BROUGHT TO GRADE WITH "TOPSOIL" TO A DEPTH OF 6 INCHES IN AREAS TO BE SEEDED OR SOODED, AND 12 INCHES FOR ALL INTERIOR (CURBED) LANDSCAPE ISLANDS. ALL LAWN AREAS ARE TO BE FINISHED WITH MULCH, STRAW MULCH, SEED, SO/ ETC. OR AS NOTED. ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. (SEE SEED/SO/ NOTES FOR ACCEPTANCE DETAILS).
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE; HOWEVER, THE CONTRACTOR SHOULD VERIFY ALL QUANTITIES. THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE LISTS.
- PLANTINGS MAY NEED TO BE ADJUSTED IN THE FIELD TO ACCOMMODATE UTILITIES, EASEMENTS, DRAINAGE WAYS, DOWNSPOUTS, ETC.; HOWEVER, QUANTITIES AND SIZES SHALL REMAIN CONSISTENT WITH THESE PLANS.
- SIZE & GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST ADDITION OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALLED AND BURLAP OR CONTAINER GROWN.
- ALL PLANT SPECIES SPECIFIED ARE SUBJECT TO AVAILABILITY. MATERIAL SHORTAGES IN THE LANDSCAPE INDUSTRY MAY REQUIRE SUBSTITUTIONS. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- ANY PLANT MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUN SCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED BY LANDSCAPE ARCHITECT AND/OR OWNER. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT LIST AS MULTI-STEM OR CLUMP.
- ALL PLANT MATERIAL, ESPECIALLY TREES, MUST BE SOURCED WITHIN A ONE-HUNDRED FIFTY (150) MILE RADIUS OF THE SUBJECT PROPERTY CONSTRUCTION SITE.
- CONTRACTOR TO NOTIFY THE VILLAGE DEPARTMENT OF DEVELOPMENT SERVICES AT MINIMUM SEVEN (7) DAYS PRIOR TO THE BEGINNING OF PLANTING OR RESTORATION OPERATIONS ON SITE. PLANTING OPERATIONS SHALL BE PERFORMED ONLY DURING THE PERMITTED HOURS OF CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE VILLAGE MUNICIPAL CODE.
- UPON INSPECTION AND ACCEPTANCE OF ALL LANDSCAPE ITEMS BY LANDSCAPE ARCHITECT AND/OR OWNER THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A PERIOD OF THIRTY (30) DAYS. FOR ALL PLANT MATERIAL, TO INCLUDE: WATERING, CULTIVATING, WEEDING, PRUNING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION UNTIL RESPONSIBILITY IS TRANSFERRED TO THE OWNER (SEE BELOW).
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. AFTER THE FIRST THIRTY (30) DAYS, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES AS DESCRIBED (SEE ABOVE). CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE LANDSCAPE ARCHITECT AT THE END OF ONE (1) YEAR GUARANTEE PERIOD. CONTRACTOR SHALL NOTIFY IMMEDIATELY, IN WRITING, ANY CONCERNS RELATED TO MAINTENANCE PRACTICES.
- ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED CONTINUOUS WITH 3" DEPTH SHREDDED HARDWOOD MULCH. SEE PLANTING DETAILS. ALL DECIDUOUS TREES (SHADE / ORNAMENTAL) THAT ARE NOT LOCATED IN A PLANTING BED SHALL BE MULCHED WITH A 3'-0" DIAMETER CIRCLE. EVERGREEN TREES AND MULTI-STEMMED ORNAMENTAL TREES SHALL BE MULCHED TO OUTERMOST BRANCHES AT THE TIME OF INSTALLATION.
- PLANTING EDGE DELINEATION AT ALL PLANTING BED LINES AND TREE SAUCERS SHALL REQUIRE A MINIMUM 4" DEPTH "V" SHAPED CULTIVATED, SPADED EDGE WITH A VERTICAL FACE ABUTTING ALL LAWN AREAS AND SLOPED TO INSIDE OF PLANT BED CONTINUOUS BETWEEN LAWN AND MULCHED AREAS AS INDICATED ON PLAN.
- CONTRACTOR TO SEED ALL DISTURBED LAWN AREAS. SEEDED LAWN TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE AND RED FESCUE WITH THE SUGGESTED FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, AND 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS. PER 1,000 S.F.. ALL SEEDED LAWN AREAS SHALL BE COVERED WITH STRAW MULCH OR EROSION CONTROL NETTING, CONSISTING OF HAND OR MACHINE APPLICATION AT A RATE OF 2 TON PER ACRE. MULCH SHALL BE COMPACT ENOUGH TO REDUCE EROSION OF SEED AND TOPSOIL BUT LOOSE ENOUGH TO ALLOW AIR TO CIRCULATE. INSTALL PER METHOD 1, SECTION 251, OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SEEDED TURF AREAS SHALL BE FERTILIZED AT INSTALLATION WITH 21-22-4 ANALYSIS, AT A RATE OF 6 LBS. PER 1,000 S.F.. A SECOND APPLICATION OF 21-7-14 TO BE APPLIED AT RATE OF 6 LBS. PER 1,000 S.F. AFTER THE FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SEEDED AREAS.
- ACCEPTANCE OF GRADING AND SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE-SEEDING (WASH-OFFS) AND OTHER OPERATIONS NECESSARY TO KEEP LAWN IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE OR DEAD SPOTS, NONE OF WHICH ARE LARGER THAN TWO (2) SQUARE FEET AND/OR WHEN COMBINED DO NOT EXCEED 2% OF TOTAL LAWN AREA.
- THE PROPOSED JUNIPER (LOW EVERGREEN) PLANT VARIETY (JHH - JUNIPERUS CHINENSIS 'HUGHES') AT THE BASE OF THE MONUMENT SIGN ARE TO BE NO TALLER THAN 2'-0" IN HEIGHT, AND IN THE EVENT OF NEEDING REPLACEMENT MUST BE OF THE SAME VARIETY AND/OR MAINTAIN MINIMUM 9' SEPARATION FROM THE SIGN AND NOT OBSTRUCT VISIBILITY.

ARC DESIGN RESOURCES INC.

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

RESTAURANT WITH DRIVE-THRU

3047 183RD STREET
HOMEWOOD, IL
COOK COUNTY

ALRIG USA
RACHEL DELANEY
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CONSULTANTS

ISSUED FOR

REVISIONS	DATE
1. SITE PLAN REVIEW	08/13/2024
2. AGENCY REVIEW	08/22/2024
3. AGENCY REVIEW	08/27/2024
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SHEET TITLE

LANDSCAPE PLAN

DRAWN MA
CHECKED LND
PM RCS

PROJECT NUMBER
SHEET NUMBER

23129

L-01

ISSUE	DATE	REV	DESCRIPTION
1	8/15/2024	-	CLIENT 20% ZONING REVIEW

SHREMSHOCK
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 7775 Walton Parkway Ste. 250 New Albany, OH 43054
 t: 614 545 4550 | f: 614 545 4555

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ALRIG USA
 SINGLE TENANT
 SHELL BUILDING
 3047 183RD STREET
 HOMEWOOD, IL 60430

ELECTRICAL SITE LIGHTING PLAN

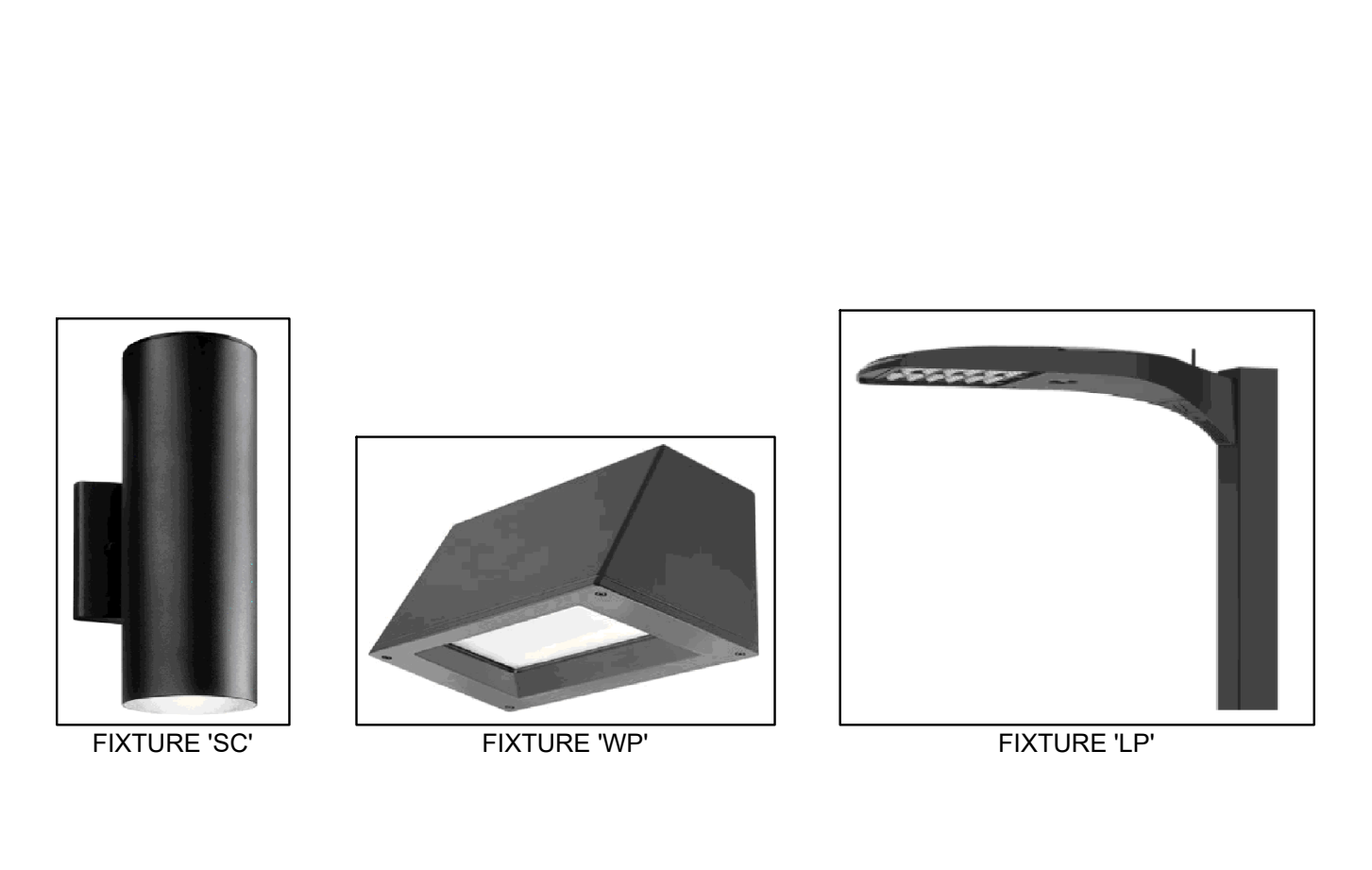
DRAWN BY: NRE
 CHECKED BY: TAV

PRELIMINARY
 NOT FOR CONSTRUCTION

SAI # 240311
 DRAWING NUMBER:

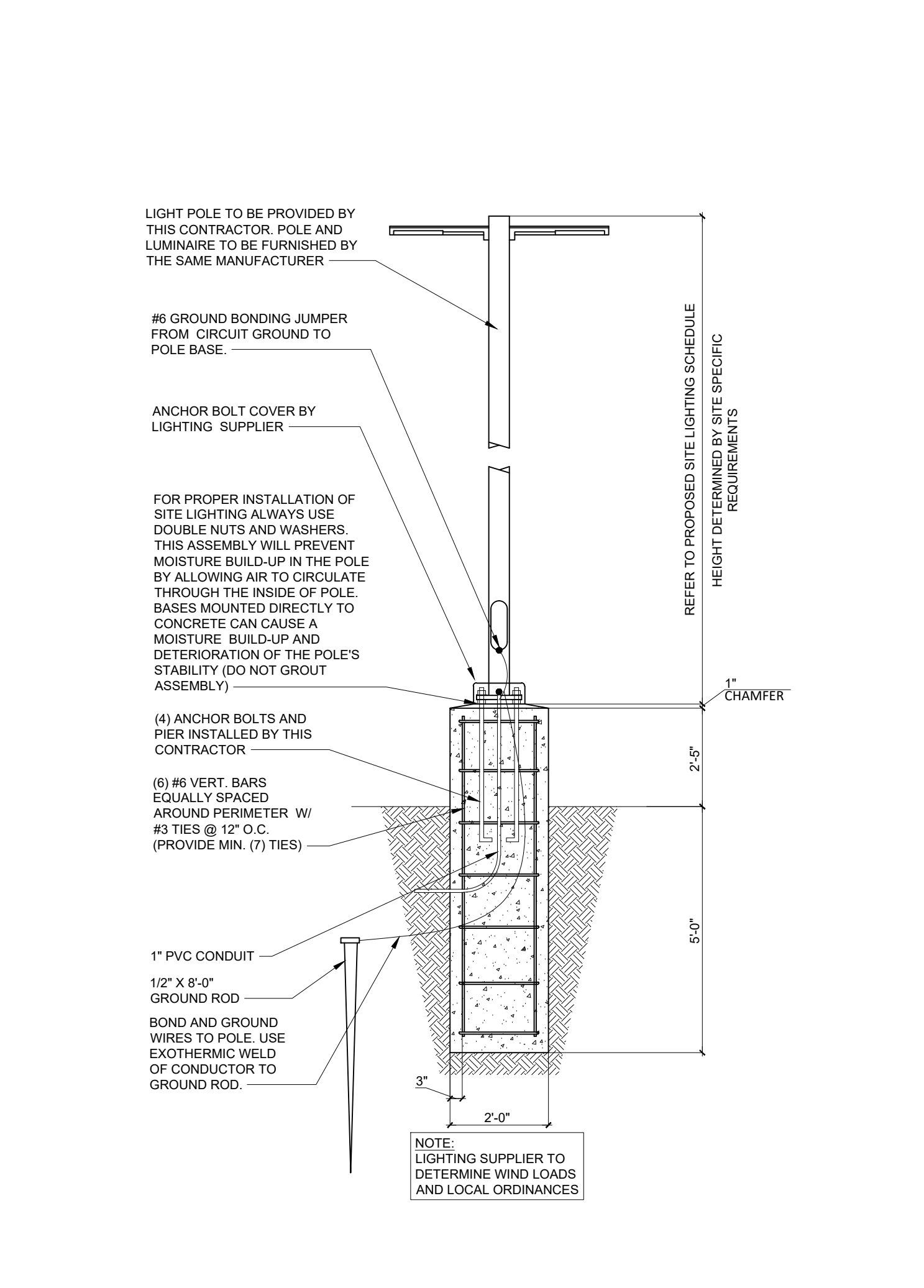
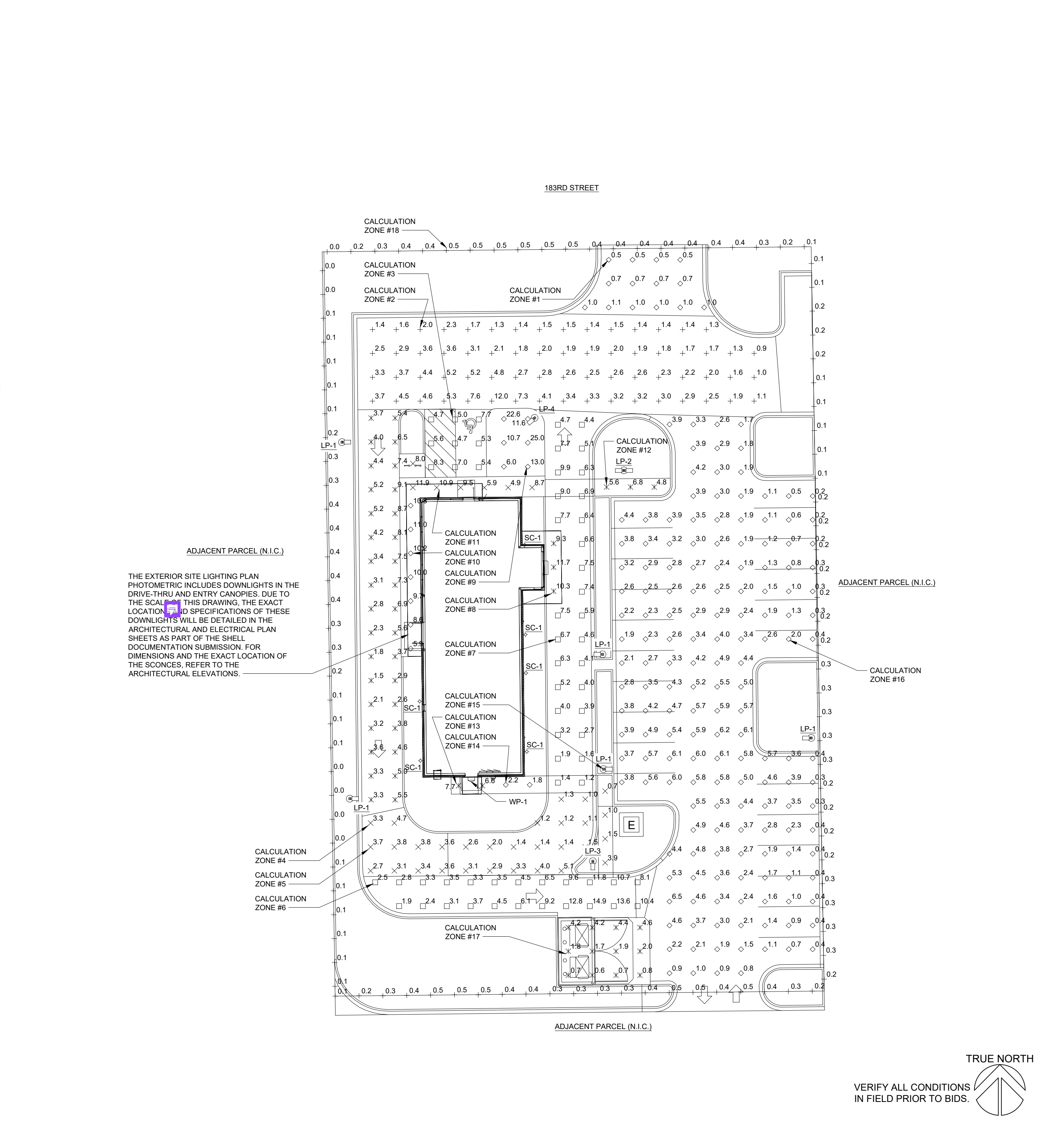
E201

