

MEETING AGENDA



Appearance Commission

Village of Homewood

August 07, 2025

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 July 17, 2025 meeting of the Appearance Commission.

4. Public Comments

5. Regular Business:

A. **Public Meeting** for Case 25-28: Appearance Review for Target, 17605 Halsted Street

B. **Public Meeting** for Case 25-31: Appearance Review for Tequila Raizes Restaurant, 18136 Dixie Highway

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:

JULY 17, 2025

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 7:01pm.

ROLL CALL:

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

In attendance from Village staff were Angela Mesaros, Director of Economic and Community Development; Noah Schumerth, Assistant Director of Economic and Community Development; and Joshua Carillos, Economic and Community Development Intern. There were no members of the public in the audience or on Zoom. One applicant was in attendance.

APPROVAL OF MEETING MINUTES:

Chair Hrymak asked for corrections from the May 1, 2025 meeting minutes. No changes were requested. Motion to approve by Member Scheffke; seconded by Member Gonser.

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

NAYS: 0

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston).

REGULAR BUSINESS:

CASE 25-28 – Exterior Improvements of Target 17605 Halstead

Assistant Director Schumerth explained that the applicant requested that the case be continued to August 7th. The case was continued.

CASE 25-24 – Exterior improvements to Dunkin Donuts 183rd st and Halstead Locations

Chair Hrymak introduced the case at Case 25-24, the improvements proposed for Dunkin' Donuts on 183rd Street. Assistant Director Schumerth noted that both of the remaining cases on the agenda were from the same applicant and would be introduced together by staff.

Assistant Director Schumerth presented the proposed exterior renovations. Schumerth noted that corporate branding officials had told the applicant/franchisee to make changes involving signage and

exterior finishes. Schumerth noted that the applicant had resistance to some changes being required by corporate and was requesting that some signs and improvements be denied by the Commission.

Member Scheffke asked how the resistance with the instructions given by corporate affects the decisions being made by the Appearance Commission.

- **Assistant Director Schumerth explained that corporate is enforcing the implementation of improvements to match the new rebranding with franchisees. Schumerth noted that the Village reserves the right to select what elements get installed.**

The applicant Mike Hussein presented. Husain explained that he is being told to replace his signage and add new signage. Husain said that some of the new signage would not be useful because it would not be visible, or has excessive design in some locations. The applicant also stated that the new signage would be expensive for the business.

Chair Hymak asked how corporate would respond a franchise does not do what they are asking them to do.

- **Applicant Husain said that they are forced to do it.**

Member Scheffke asked if corporate would accept the decision of the Village denying a sign.

- **Applicant Husain replied yes. If the changes are denied then corporate Dunkin' will accept the outcome.**

Assistant Director Schumerth completed the presentation of proposed changes at both Dunkin' locations.

Member Scheffke reiterated to the Commission that the applicant is asking for the Commission to say no to specific signs.

Member Kluck asked if all proposed signs meet the requirements in Village codes.

- **Assistant Director Schumerth stated that they meet Village requirements for sign area and placement.**

Assistant Director Schumerth noted that staff did not provide a specific recommendation, but provided guidance on how to craft recommendation language. Schumerth noted that the question for the Commission was whether they wanted any or all of the corporate rebranding changes as proposed.

Chair Hymak asked why the applicant was expressing concerns about the corporate proposal.

- **Applicant Husain mentioned that the additional signage would be expensive without any major benefit for the business because there is too much signage and much of it is not visible for customers.**

Member Scheffke asked for clarification that all signs proposed on both stores would meet Village sign code requirements.

- **Assistant Director Schumerth said yes.**

Member Quirke asked for clarification whether there was signage on the east elevation of the 183rd Street Dunkin' location.

- **Applicant Husain said that three additional signs were proposed by corporate. None are on the east elevation.**

Member Quirke asked for clarification on what signs are proposed for the building on 183rd Street.

- **Applicant Husain confirmed and said that he would like to have the signs on the front of the building removed, and the signs perpendicular to 183rd Street remaining.**

Member Gonser asked for clarification on whether drive-through signage is desired by the applicant.

- **Applicant Husain said no.**

Member Kluck asked if any other changes, except for the signs, are causing problems for the applicant.

- **Applicant Husain said no. Husain emphasized that changes on Halsted Street because the changes are both interior and exterior. Husain noted that all improvement materials need to be purchased directly from Dunkin' vendors.**

Applicant Husain expressed concerns about excessive signage on buildings. Husain said on the Halsted Street location, the cup sign and other wall signs on the north elevation should be removed.

Chair Hrymak asked for further clarification on which signs would be removed. Hrymak asked if the colors would be used on both buildings as proposed.

- **Applicant Husain said that the colors would be used.**

Chair Hrymak asked if the applicant would need to return to the Commission for any other changes.

- **Staff Liaison Mesaros noted that there would not be a need for the applicant to return to the Commission.**

Member Quirke said that the decision for the Commission