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. Driveway_183rd St Entry	◇	0.8 fc	1.1 fc	0.5 fc	2.2:1	1.6:1
2. Driveway_Front	+	2.8 fc	12.0 fc	0.9 fc	13.3:1	3.1:1
3. Parking Area_Front of Building	□	6.0 fc	8.3 fc	4.7 fc	1.8:1	1.3:1
4. Driveway_Drive-Thru Entry	×	4.6 fc	9.1 fc	1.5 fc	6.1:1	3.1:1
5. Driveway_Drive-Thru Ordering	×	2.7 fc	5.1 fc	1.0 fc	5.1:1	2.7:1
6. Driveway_Rear Exit Near Drive-Thru Ordering Area	□	6.6 fc	14.9 fc	1.9 fc	7.8:1	3.5:1
7. Driveway_Drive-Thru Exit	□	5.3 fc	9.9 fc	1.2 fc	8.2:1	4.4:1
8. Drive Up_Window_Drive-Thru Window	×	10.4 fc	11.7 fc	9.3 fc	1.3:1	1.1:1
9. Special Feature Area_Patio	◇	14.8 fc	25.0 fc	6.0 fc	4.2:1	2.5:1
10. Walkway_Building Side	◇	9.5 fc	11.0 fc	5.9 fc	1.9:1	1.6:1
11. Walkway_In Front of Building	×	8.5 fc	11.9 fc	4.9 fc	2.4:1	1.7:1
12. Walkway_From Main Parking to Building	×	5.7 fc	6.8 fc	4.8 fc	1.4:1	1.2:1
13. Walkway_Service Door	×	7.1 fc	7.7 fc	6.6 fc	1.2:1	1.1:1
14. Walkway_Directly Behind Building	◇	2.0 fc	2.2 fc	1.8 fc	1.2:1	1.1:1
15. Walkway_Main Parking to Dumpster	×	1.8 fc	3.9 fc	0.7 fc	5.6:1	2.6:1
16. Parking Area_Main Parking	◇	3.0 fc	6.5 fc	0.2 fc	32.5:1	15.0:1
17. Special Feature Area_Dumpster	×	2.3 fc	4.6 fc	0.6 fc	7.7:1	3.8:1
18. Property Line	+	0.3 fc	0.5 fc	0.0 fc	N/A	N/A



ELECTRICAL SITE LIGHTING PHOTOMETRICS

PROPOSED SITE LIGHTING APPEARANCE



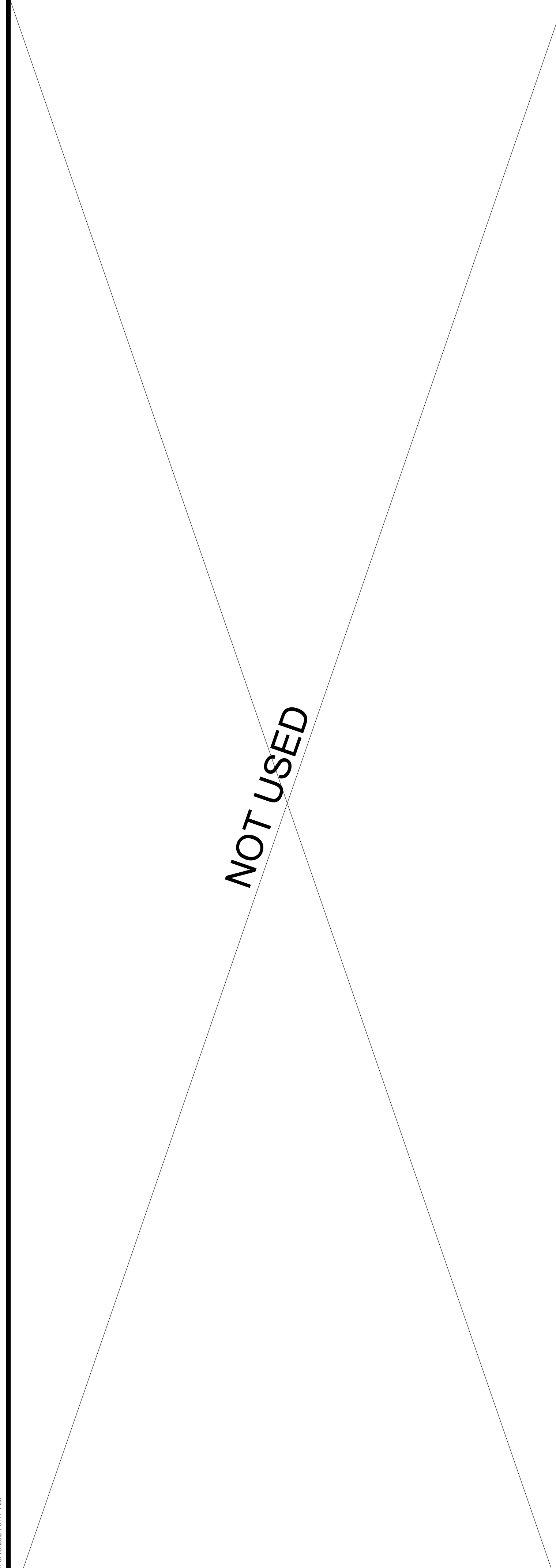
STANDARD POLE DETAIL

MARK	DESCRIPTION	INPUT (W)	BACKLIGHT UPLIGHT GLARE RATING (B# - U# - G#)	LIGHT LOSS FACTOR	HEIGHT
LP-1	LITHONIA LIGHTING #DSX1 LED P4 40K 80CRI BLC3 MVOLT NLTAIR2 PIRHN D-SERIES LED AREA LUMINAIRE. (1) 4000K LED WITH EXTREME BACKLIGHT CONTROL. PROVIDE WITH NLIGHT OPTION AND ALL ACCESSORIES REQUIRED FOR REQUIRED MOTION SENSING, PHOTOCELL AND WIRELESS COMMUNICATION.	123.9	B0 - U0 - G3	0.9	18'-0"
LP-2	LITHONIA LIGHTING #DSX1 LED P4 40K 80CRI T3M MVOLT NLTAIR2 PIRHN HS D-SERIES LED AREA LUMINAIRE. (2) 4000K LED WITH HOUSE SIDE SHIELDS. PROVIDE WITH NLIGHT OPTION AND ALL ACCESSORIES REQUIRED FOR REQUIRED MOTION SENSING, PHOTOCELL AND WIRELESS COMMUNICATION.	247.8 TOTAL (123.9 EACH)	B1 - U0 - G3	0.9	18'-0"
LP-3	LITHONIA LIGHTING #DSX1 LED P4 40K 80CRI T1S MVOLT NLTAIR2 PIRHN HS D-SERIES LED AREA LUMINAIRE. (1) 4000K LED WITH HOUSE SIDE SHIELD. PROVIDE WITH NLIGHT OPTION AND ALL ACCESSORIES REQUIRED FOR REQUIRED MOTION SENSING, PHOTOCELL AND WIRELESS COMMUNICATION.	123.9	B1 - U0 - G2	0.9	18'-0"
LP-4	LITHONIA LIGHTING #DSX1 LED P2 40K 80CRI T1S MVOLT NLTAIR2 PIRHN HS D-SERIES LED AREA LUMINAIRE. (1) 4000K LED WITH HOUSE SIDE SHIELD. PROVIDE WITH NLIGHT OPTION AND ALL ACCESSORIES REQUIRED FOR REQUIRED MOTION SENSING, PHOTOCELL AND WIRELESS COMMUNICATION.	67.8	B1 - U0 - G2	0.9	11'-4" (TOP OF LIGHT TO BE LEVEL WITH THE BOTTOM OF THE FRONT BUILDING CANOPIES. REFER TO THE ARCHITECTURAL ELEVATIONS)
WP-1	LITHONIA LIGHTING #WST LED P1 40K VW MVOLT VG (1) 4000K LED WITH PHOTOCONTROL, VISUAL COMFORT WIDE DISTRIBUTION, AND VANDAL GUARD.	12.0	B0 - U0 - G0	0.9	9'-6" ON CENTER UNLESS OTHERWISE NOTED ON ARCHITECTURAL ELEVATIONS
SC-1	KICHLER #11251BK730 OUTDOOR WALL LED LIGHT - UP & DOWN LANTERN - TEXTURED BLACK, 3000K COLOR TEMPERATURE.	15.0	NO BUG RATING AVAILABLE FOR FIXTURE PER CORRESPONDENCE WITH THE MANUFACTURER.	0.9	7'-0" ON CENTER UNLESS OTHERWISE NOTED ON ARCHITECTURAL ELEVATIONS

LIGHTING SCHEDULE NOTES:
 1. FIELD VERIFY ALL CONDITIONS PRIOR TO BID AND THE START OF WORK.
 2. COORDINATE FINISH COLOR WITH OWNER PRIOR TO BID.

PROPOSED SITE LIGHTING SCHEDULE

ELECTRICAL SITE LIGHTING PLAN



NOT USED



EXTERIOR VIEW D
NTS



EXTERIOR VIEW C
NTS



EXTERIOR VIEW B
NTS



EXTERIOR VIEW A
NTS

SHREMSHOCK

Shremshock Architects, Inc.
7775 Walton Parkway, Suite 120 New Albany, OH 43054
t 614 545 4650 f 614 545 4655 www.shremshock.com

PRELIMINARY
NOT FOR CONSTRUCTION

ALRIG USA

SHELL BUILDING
3047 183rd STREET
HOMEWOOD, IL 60430
Design / Development

CURRENT ISSUE:
08/15/2024

DRAWINGS ISSUED:

TITLE:
EXTERIOR VIEWS

SCALE: 12" = 1'-0"
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SHREMSHOCK ARCHITECTS, INC.

SAI # 240311.000
DRAWING NUMBER:

P-02

PLOTTED: 8/13/2024 2:35:29 PM

183RD STREET

S

ONLY

DRIVE THRU

DO NOT ENTER

E



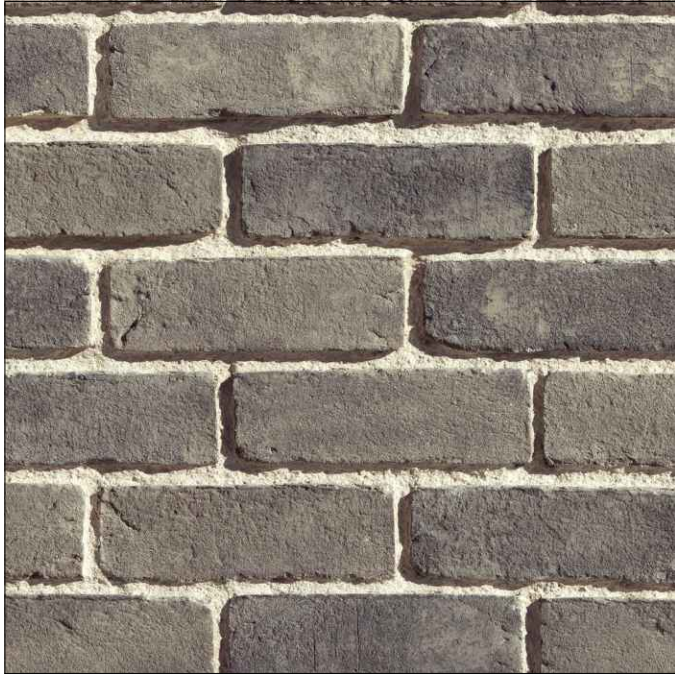
183RD STREET

EXISTING BUILDING

MATTHEW LANE

ROBIN LANE





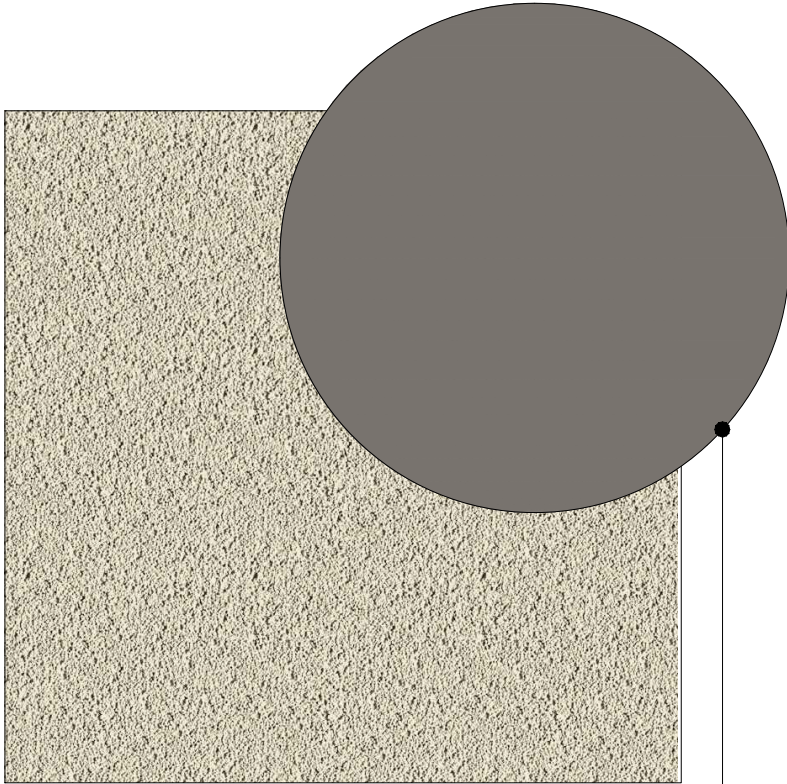
PRIMARY FINISH

4" MODULAR BRICK VENEER
MANUFACTURER: TBD
STYLE: MATCH ELDORADO STONE 'TUNDRABRICK'
COLOR: MATCH ELDORADO STONE 'ASHLAND'



ACCENT COLOR

COLOR TO MATCH SW 7019 'CAUNTLET GRAY'
USE AT METAL COPINGS, DOWNSPOUTS AND
CONDUCTOR HEADS



SECONDARY FINISH 1

EIFS
MANUFACTURER: DRYVIT
FINISH STYLE: 'SANDBLAST'
COLOR: MATCH 'SW 7019 'GAUNTLET GRAY'



ACCENT COLOR

COLOR TO MATCH RAL 7021 'GRAY BALCK'
USE AT STRUCTURAL CANOPY FASCIA, ROOF
ACCESS LADDER, REAR SERVICE DOOR AND
MISCELLANEOUS TRIMS



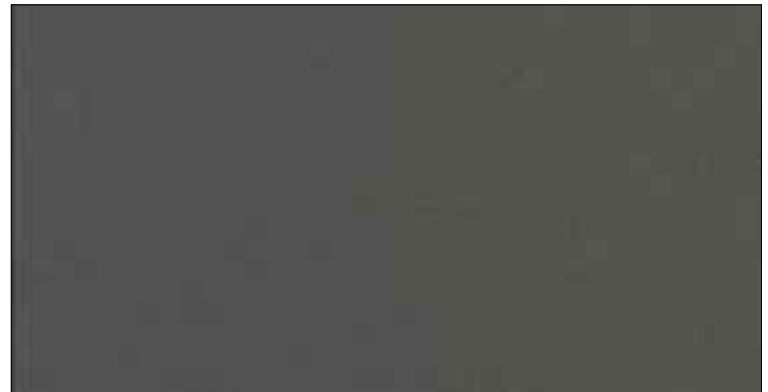
ALUMINUM STOREFRONTS

MANUFACTURER: KAWNEER
MODEL: TRIFAB VG 451T
COLOR: BLACK ANODIZED



SECONDARY FINISH 2

FIBER CEMENT PANEL
MANUFACTURER: NICHIIA
STYLE: 'VINTAGEWOOD' SERIES
COLOR: SPRUCE



MANUFACTURED METAL CANOPY

MANUFACTURER: AWNEX
COLOR: BLACK HORIZON - IFS2604





VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 5, 2024

To: Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-34: Wind Creek Signage Proposal

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application Form	1	Meredith Acosta, Applicant	08/20/2024
Signage Site Plan	3	LH Sign Development	03/12/2024
Parking Garage Signage	14	LH Sign Development	06/20/2024
Site Freestanding Signage	16	LH Sign Development	06/27/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	08/26/2024

BACKGROUND

LH Companies, the applicant, providing signage design services for Wind Creek Hotel and Casino, is proposing the installation of parking garage signage and signage to support site identification and circulation. This proposal is part of a larger sign submittal between both jurisdictions (Homewood, East Hazel Crest) within which the casino and hotel are located. The portion in Homewood is the parking garage.

The signage submittal includes exterior directional signs that require sign permit review but are not permitted sign types, per Section 30 30-04.b.10 of the Homewood Code of Ordinances, which prohibits any sign not explicitly permitted. The applicant has requested a sign variance to allow the exterior directional signs exceeding three square feet in area.

Exterior parking garage signage and freestanding monument signage are subject to sign permit and design review by the Appearance Commission.

DISCUSSION

Site Context

Wind Creek Hotel and Casino is a hotel and gaming establishment currently under construction at 17400 Halsted Street, near the northwest corner of 175th Street and Halsted Street. The hotel and casino sit within both the jurisdiction of Homewood and East Hazel Crest. The hotel/casino are within East Hazel Crest, and the 66,000 square-foot, 725-space parking garage is located within Homewood.

Signage Review

Introduction

The applicant has proposed the following exterior signage subject to sign review by the Village of Homewood:

- One (1) freestanding welcome ground sign along Halsted Street (Type 1D)
- One (1) freestanding ground sign along 175th Street (Type 1C)
- Two (2) freestanding ground signs with directional and branding information (Type 5B and ST9)
- Three (3) exterior directional signage attached to the parking garage structure

The applicant has proposed additional signage throughout the parking garage and surrounding site area within Homewood. However, all other signs proposed are exempt from review by Section 30-04 of the Village Code of Ordinances due to location within the interior of the parking garage or classification as an exempt directional sign.

Standards

When reviewing signage, the Appearance Commission should consider the following provisions of Section F (Signage) of the Village Appearance Plan:

- 1. Wall, ground, and identification signs shall be a part of the architectural concept. Size, color, letter, 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 should be avoided.*
- 3. Every sign shall be scaled and designed to conform with relationship to buildings and surrounds.*
- 4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with design.*

In addition, the Appearance Plan states that for any sign review, “the Homewood Municipal Code, as it regulates to signs, shall be part of the criteria of this subsection.” Staff has analyzed the proposed signage and finds that the total signage is within maximum area allowance (800 square feet for the Homewood portion of the Wind Creek site). The sign types are permitted in accordance with the Sign Code, with the exception of three (3) exterior directional signs that require a variance. All other standards in Section 30 of the Code of Ordinances are met by the applicant. Staff finds that the freestanding ground signs are compliant with Section 30 requirements. The exterior directional signage will require a sign variance by the Appearance Commission.

A new freestanding “welcome to Homewood” monument sign is proposed to replace an existing Village monument sign on Halsted within the right-of-way (near the SWC of 174th and Halsted). The sign currently matches the other gateway signage in the Village, which includes signs at key entry points into the Village: Ridge Road west of Halsted; 183rd Street west of Kedzie, Dixie Highway, south of 187th Street; and Dixie Highway south of 175th Street. The proposed sign is designed to match the casino

brand of the freestanding signs. The signage includes large gold-colored aluminum tube frames and a grey-and-white sign face constructed from aluminum panels. The signage is not consistent with Village branding (beyond the use of the Village logo).

The gateway signage is designed to create unified gateways into the Village at key entrances with a range of logos, colors, and fonts consistent with the Village's current Branding Guidelines document. Staff recommends a condition of approval to replace the proposed gateway signage with signage consistent with the Village's existing gateway signage.

Sign Variance

Introduction

The applicant has requested a series of exterior directional signs. Directional signs are defined in the Village's Sign Code as:

"[signs] conveying directions or instructions for the safety or convenience of the public (vehicular or pedestrian) or necessary for the operation of the premises..."

The applicant has proposed three exterior directional signs at the top of vehicular entrances at three locations in the parking garage. These signs are designed to guide motorists to entrance and exit lanes at each access point into the garage and provide required information at each access point.

Each directional sign proposed is 16 inches in height and varies from 37' to 39' 4" in length. The signs are between 49.3 to 54.4 square feet in area. The signs are rectangular aluminum tubing (1.5" x 2") with a gold color, surrounding a colored aluminum sign face with white or dark grey color. Lettering on the sign will be acrylic with white or dark grey lettering as necessary to provide contrast from the colored aluminum sign face. The signs will extend across the full span of each vehicular access point.

Directional signs under three square feet in area are exempt from sign permit review. Signs greater than three square feet must meet the requirements of Section 30 (Signs) of the Village Code of Ordinances. However, the sign code does not provide standards for directional signs greater than three square feet in area, nor are directional signs identified as a permitted sign in Section 30-4.(a) of the Village Sign Code.

The proposed signs exceed three square feet in area; therefore a variance is required.

Variance Analysis

A variance cannot be granted unless it meets the standards established in Section 30-21 of the Village Code of Ordinances:

1. *A particular hardship does exist (requiring the variation from the ordinance).*

A hardship is created by the unique scale and type of parking structure. The parking structure is Homewood's largest parking structure built to-date. The 725-space parking structure has unique circulation needs to support the site's hotel and gaming uses, including large driveways and dedicated valet parking entrances. The scale requires larger directional signage than is generally required for other buildings, and Village sign regulations do not address this scale of directional signage.

Other types of permitted sign types in Section 30-4. of the Village Code of Ordinances, including wall signs, ground signs, and blade signs, are unlikely to permit a necessary level of navigation aid at garage entrances because signage guiding navigation through each lane (“entrance,” “exit,” “valet,” etc.) will not be aligned as closely with the lane of travel. Such alternative signage types will also have limitations such as lower visibility for motorists.

Section 30-1 exempts directional signs below 3 square feet in area. Chapter 30 of the Code of Ordinances does not provide standards for directional signs larger than this size.

Staff finds that sufficient hardship exists to permit a variation from sign regulations in Section 30 of the Village Code of Ordinances.

2. The proposed signage is in harmony with the general purposes and intent of this chapter.

The signage complies with all other applicable signage regulations in Chapter 30 of the Code of Ordinances, including maximum sign area. The signage does not negatively impact public health, safety, or general welfare. The signage does not disrupt the flow of vehicular or pedestrian traffic and is constructed in a manner that is safe for the public. The signage is not unlawful or unsafe in its construction or location.

Staff finds the proposed directional signage meets the intent and stated purposes of Section 30 (Signs) of the Code of Ordinances.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 24-34:

- (1) Wind Creek Signage Proposal, and
- (2) Variation from Section 30-04.b.10 of the Village Code of Ordinances to permit three (3) exterior directional signs that exceed the maximum area of three square feet, subject to the following condition:
 - a. The freestanding “Homewood” monument sign shall match the Village brand and style specifications of existing entryway signage.



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

PROPERTY INFORMATION

Street Address: 17420 S. Halsted St. Homewood, IL 60430

Property Index Number(s): _____

Zoning District:

- R-1 R-2 R-3 R-4
- B-1 B-2 B-3 B-4
- M-1 M-2 PL-1 PL-2

Application Request

Select all applicable boxes for Appearance Commission requests below.

- New Construction, including:
 - » Building Elevations
 - » Landscape Plan
 - » Lighting, Photometric Plan
 - » Signage
- Existing Development
 - » Exterior Alterations
 - » Landscape Plan
 - » Lighting, Photometric Plan
 - » Signage

Sign Variance

Proposed Development or Alterations:

PROPERTY OWNER

Name Herb Dawson
 Company Wind Creek Illinois LLC
 Address 17400 Halsted St.
Homewood, IL 60430
 Phone 773-447-9842
 Email hdawson@weoneil.com

Check box if the applicant is the property owner

APPLICANT

Name Meredith Acosta
 Company L & H Signs
 Address 425 N. 3rd St.
Reading, PA 19601
 Phone 914-703-0593
 Email MeredithA@lhasigns.com
 Role project manager

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.

Meredith Acosta
Applicant Name

Meredith Acosta
Applicant Signature

8/20/24
Date

Staff Notes

Do not write below this line.

CASE NO: _____ Fee: _____ Paid Date Received: _____
 Request: _____ Action: _____ Comments/Conditions: _____ Date: _____

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

Name: _____ Signature: _____ Date: _____

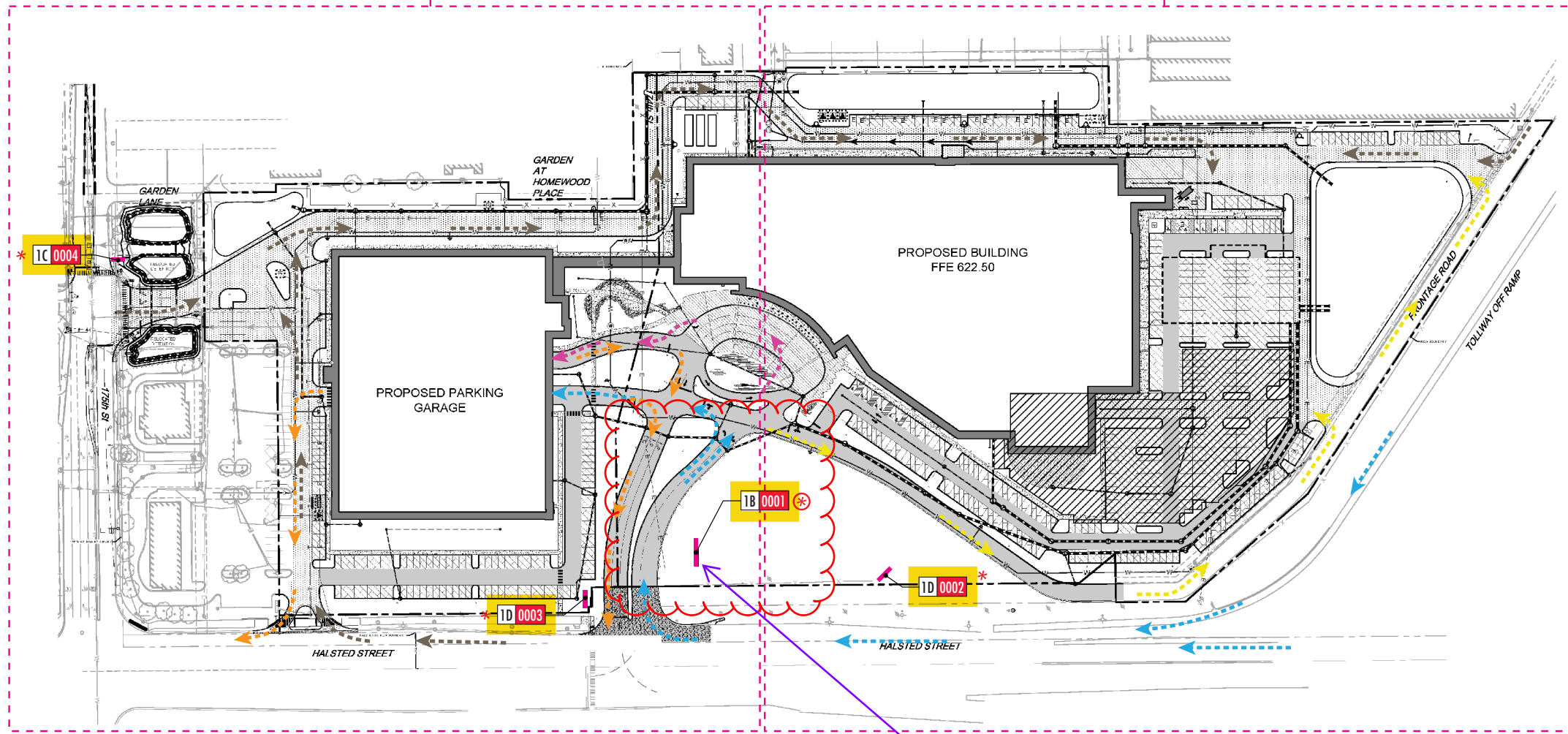
LEGEND:

- 1B Site ID (Halstead Ave.)
- 1C Site ID (175th Street)
- 1D Homewood/ E. Hazel Crest Sign

- POWER REQUIRED AT SIGN LOCATION

SOUTH PLAN

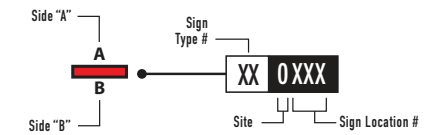
NORTH PLAN



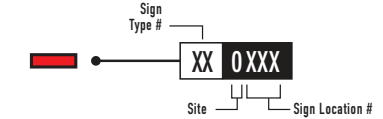
- * Electrical Power Required
- Data Required
- Primary Guest Traffic In
- Primary Guest Traffic Out
- VIP / Valet Traffic
- Secondary / Bus / Service Traffic
- Employee Traffic

KEY:

Double-Sided Sign



Single-Sided Sign



* See Message Schedule for Sign Type (ST) and message of any particular sign.

SITE SIGNAGE LOCATION PLAN



SITE PLAN SHOWN FOR REFERENCE ONLY - UPDATED SITE PLAN TO BE PROVIDED

Pylon

PROJECT NO: 22.125

DATE: 2024.03.12

REVISIONS:

109 Vickerh Street . Roswell, GA 30075-4926 . Phone 770.645.2828

PROJECT: Wind Creek Casino - Chicago: Bid Set

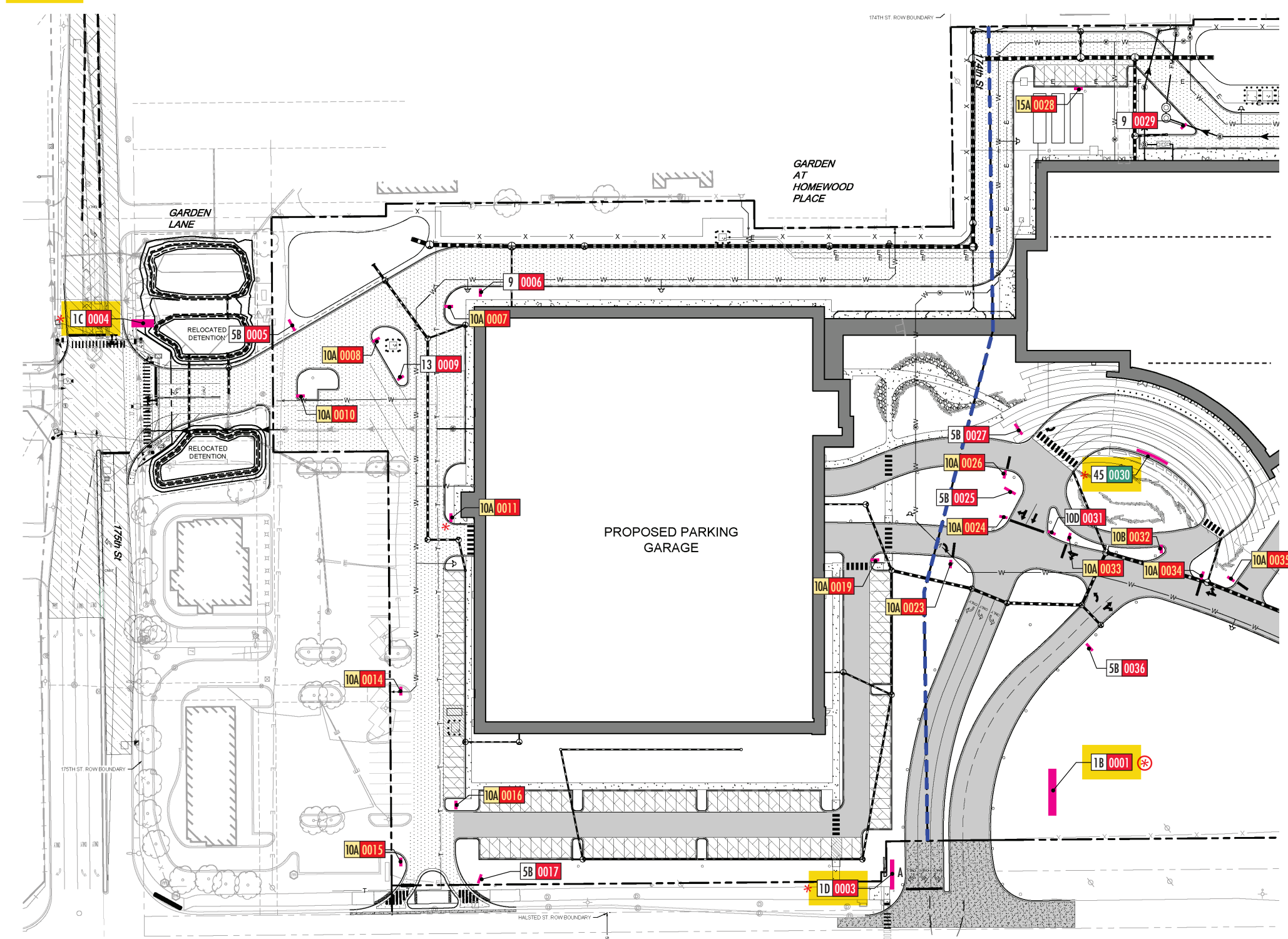
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TITLE: Site Signage Location Plans

LORENC DESIGN
SHEET NUMBER

0.01

 - POWER REQUIRED AT SIGN LOCATION

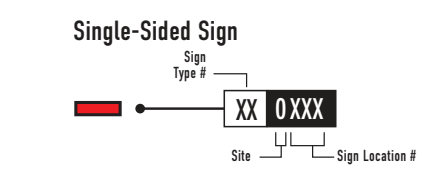
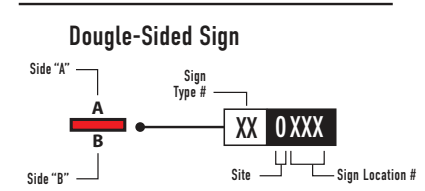


LEGEND:

- 1B** Site ID (Halstead Ave.)
- 1C** Site ID (175th Street)
- 1D** Homewood/ E. Hazel Crest Sign
- 5B** Vehicular Directional
- 9** Service Directional
- 10A** Regulatory Sign - STOP
- 10B** Regulatory Sign - DO NOT ENTER
- 10C** Regulatory Sign - YIELD
- 10D** Regulatory Sign - TRUCKS ONLY
- 13** Bus Parking ID
- 14** Handicapped Parking Sign
- 15A** Reserved (Employee) Parking Sign
- 15B** Reserved (EV) Parking Sign
- 15C** Reserved IGB Parking Sign
- 40** Building Logo - Level 16
- 45** ID @ Porte Cochere

-  * Electrical Power Required
-  Data Required

KEY:



* See Message Schedule for Sign Type (ST) and message of any particular sign.

SITE PLAN SHOWN FOR REFERENCE ONLY - UPDATED SITE PLAN TO BE PROVIDED

SITE SIGNAGE LOCATION PLAN (SOUTH) 

LORENC DESIGN
SHEET NUMBER

0.02

PROJECT NO: 22.125
DATE: 2024.03.12
REVISIONS:

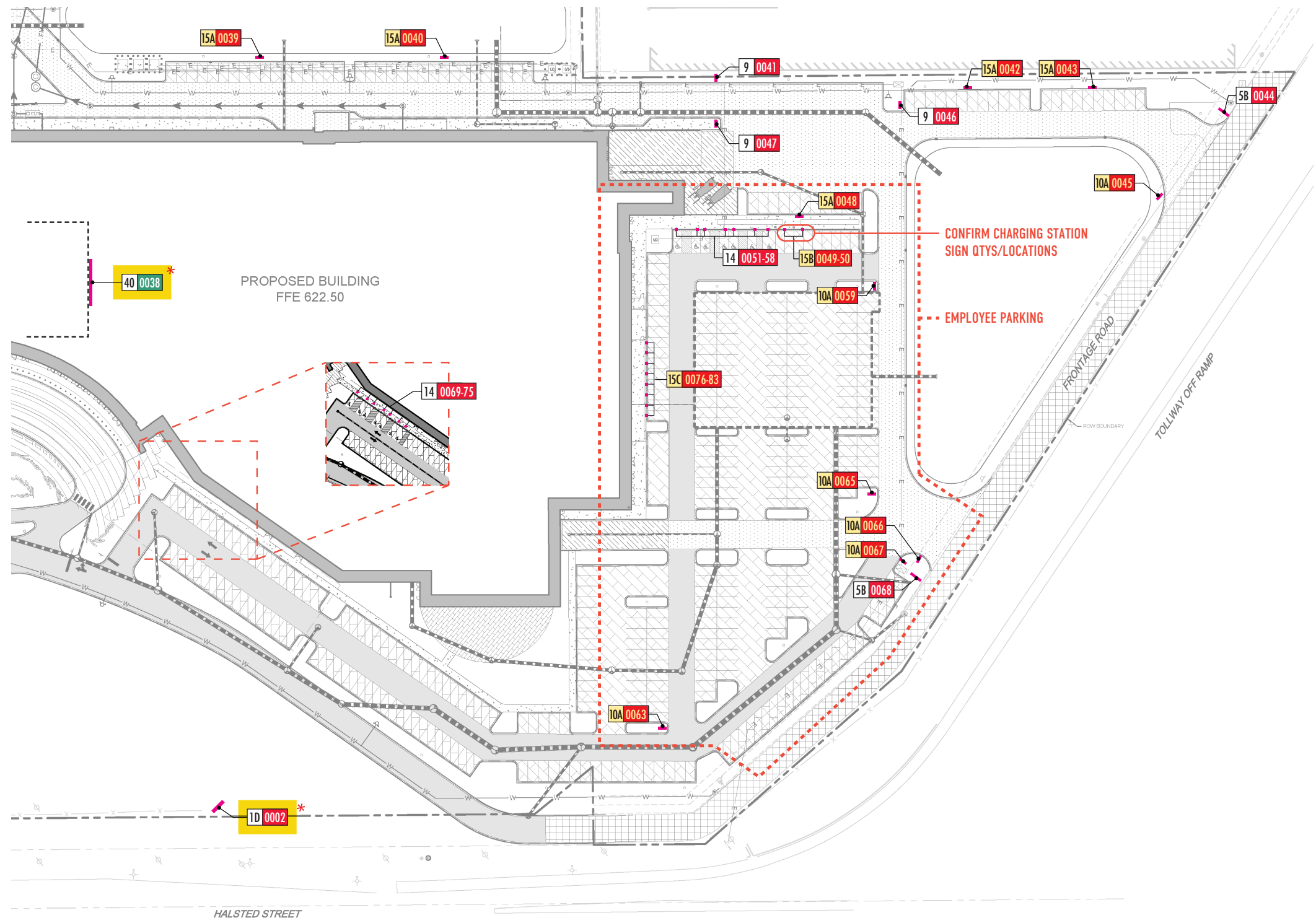
PROJECT: Wind Creek Casino - Chicago: Bid Set
FILE NAME: Exterior & Interior Signage
TITLE: Site Signage Location Plans

109 Vickerh Street . Roswell, GA 30075-4926 . Phone 770.645.2828

These drawings are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes.

34

 - POWER REQUIRED AT SIGN LOCATION

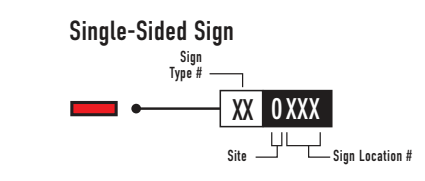
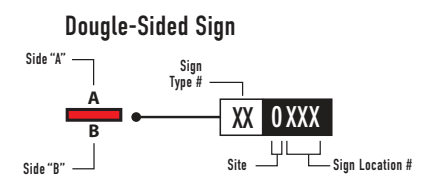


LEGEND:

- 18 Site ID (Halstead Ave.)
- 1C Site ID (175th Street)
- 1D Homewood/ E. Hazel Crest Sign
- 5B Vehicular Directional
- 9 Service Directional
- 10A Regulatory Sign - STOP
- 10B Regulatory Sign - DO NOT ENTER
- 10C Regulatory Sign - YIELD
- 10D Regulatory Sign - TRUCKS ONLY
- 13 Bus Parking ID
- 14 Handicapped Parking Sign
- 15A Reserved (Employee) Parking Sign
- 15B Reserved (EV) Parking Sign
- 15C Reserved IGB Parking Sign
- 40 Building Logo - Level 16
- 45 ID @ Porte Cochere

- * Electrical Power Required
- Data Required

KEY:



* See Message Schedule for Sign Type (ST) and message of any particular sign.

SITE PLAN SHOWN FOR REFERENCE ONLY - UPDATED SITE PLAN TO BE PROVIDED

SITE SIGNAGE LOCATION PLAN (NORTH) 

109 Vickerh Street . Roswell, GA 30075-4926 . Phone 770.645.2828

PROJECT: Wind Creek Casino - Chicago: Bid Set

FILE NAME: Exterior & Interior Signage

TITLE: Site Signage Location Plans

LORENC DESIGN
SHEET NUMBER

0.03

These drawings are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes.



173936
Wind Creek
Chicago Southland
Parking Garage Signage
June 4, 2024



Headquarters
425 North 3rd Street
Reading, PA 19601
610.898.9600
sales@lhsigns.com

www.lhsigns.com

P13 Pink
To Match: MP08744

V13 Perfect Match Red
3M 7725-263

P12 Beige
To Match: MP04474

V12 Oramask 810 Stencil Film

P11 White Diamond
To Match: MP04561

V11 Translucent Cardinal Red
3M 3630-53

P10 Blue Sapphires
To Match: MP13912

V10 Diffuser
3M 3635-30

P9 Green Emeralds
To Match: MP01068

V9 Frosted Vinyl
3M Dusted Crystal

P8 Red Rubies
To Match: MP12602

V8 Reflective Red
3M 680-72

P7 Gold Nuggets
To Match: MP10190

V7 Reflective Black
3M 680-85

P6 Black - **Satin Finish**
To Match: MP59647

V6 Black
3M 180C-12

P5 Red - **Satin Finish**
To Match: MP08937

V5 Cardinal Red
3M 180C-53

P4 Grey 2
To Match: MP07102

V4 Dark Grey
3M 180C-41

P3 Grey 1
To Match: MP03730

V3 Double-Layer Translucent Frosted
3M Frosted Crystal Overlaid on 3M Dusted Crystal

P2 Bronze
To Match: MP20509

V2 Reflective White
3M 680-10

P1 White - **Satin Finish**
To Match: MP03549

V1 White
3M 7725-10

M4 Rowmark ADA Alternative
3X1-307

M3 #7328 Trans. White Acrylic

M2 Poured Resin
To Match: M1

M1 First Surface/Edges Sand-Blasted Acrylic

D6 Green
To Match: PMS 342C

D5 Wood Print

D4 Blue
To Match: PMS 293C

D3 Red 1
To Match: PMS 207C

D2 Black

D1 White

PAINT

VINYL

MATERIAL FINISHES

DIGITAL PRINT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

TYPEFACE 5
Futura Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

TYPEFACE 4
GOTHAM BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz
 1234567890

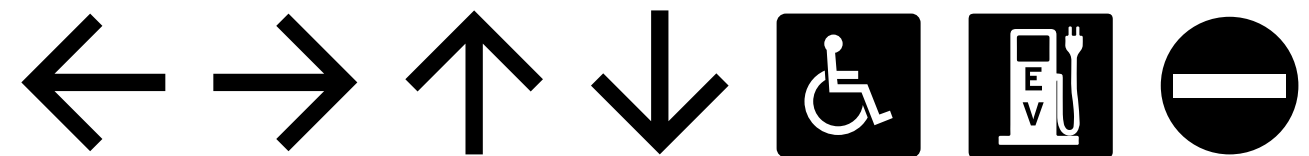
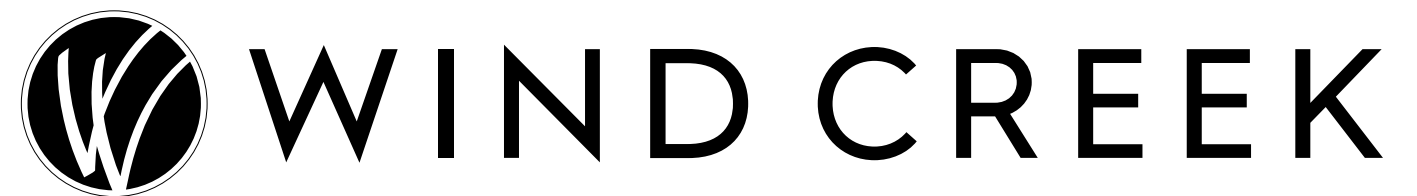
TYPEFACE 3
GOTHAM CONDENSED BOOK

ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz
 1234567890

TYPEFACE 2
GOTHAM NARROW BOOK

ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz
 1234567890

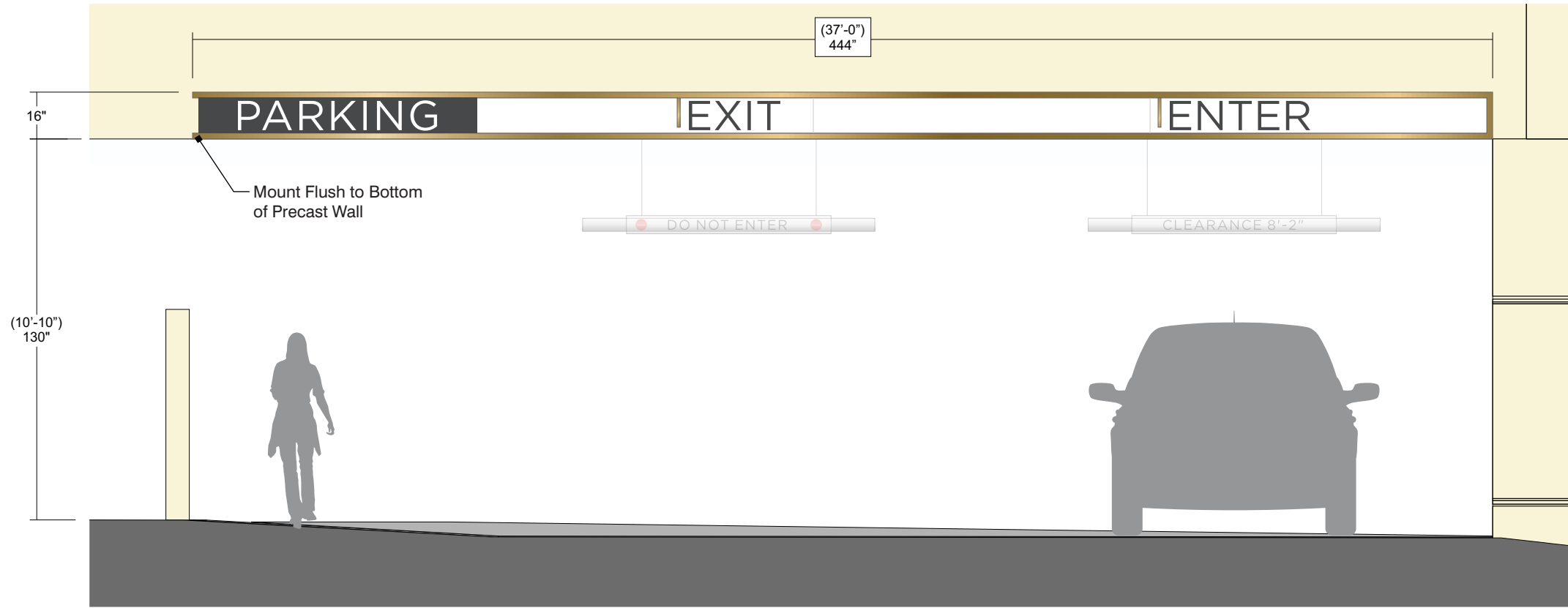
TYPEFACE 1
GOTHAM BOOK



SYMBOLS

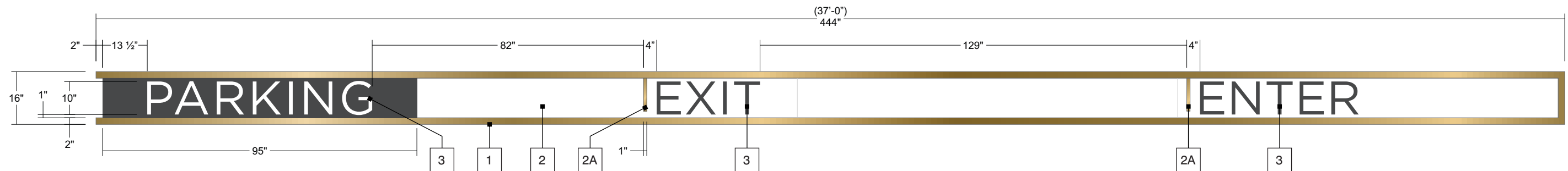
20A | Primary Parking Entry/Exit

Item 5. B.
S/F | Non-Illuminated | Qty: 1



- 1 **Tube Frame**
Fabricated 1 1/2" X 2" X 1/8" Aluminum Tube Frame; Color: P2;
- 2 **Face**
.090" Aluminum; Color: P1 & P4;
- 2A **Face Accent**
1/4" Clear Acrylic; Color: P2; Secured to Face w/ VHB;
- 3 **FCO Copy**
1/2" Clear Acrylic; Color: P1 & P4; Secured to Face w/ VHB;
- * See Drawing "173936_ST20A" for Fabrication & Install Details;

2 **Front Elevation**
Scale: 1/4" = 1'



1 **Front View**
Scale: 3/8" = 1'

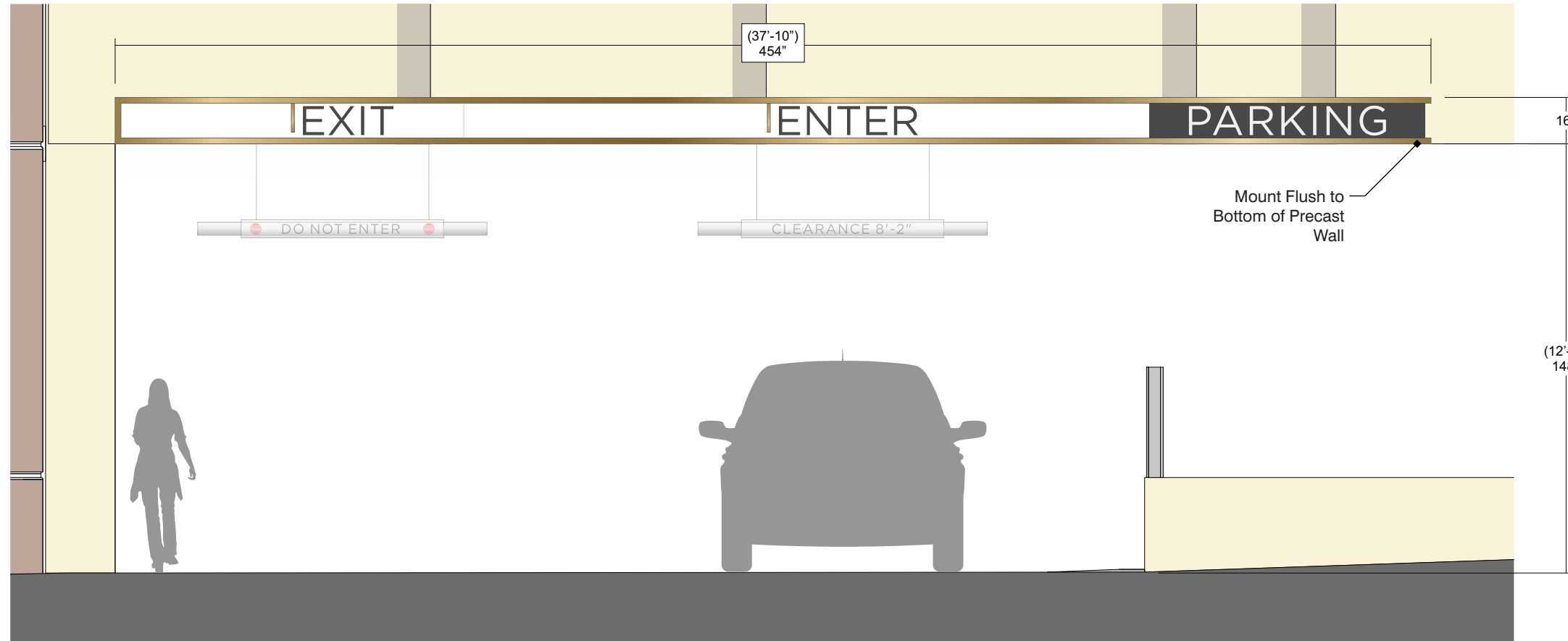
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20B | Secondary Parking Entry/Exit

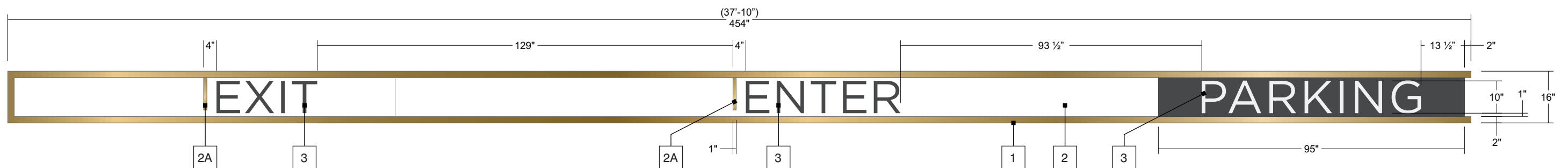
Item 5. B.

S/F | Non-Illuminated | Qty: 1



- 1 **Tube Frame**
Fabricated 1 1/2" X 2" X 1/8" Aluminum Tube Frame; Color: P2;
- 2 **Face**
.090" Aluminum; Color: P1 & P4;
- 2A **Face Accent**
1/4" Clear Acrylic; Color: P2; Secured to Face w/ VHB;
- 3 **FCO Copy**
1/2" Clear Acrylic; Color: P1 & P4; Secured to Face w/ VHB;
- * See Drawing "173936_ST20B" for Fabrication & Install Details;

2 **Front Elevation**
Scale: 1/4" = 1'



1 **Front View**
Scale: 3/8" = 1'

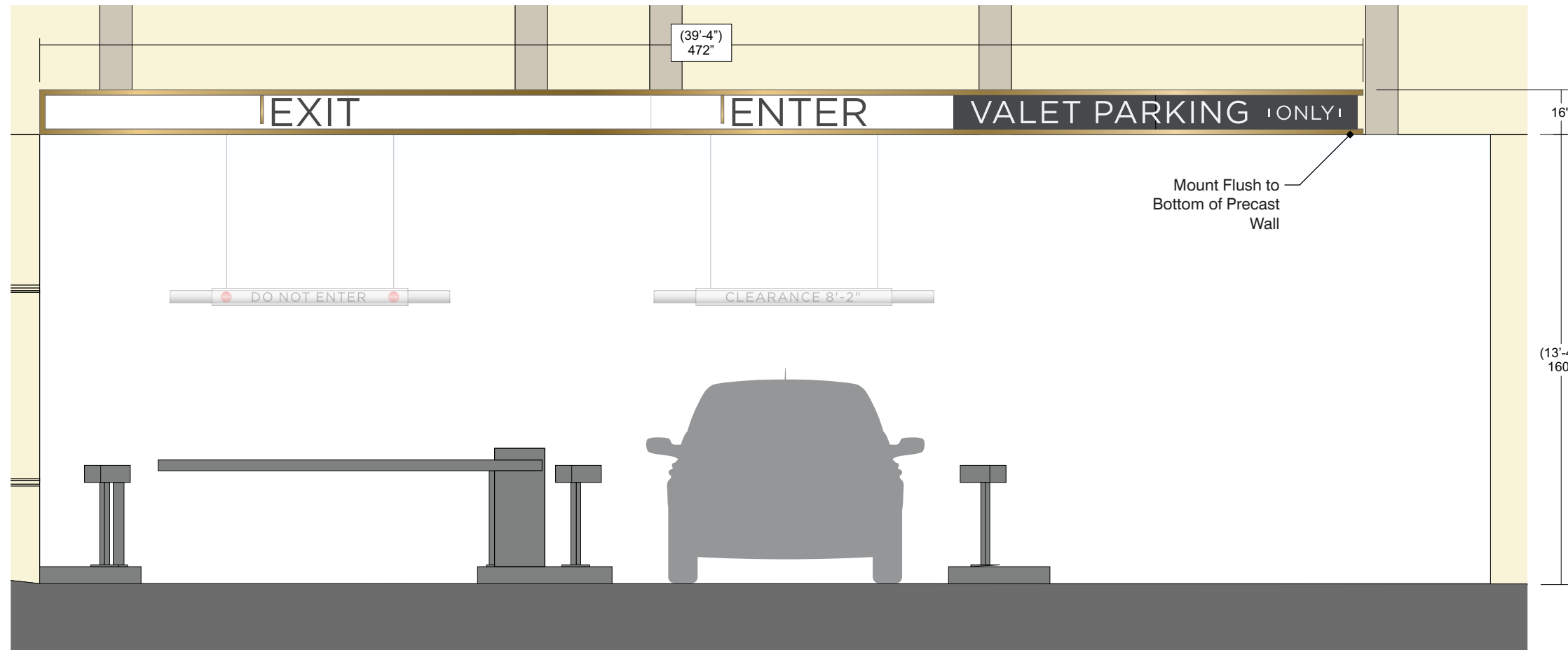
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20C | Valet Parking Entry/Exit

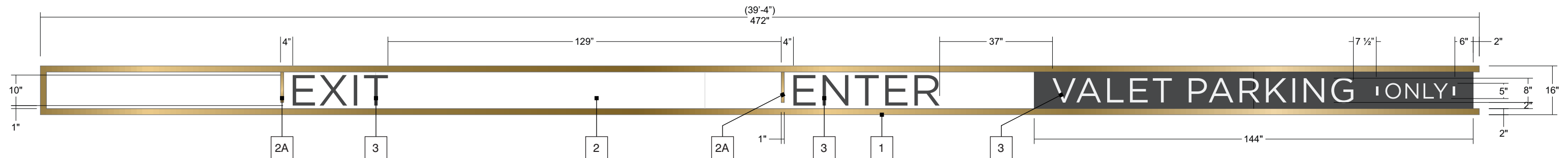
Item 5. B.

S/F | Non-Illuminated | Qty: 1



- 1 **Tube Frame**
Fabricated 1 1/2" X 2" X 1/8" Aluminum Tube Frame; Color: P2;
- 2 **Face**
.090" Aluminum; Color: P1 & P4;
- 2A **Face Accent**
1/4" Clear Acrylic; Color: P2; Secured to Face w/ VHB;
- 3 **FCO Copy**
1/2" Clear Acrylic; Color: P1 & P4; Secured to Face w/ VHB;
- * See Drawing "173936_ST20C" for Fabrication & Install Details;

2 **Front Elevation**
Scale: 1/4" = 1'



1 **Front View**
Scale: 3/8" = 1'

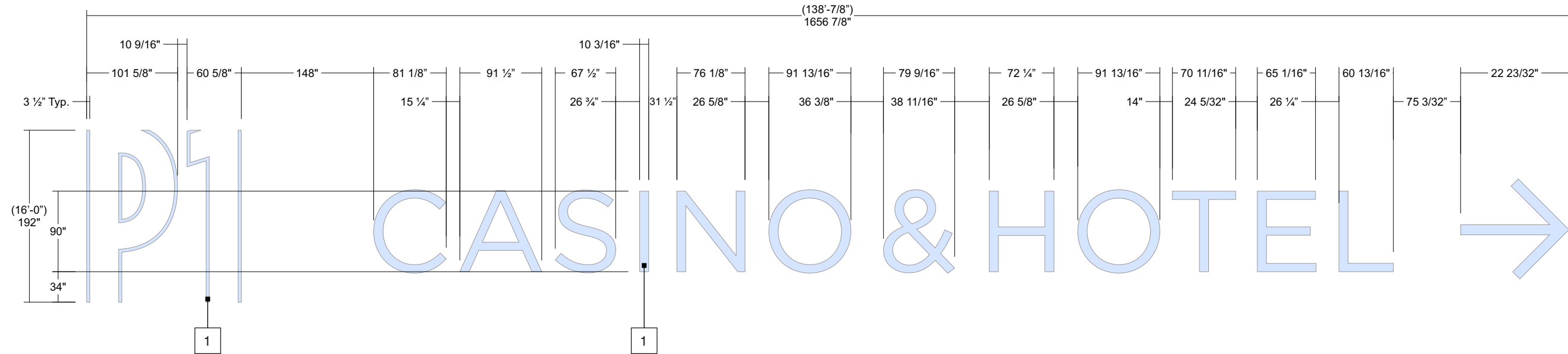
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- 1 Stencil
Die-Cut Vinyl Stencil; Color: V12; Wall Painted by Others;



2 Front Elevation
Scale: 3/32" = 1'



1 Front View
Scale: 3/32" = 1'

Account Representative	Design Eng. Matt P.	Date Created: 6/4/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions:



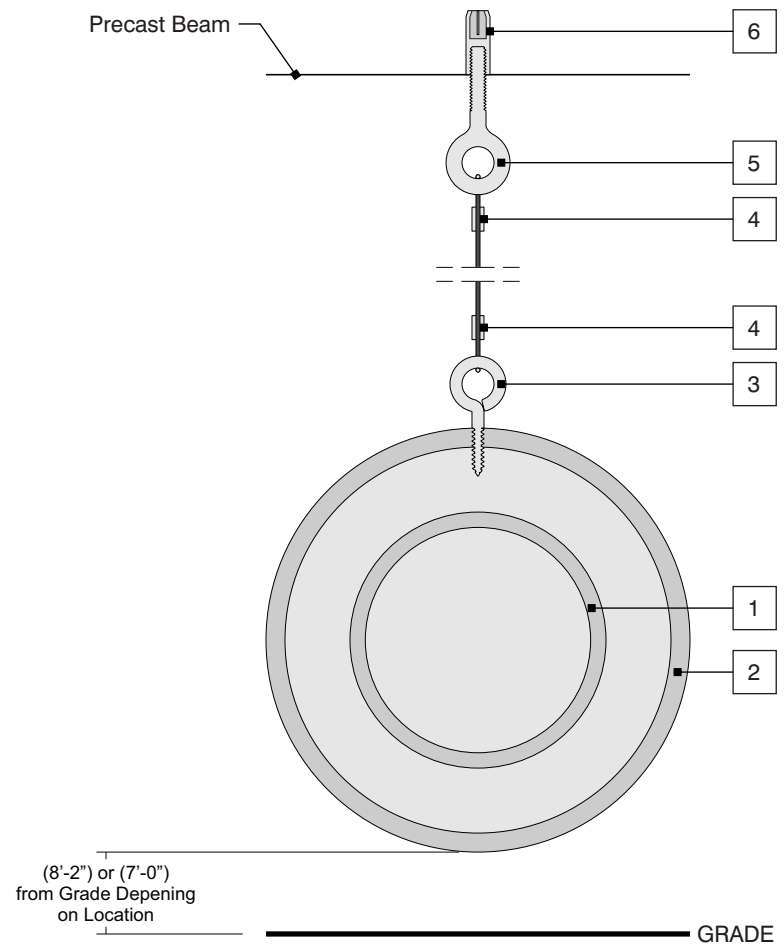
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22 | Clearance Bar (Copy)

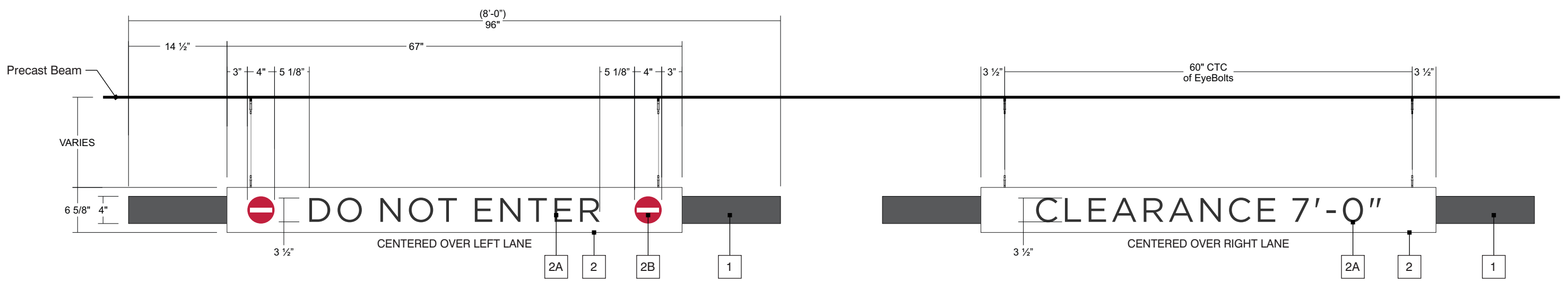
Item 5. B.

S/F | Non-Illuminated | Qty: 14



3 Typical Section View
Scale: 1:3

- 1 Center Tube**
3 1/2" SCH40 PVC Pipe w/ PVC End Caps; Color: P3;
- 2 Accent Tube**
6" SCH40 PVC Pipe w/ PVC End Caps - Glued to Center Tube; Color: P1;
- 2A Copy**
First Surface Applied Vinyl Copy; Typeface: T1; Color: V7;
- 2B Do Not Enter Symbol**
First Surface Applied Vinyl Symbol; Color: V8;
- 3 Bar Eyebolt**
3/16" X 1/2" Loop X 1" Shank S.S. Eyebolt - Mc#30425T41; Qty: 4; Pre-Drill PVC Tube w/ 3/32" Drill-Bit;
- 4 Wire Rope**
1/16" - 7X7 - S.S. Wire Rope w/ Rope Compression Sleeves - Mc#3633T2;
- 5 Precast Beam Eyebolt**
1/4"-20 X 1" Threaded S.S. Eyebolt - Mc#3032T51; Qty: 4; Secured in Concrete Anchors
- 6 Concrete Anchor**
1/4"-20 S.S. Female Threaded Anchor - Mc#97082A160; Qty: 4;



1 Front View @ Location 1015
Scale: 1:15

Account Representative	Design Eng. Matt P.	Date Created: 6/4/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions:





3 Front View @ Locations 2085, 2086, 2087, 2088 , 3059, 3060, 3061, 3062, 3063, & 3064
 Mounted 7'-0" from Grade
 Scale: 1:15



2 Front View @ Locations 1008, 1011, & 1029
 Mounted 8'-2" from Grade
 Scale: 1:15



1 Front View @ Location 1015
 Mounted 7'-0" from Grade
 Scale: 1:15



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173936
Wind Creek
Chicago Southland
Site Signage
April 16, 2024



Headquarters
425 North 3rd Street
Reading, PA 19601
610.898.9600
sales@lhsigns.com

www.lhsigns.com

P13 Pink
To Match: MP08744

V13 Perfect Match Red
3M 7725-263

P12 Beige
To Match: MP04474

V12 Oramask 810 Stencil Film

P11 White Diamond
To Match: MP04561

V11 Translucent Cardinal Red
3M 3630-53

P10 Blue Sapphires
To Match: MP13912

V10 Diffuser
3M 3635-30

P9 Green Emeralds
To Match: MP01068

V9 Frosted Vinyl
3M Dusted Crystal

P8 Red Rubies
To Match: MP12602

V8 Reflective Red
3M 680-72

P7 Gold Nuggets
To Match: MP10190

V7 Reflective Black
3M 680-85

P6 Black - **Satin Finish**
To Match: MP59647

V6 Black
3M 180C-12

D6 Green
To Match: PMS 342C

P5 Red - **Satin Finish**
To Match: MP08937

V5 Cardinal Red
3M 180C-53

D5 Wood Print

P4 Grey 2
To Match: MP07102

V4 Dark Grey
3M 180C-41

M4 Rowmark ADA Alternative
3X1-307

D4 Blue
To Match: PMS 293C

P3 Grey 1
To Match: MP03730

V3 Double-Layer Translucent Frosted
3M Frosted Crystal Overlaid on 3M Dusted Crystal

M3 #7328 Trans. White Acrylic

D3 Red 1
To Match: PMS 207C

P2 Bronze
To Match: MP20509

V2 Reflective White
3M 680-10

M2 Poured Resin
To Match: M1

D2 Black

P1 White - **Satin Finish**
To Match: MP03549

V1 White
3M 7725-10

M1 First Surface/Edges Sand-Blasted Acrylic

D1 White

PAINT

VINYL

MATERIAL FINISHES

DIGITAL PRINT



ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

TYPEFACE 5
Futura Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
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TYPEFACE 4
GOTHAM BOLD

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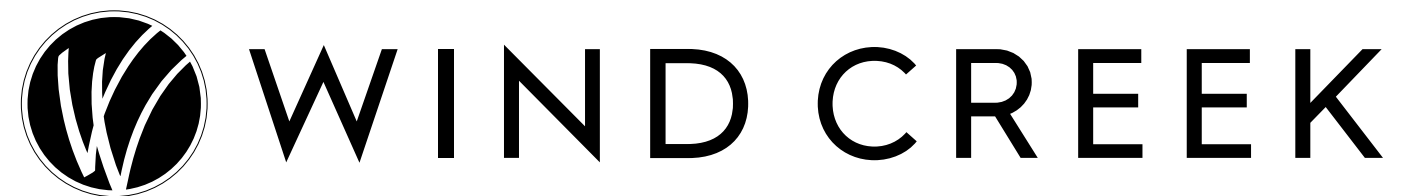
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GOTHAM CONDENSED BOOK

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 1234567890

TYPEFACE 2
GOTHAM NARROW BOOK

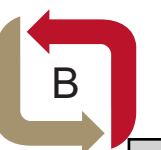
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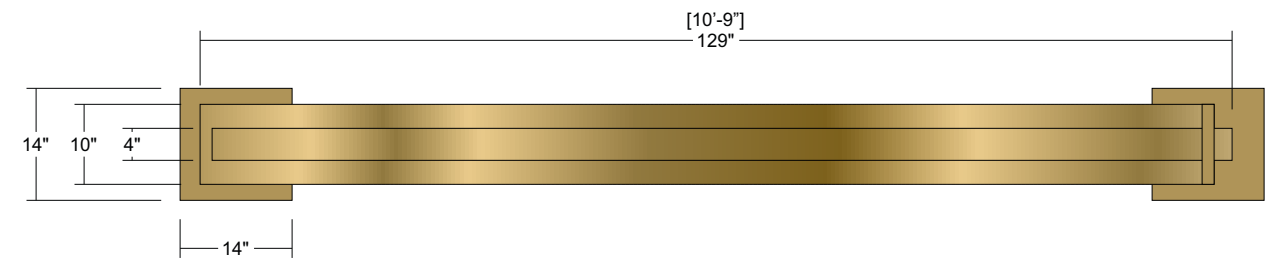
TYPEFACE 1
GOTHAM BOOK



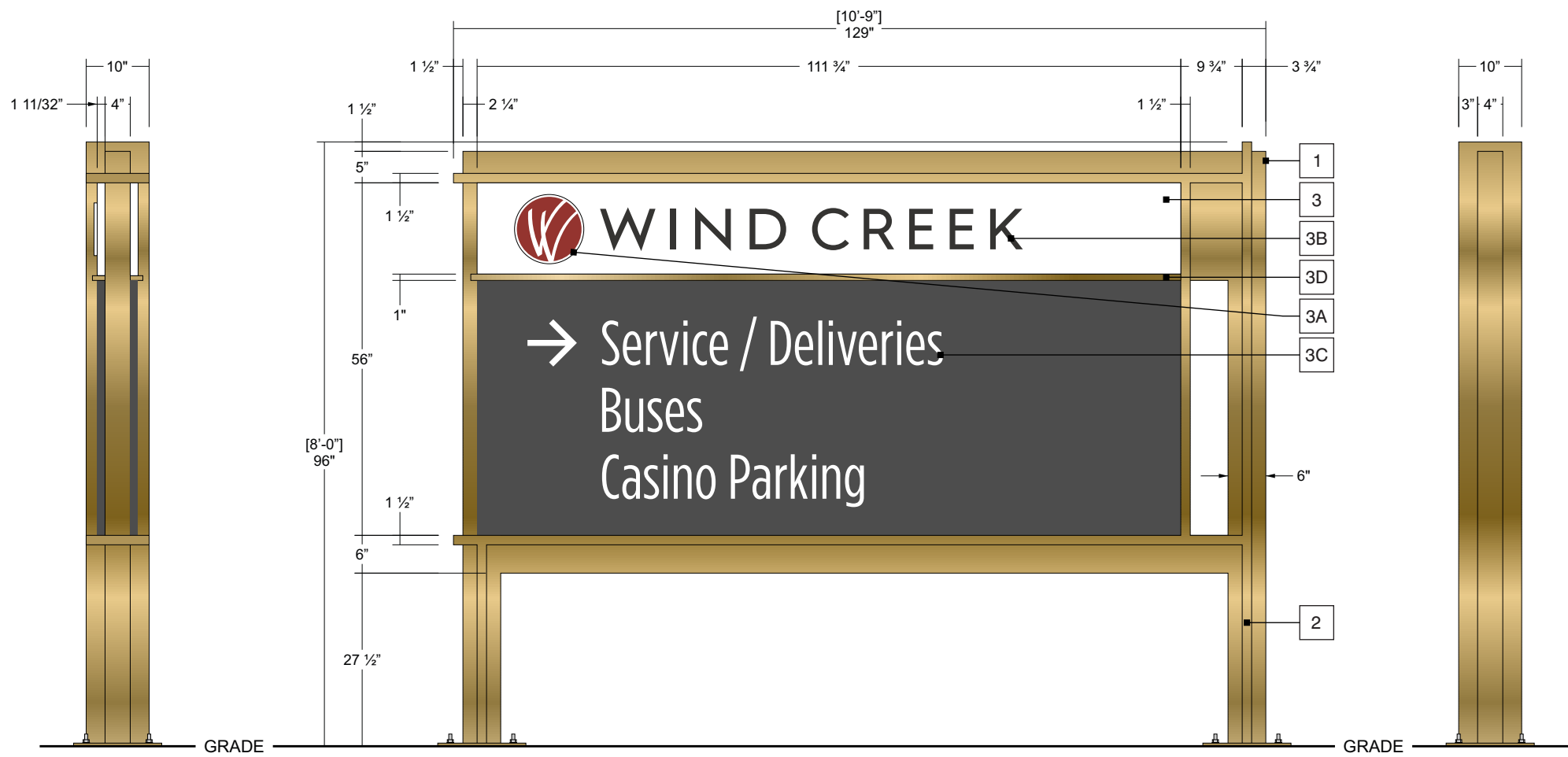
SYMBOLS

Account Representative	Design Eng. Matt P.	Date Created: 4/29/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.23.24 MP ~ Added V11; Rev 2 - 6.3.24 MP ~ Added M3; Rev 3 - 6.5.24 MP ~ Added V12 & Do Not Enter Symbol; Rev 4 - 7.3.24 MP ~ Added Typeface 3; Rev 5 - 7.5.24 MP ~ Added Symbols, M4, D5, & V13; Rev 6 - 7.12.24 MP ~ Added D6





4 Top View
Scale: 1/2" = 1'



3 Left Side View
Scale: 1/2" = 1'

1 Front View
Scale: 1/2" = 1'

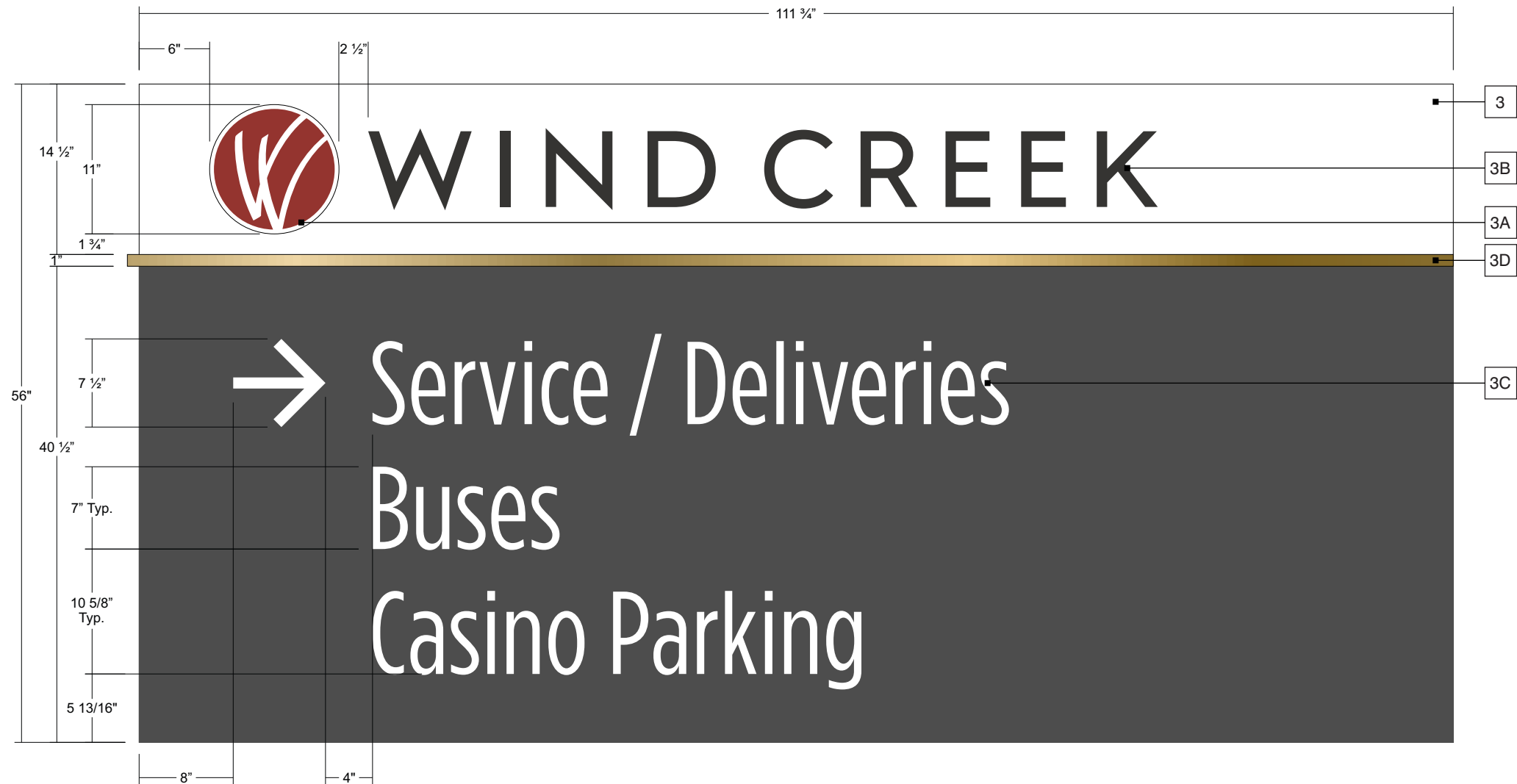
2 Right Side View
Scale: 1/2" = 1'



5 Back View
Scale: 3/8" = 1'

- 1 Main Frame**
4" X 6" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**
1 1/2" X 3" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front & Back Panel**
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Logo**
1/2" Clear Acrylic Logo w/ First Surface Applied Vinyl; Color: P1 & V5; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3B Logo Copy**
1/2" Clear Acrylic Copy; Color: P4; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3C Directional Copy & Arrows**
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 3D Accent Tube**
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;
- *** See Drawing "173936_1C" for Fabrication & Install Details;

- 3 Front & Back Panel**
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Logo**
1/2" Clear Acrylic Logo w/ First Surface Applied Vinyl; Color: P1 & V5; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3B Logo Copy**
1/2" Clear Acrylic Copy; Color: P4; Secured to Front Panel w/ 1/32" Black Exterior VHB;
- 3C Directional Copy & Arrows**
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 3D Accent Tube**
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;



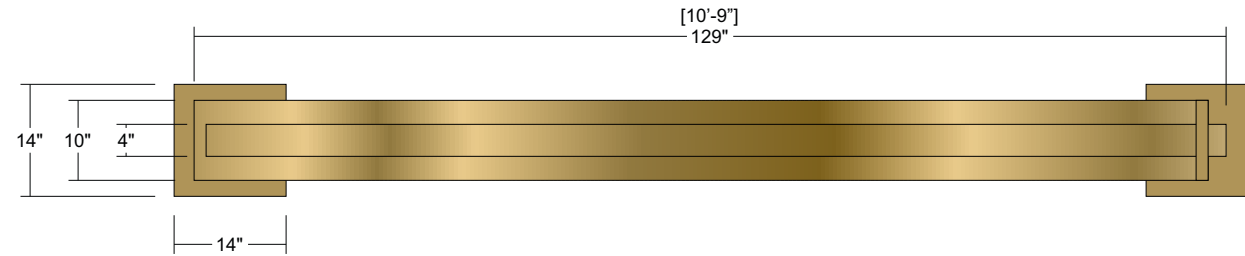
1 Message Layout
Scale: 1"=1'

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;

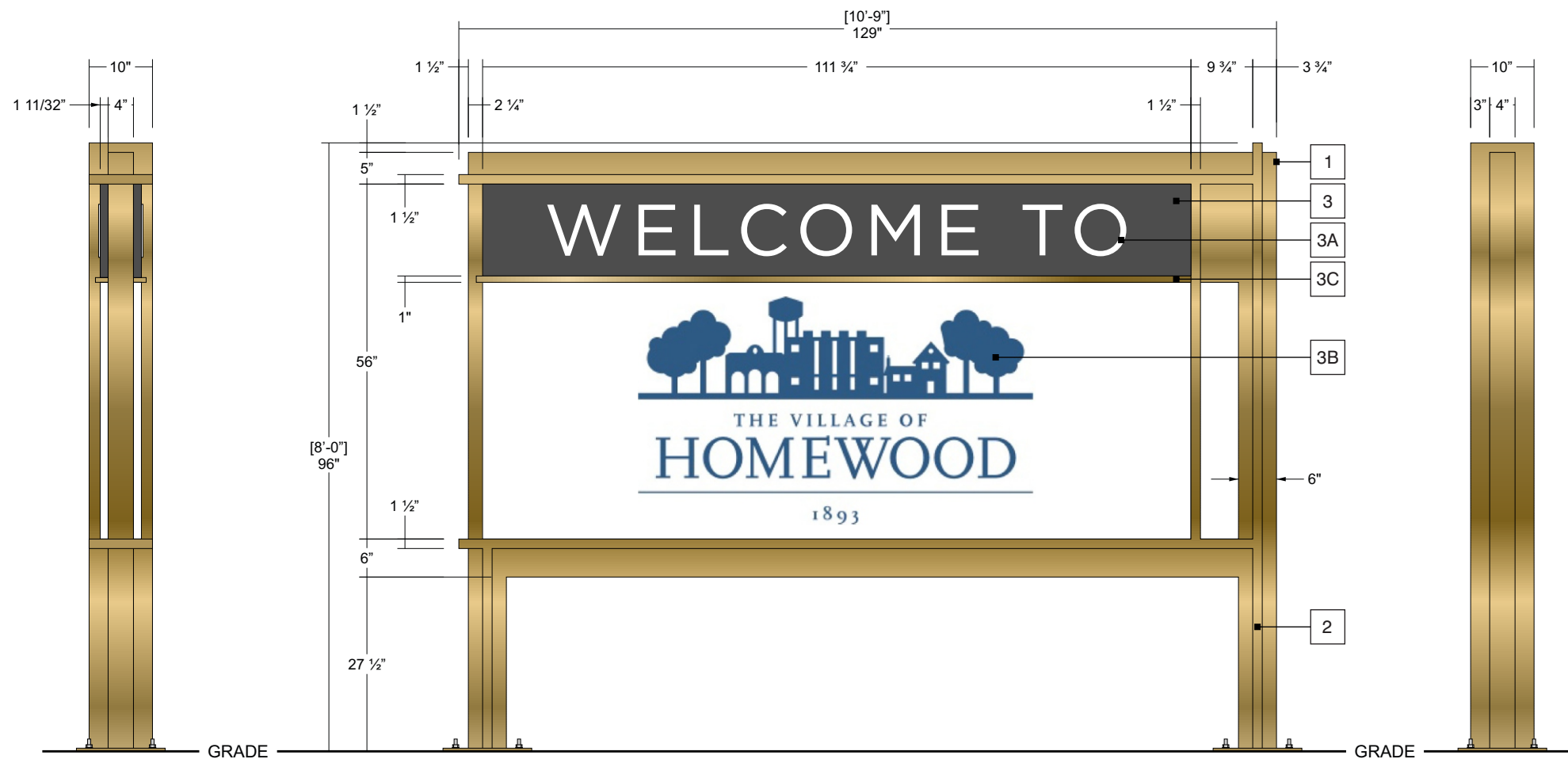


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4 Top View
Scale: 1/2" = 1'



3 Left Side View
Scale: 1/2" = 1'

1 Front View
Location "1D-003"
Scale: 1/2" = 1'

2 Right Side View
Scale: 1/2" = 1'



5 Back View
Scale: 3/8" = 1'

- 1 Main Frame**
4" X 6" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**
1 1/2" X 3" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front & Back Panel**
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A FCO Copy**
1/2" Clear Acrylic Copy; Color: P1; Secured to Front & Back Panel w/ 1/32" Black Exterior VHB;
- 3B Logo**
First Surface Digitally Printed Logo; Color: Varies per Logo;
Client to Provide High Resolution Artwork Prior to Fabrication;
- 3C Accent Tube**
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;
- *** See Drawing "173936_1C" for Typical Fabrication & Install Details;

- 3 **Front & Back Panel**
Fab'd Aluminum Panel; Color: P1 & P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A **FCO Copy**
1/2" Clear Acrylic Copy; Color: P1; Secured to Front & Back Panel w/ 1/32" Black Exterior VHB;
- 3B **Logo**
First Surface Digitally Printed Logo; Color: Varies per Logo;
Client to Provide High Resolution Artwork Prior to Fabrication;
- 3C **Accent Tube**
1" X 1" X 1/8" Aluminum Tube Accents; Secured to Front/Back Panel w/ #8 HDW; Color: P2;

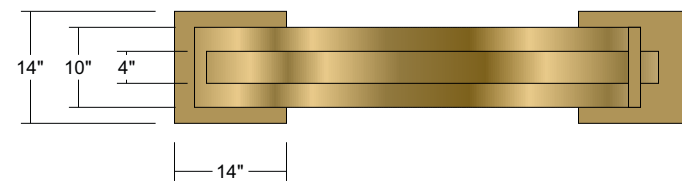


1 Typical Message Layout
Scale: 1"=1'

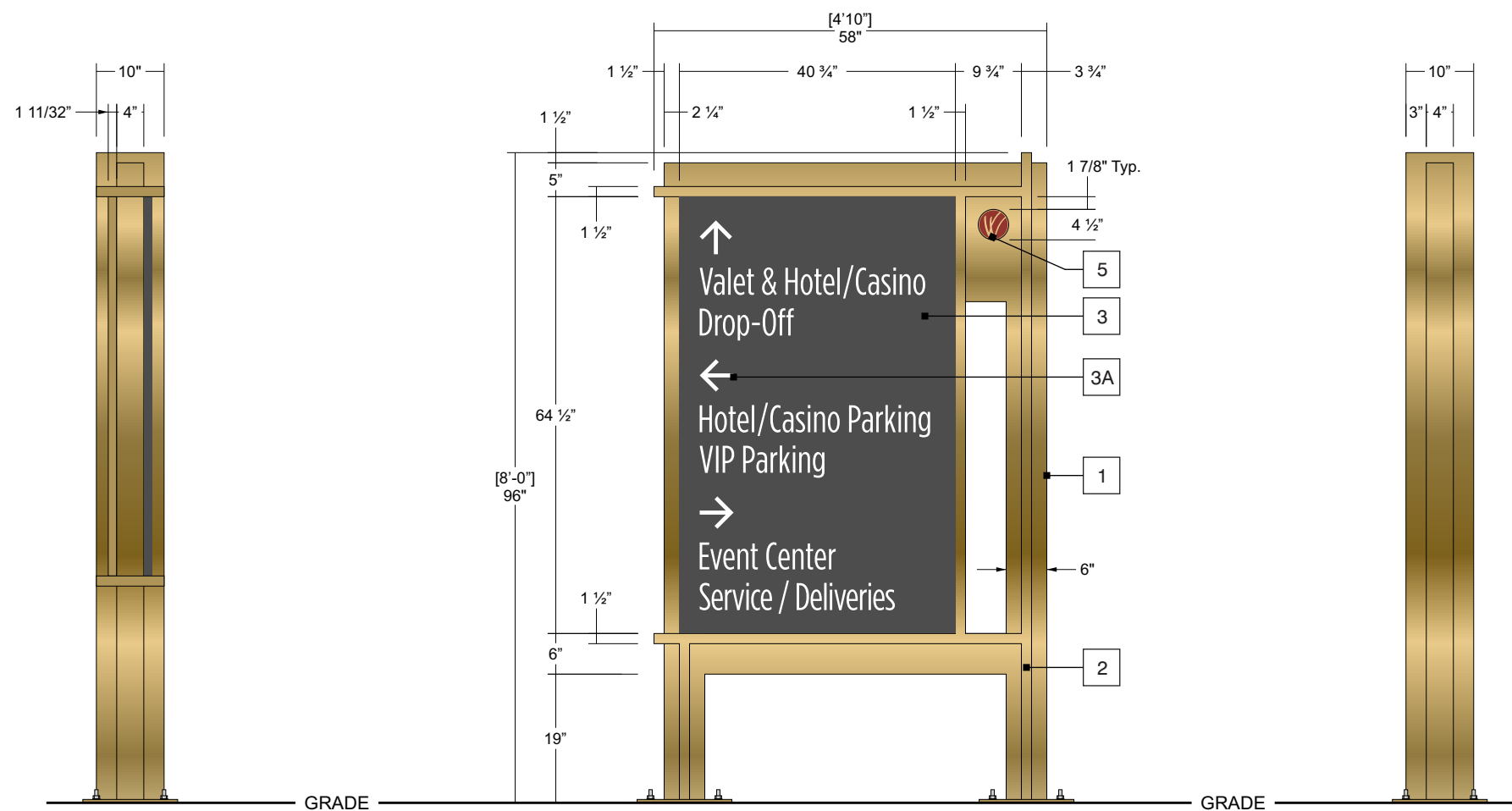
Account Representative	Design Eng. Matt P.
Project Manager Meredith A.	Engineer Dir. Will W.

- Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs;
- Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers;
- Rev 3 - 6.26.24 MP - Revised per Client Redlines;





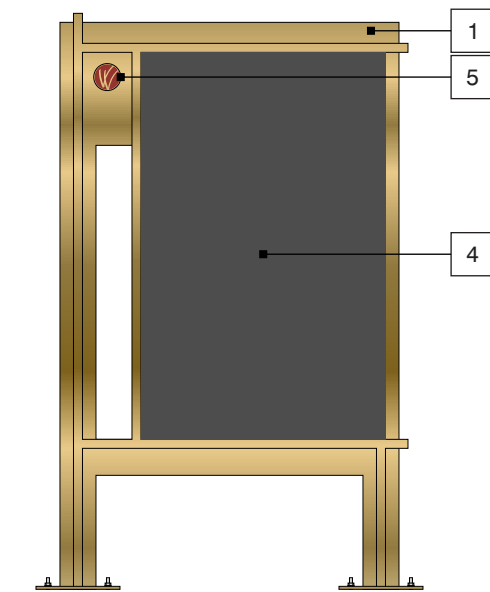
4 Top View
Scale: 1/2" = 1'



3 Left Side View
Scale: 1/2" = 1'

1 Front View
Scale: 1/2" = 1'

2 Right Side View
Scale: 1/2" = 1'



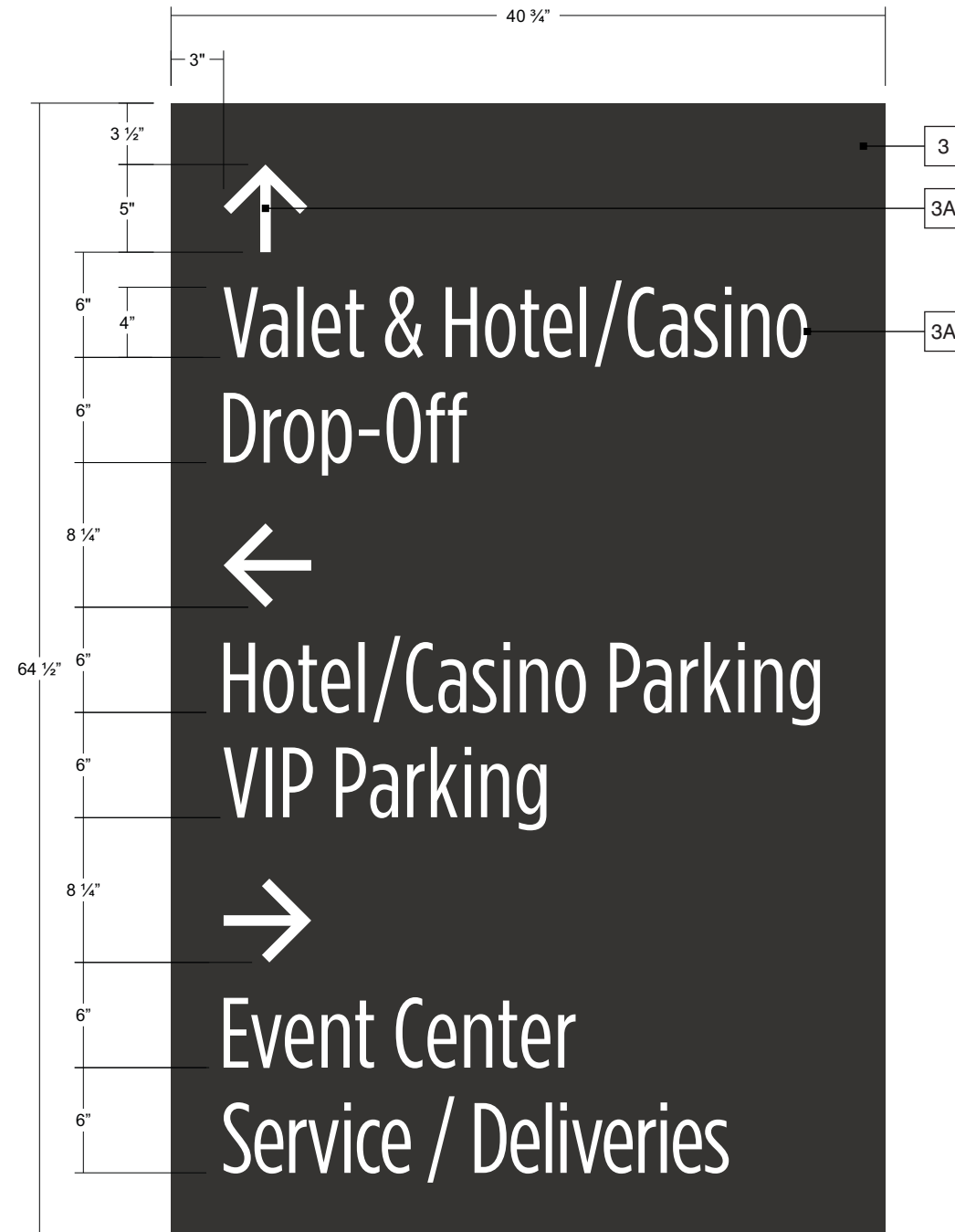
5 Back View
Scale: 3/8" = 1'

- 1 Main Frame**
3" X 4" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**
1" X 1 1/2" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front Panel**
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Copy & Arrows**
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 4 Back Panel**
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 5 Logo**
.063" Aluminum w/ First Surface Digitally Printed Logo; Color: P2 w/ D3; Secured to Main Frame w/ 1/32" Black Exterior VHB;
- *** See Drawing "173936_5B" for Fabrication & Install Details;

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;



- 3 **Front Panel**
 Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW
 - Fasteners Painted to Match Panel Color;
- 3A **Copy & Arrows**
 First Surface Applied Vinyl Copy & Arrows; Color: V2;



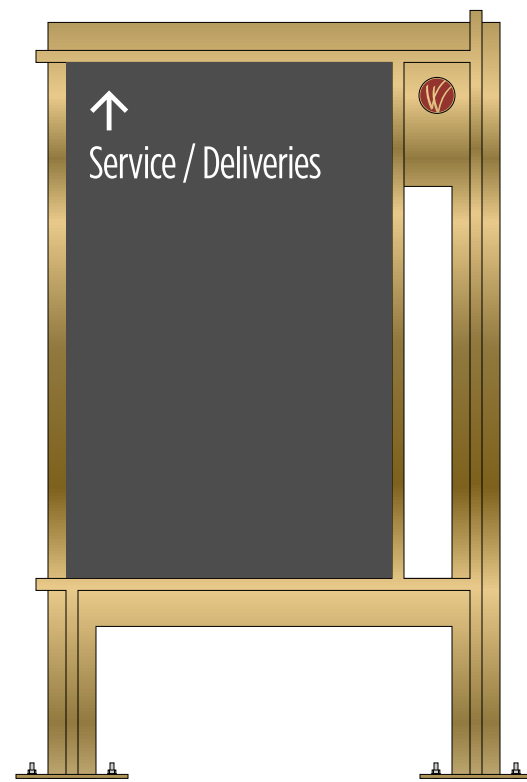
1 Typical Message Layout
 Scale: 1:10

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;

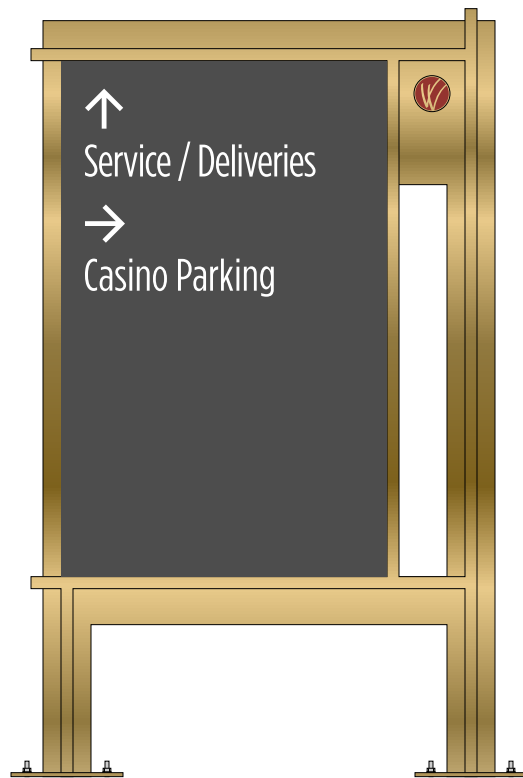




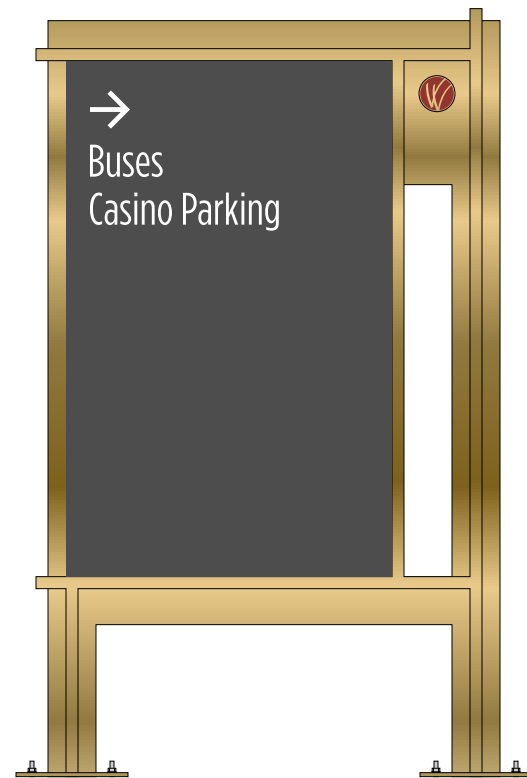
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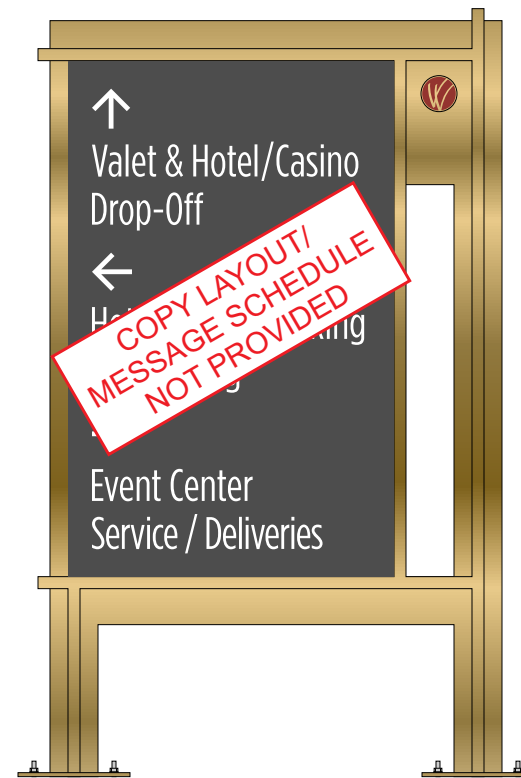
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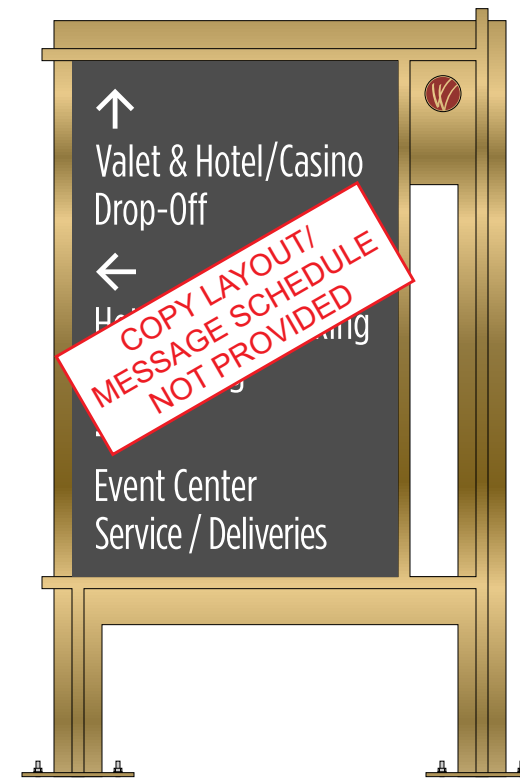
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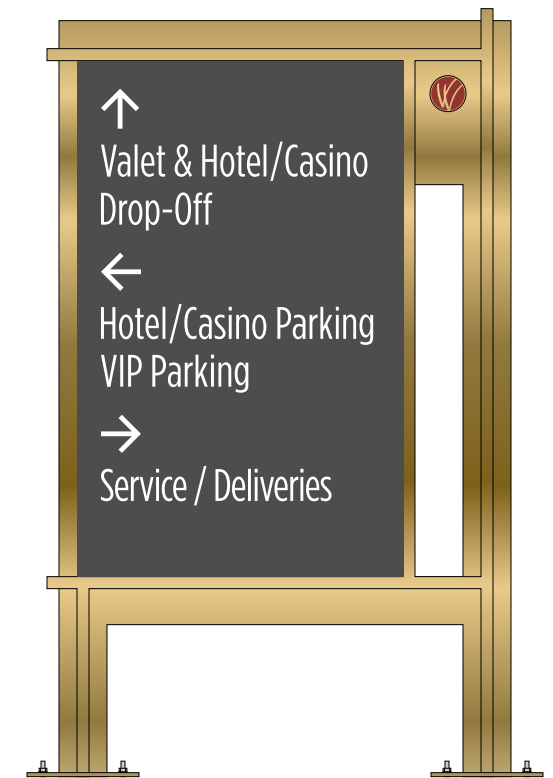
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Location: 0025



Location: 0027



Location: 0036

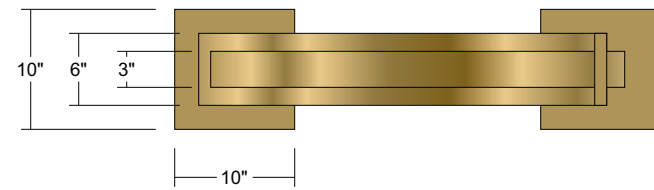
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ST9 | Service Directional

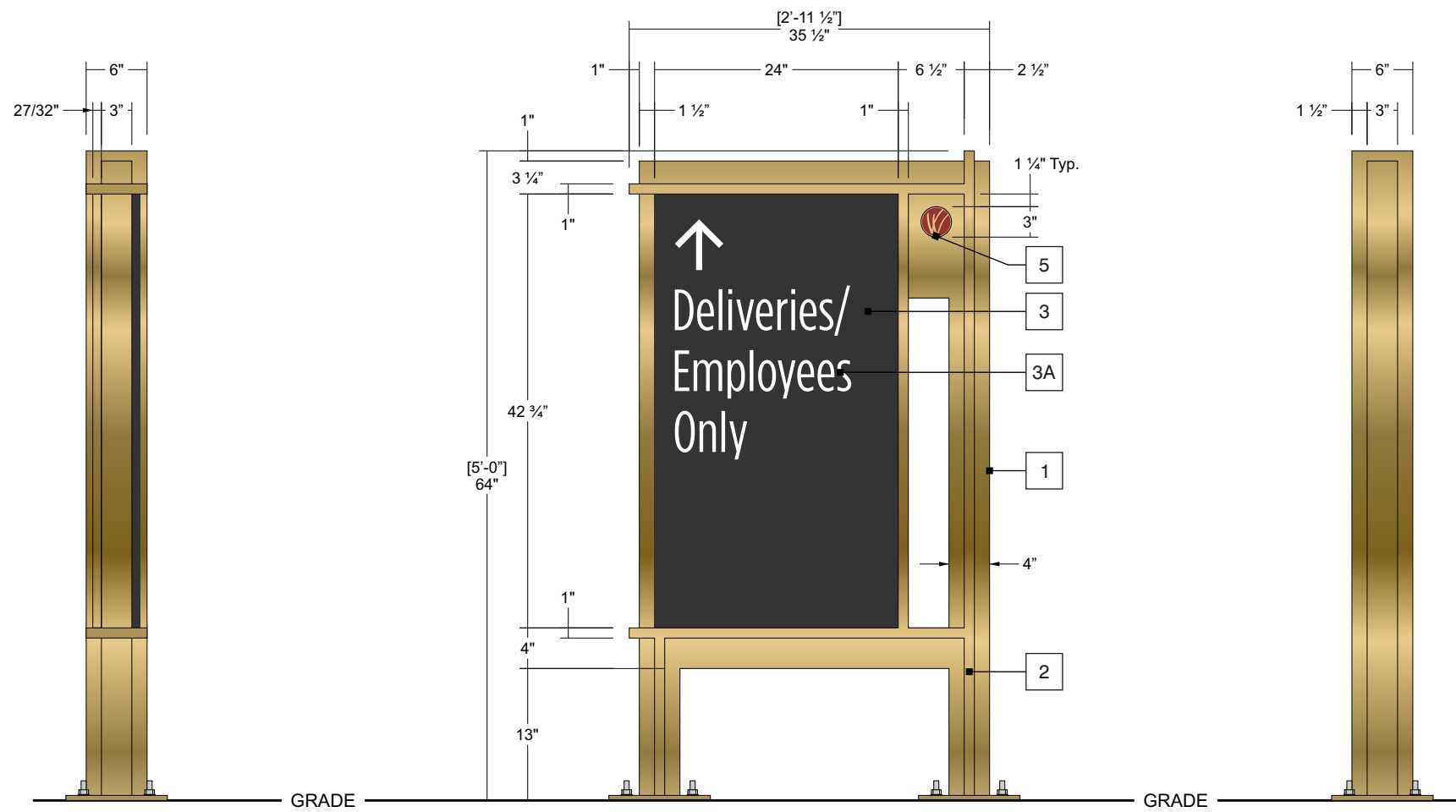
S/F | Non-Illuminated | Qty: 5

Item 5. B.

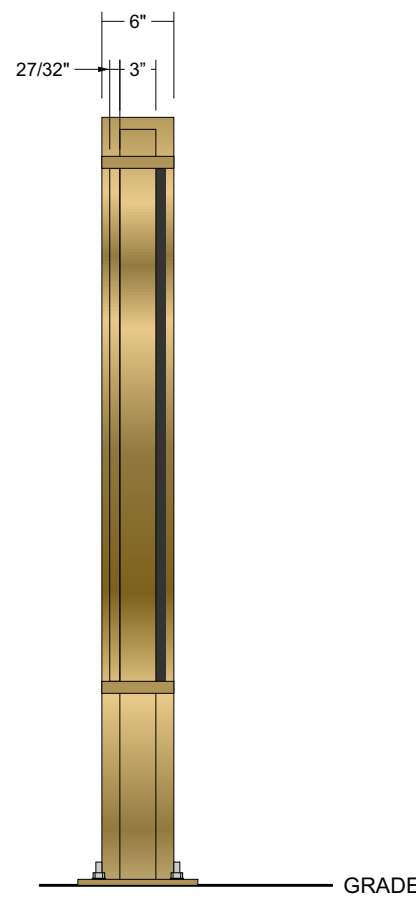


4 Top View
Scale: 3/4" = 1'

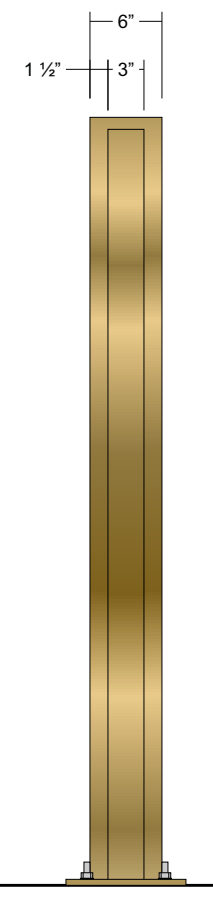
- 1 Main Frame**
3" X 4" X 3/16" Aluminum Tube Frame w/ Base Plates; Color: P2;
- 2 Accent Tubes**
1" X 1 1/2" X 1/8" Aluminum Tube Accents; Secured to Main Frame w/ #8 HDW & LORD Adhesive; Color: P2;
- 3 Front Panel**
Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 3A Copy & Arrows**
First Surface Applied Vinyl Copy & Arrows; Color: V2;
- 4 Back Panel**
Fab'd Aluminum Panel; Color: P2; Secured to Main Frame w/ #8 HDW - Fasteners Painted to Match Panel Color;
- 5 Logo**
.063" Aluminum w/ First Surface Digitally Printed Logo; Color: P2 w/ D3; Secured to Main Frame w/ 1/32" Black Exterior VHB;
- *** See Drawing "173936_ST9" for Fabrication & Install Details;



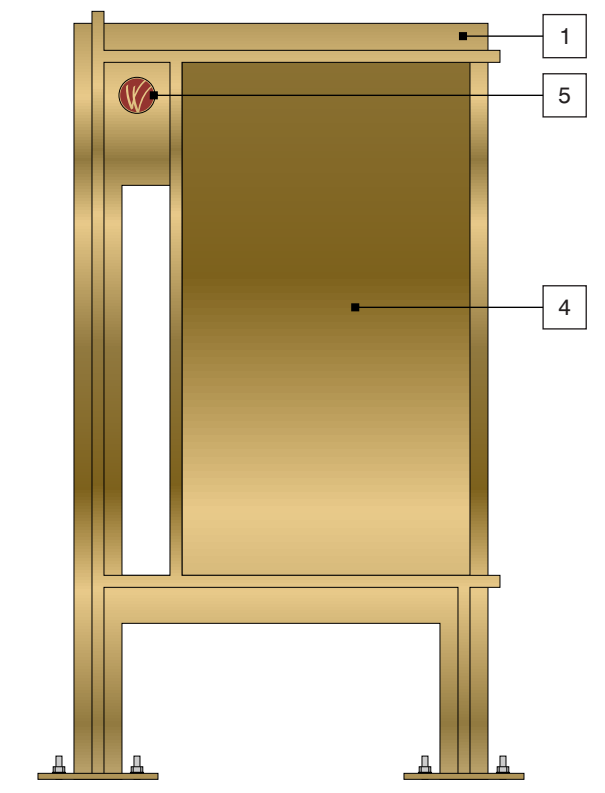
1 Front View
Scale: 3/4" = 1'



3 Left Side View
Scale: 3/4" = 1'



2 Right Side View
Scale: 3/4" = 1'



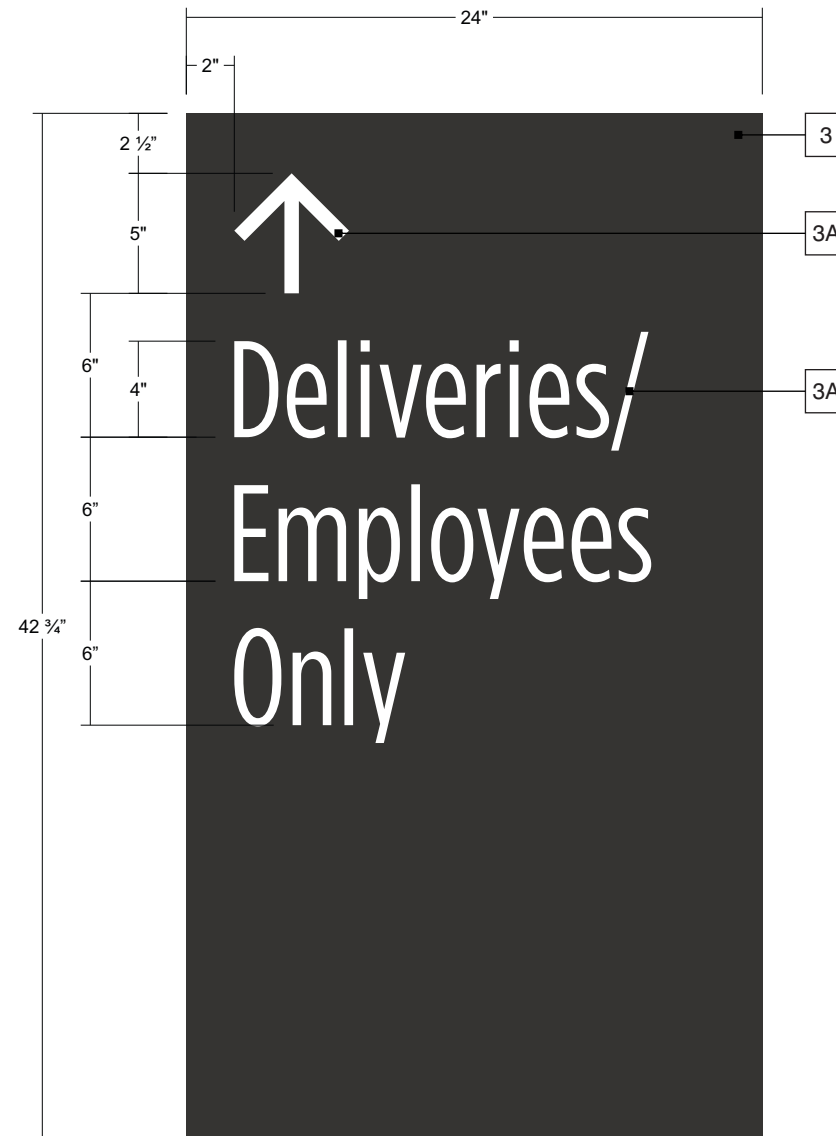
5 Back View
Scale: 3/4" = 1'

Account Representative	Design Eng. Matt P.
Project Manager Meredith A.	Engineer Dir. Will W.

Date Created: 4/16/2024
Revisions:
Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs;
Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers;
Rev 3 - 6.26.24 MP - Revised per Client Redlines;



- 3 **Front Panel**
 Fab'd Aluminum Panel; Color: P4; Secured to Main Frame w/ #8 HDW
 - Fasteners Painted to Match Panel Color;
- 3A **Copy & Arrows**
 First Surface Applied Vinyl Copy & Arrows; Color: V2;



1 Typical Message Layout
 Scale: 1:8

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;





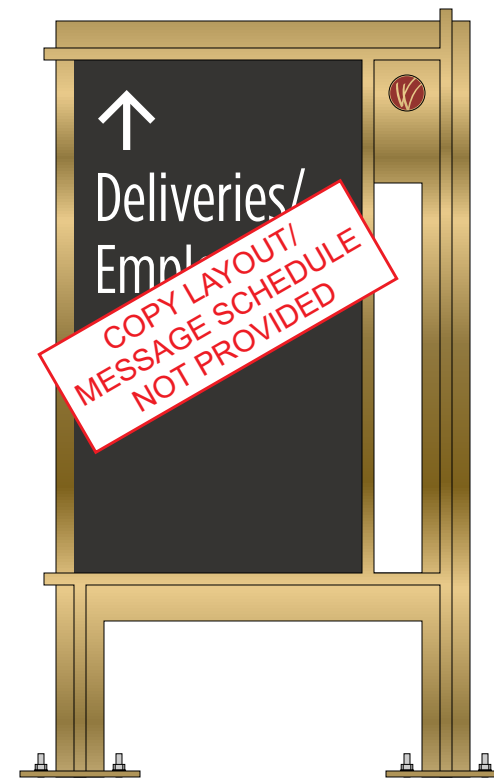
Location: 0006



Location: 0029



Location: 0041



Location: 0046



Location: 0047

Account Representative	Design Eng. Matt P.	Date Created: 4/16/2024
Project Manager Meredith A.	Engineer Dir. Will W.	Revisions: Rev 1 - 5.7.24 MP - Removed Color Sheet & Revised Sign Color Specs; Rev 2 - 5.21.24 MP - Revised Regulatory Sign Footers; Rev 3 - 6.26.24 MP - Revised per Client Redlines;



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VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 5, 2024

To: Appearance Commission

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

Through: Angela Mesaros, Director of Community and Economic Development

Topic: Case 24-31: Mural at 2033-2049 Ridge Road

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application Form	1	Nate Otto, Applicant	07/25/2024
Portfolio Samples	3	Napoleon Haney, Village Manager	07/15/2024
Staff Exhibits	3	Noah Schumerth, Asst. Dir. ECD	08/23/2024

BACKGROUND

A local art enthusiast has presented an opportunity to install a mural in the alleyway between the buildings at 2033 Ridge Road and 2049 Ridge Road, in partnership with the Village of Homewood. The Village is bringing the proposed murals to the Appearance Commission for review, and to provide an opportunity for public discussion on the mural project.

DISCUSSION

Site Context

The alleyway between the buildings at 2033 Ridge Road (Hartford Building) and 2049 Ridge Road (retail building occupied by Loulou Belle boutique and Artistix Salon) was created with the demolition of the former Triumph Building and construction of the Hartford Building in 2023. The alleyway provides a pedestrian-only connection between Ridge Road and parking areas servicing buildings on the south side of the 2000 block of Ridge Road. The alleyway is accessible to the public via an access easement.

The Village is seeking improvements to the alleyway to increase safety and aesthetic quality of the space. In addition to the proposed mural, the Village Board has approved colored lighting for the space. The mural proposed is an addition to ongoing efforts to improve the space.

Artist

The proposed muralist, Nate Otto, is a Chicago-based artist who primarily creates murals and paintings, and has been commissioned for a variety of public and private projects. Mr. Otto has presented art at a

solo and collective art shows across the United States. According to his online bio, Mr. Otto describes his art style as:

"...occupying its own lane somewhere in between the worlds of folk art, street art, lowbrow art, and contemporary fine art."

More information on the artist may be found at his online portfolio: <https://nateotto.com/home.html>

Mural Details

The mural is proposed along the north wall of the alleyway and will extend the length of the alley. The proposed height of the mural is from the sidewalk level to approximately 6' above the sidewalk. Artistic styles that are similar to the proposed mural design are attached to this memorandum. The mural will include icons and artistic images of Homewood landmarks.

TIMELINE

The recommendations and feedback of the Appearance Commission will be forwarded to the Village Board of Trustees for final approval at a future meeting.

RECOMMENDED APPEARANCE COMMISSION ACTION

Staff asks that the Appearance Commission provide feedback on the proposed mural. Section 2-362.(i) of the Village Code of Ordinances lists the Appearance Commission's powers and duties, including the study of exterior public improvement projects at a public meeting before final approval by the Village Board of Trustees.

No motion is required.



APPLICATION: APPEARANCE REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: _____ Homewood, IL 60430

Property Index Number(s): _____

Zoning District:

- R-1 R-2 R-3 R-4
- B-1 B-2 B-3 B-4
- M-1 M-2 PL-1 PL-2

Application Request

Select all applicable boxes for Appearance Commission requests below.

- New Construction, including:
 - » Building Elevations
 - » Landscape Plan
 - » Lighting, Photometric Plan
 - » Signage
- Existing Development
 - » Exterior Alterations
 - » Landscape Plan
 - » Lighting, Photometric Plan
 - » Signage
- Sign Variance

Proposed Development or Alterations:

MURAL PAINTING IN
WALKWAY. NO SPECIAL
EQUIPMENT NEEDED

APPLICANT

Name NATHAN OTTO

Company _____

Address 9726 S. LEAVITT ST.
CHICAGO IL 60643

Phone (773) 807-5109

Email OTTONATE@GMAIL.COM

Role MURALIST

PROPERTY OWNER

Name _____

Company _____

Address _____

Phone _____

Email _____

Check box if the applicant is the property owner

I acknowledge and attest that:

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

NATHAN OTTO
Applicant Name

[Signature]
Applicant Signature

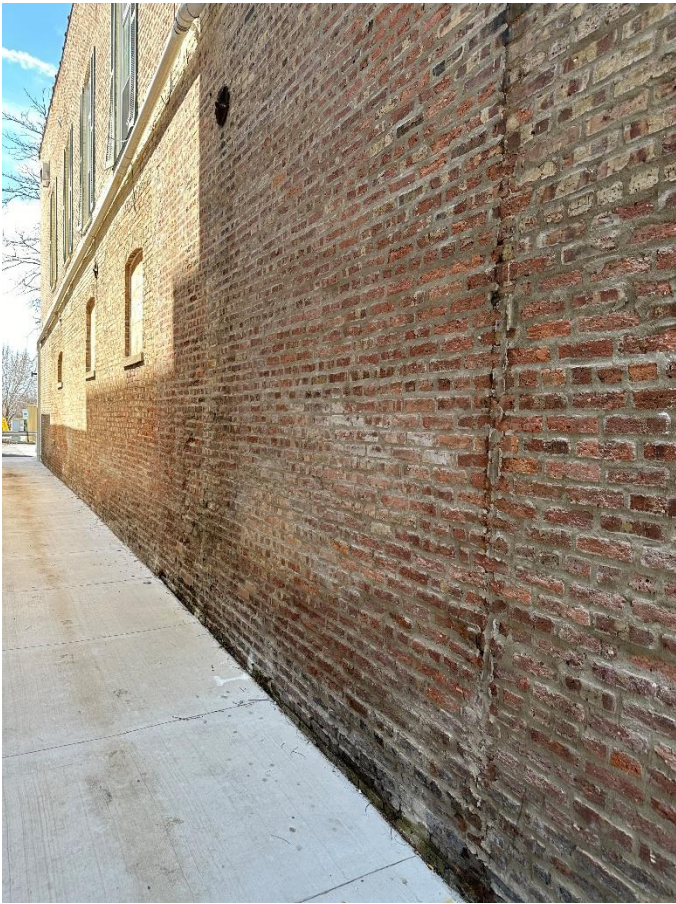
07/25/2024
Date

Staff Notes

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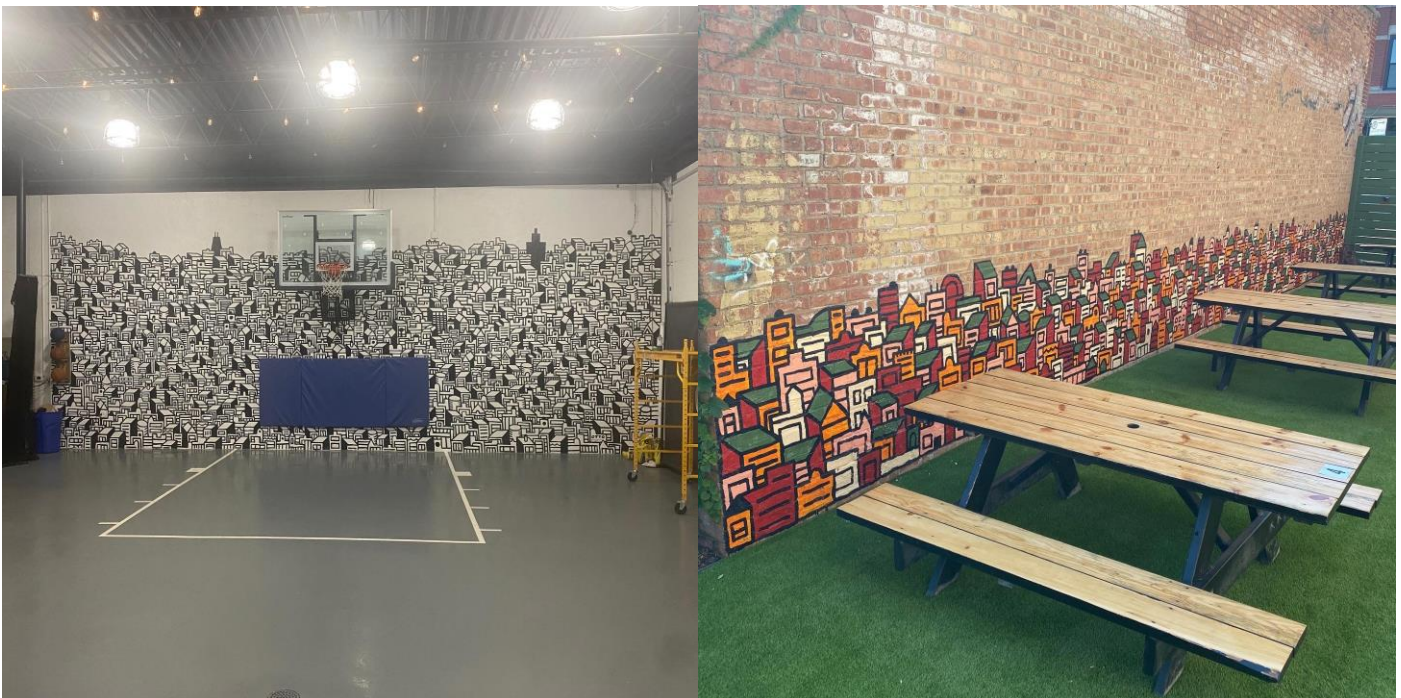
CASE NO: _____	Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
Request: _____	Action: _____	Comments/Conditions: _____
		Date: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.		
Name: _____	Signature: _____	Date: _____

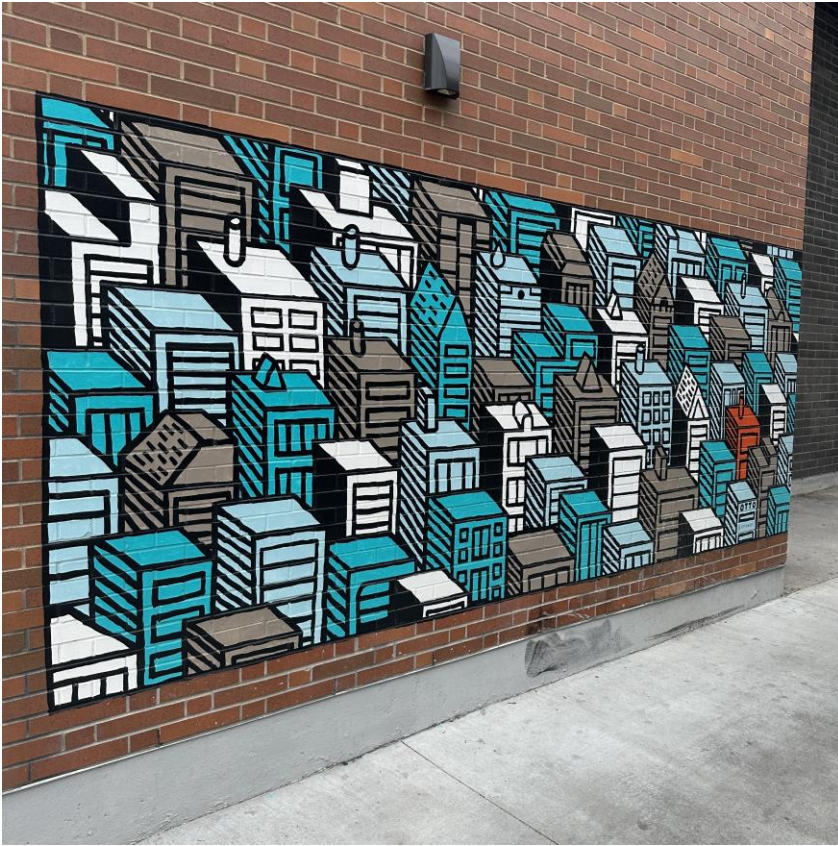
PROPOSED AREA



Example 1: Paint the area for the mural white, paint a cityscape in black over it. It can either be black and white or it can have accent colors, but the background would be white.

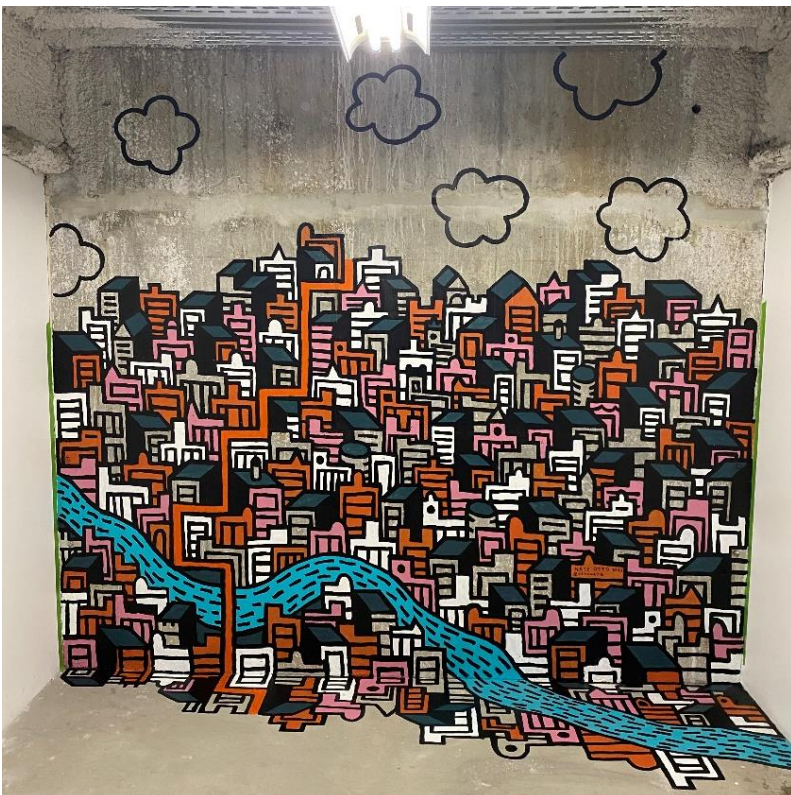
Examples:





Example 2:

Very similar to concept 1, cityscape building, but not paint the wall white first and leave some of the bricks showing through. \$ 7,000



Example 3:

Abstract and symbolic. Local symbols and iconography.



Example 4:

Chicago example with identifiable buildings.



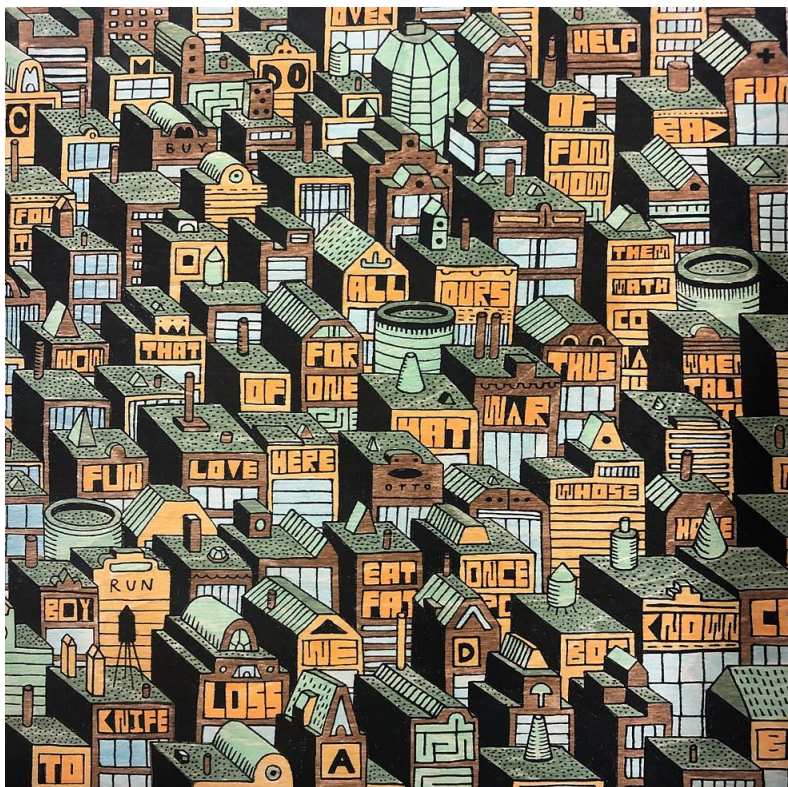
Example 5:

Colorful with similar local icons and city imagery.



Example 6:

Clearly defined color palette with different locally relevant words, icons and buildings.



Example 7:

Colorful example with local buildings.



Example 8:

Local black and white example from Chicago with “Home Sweet” words hid in image.

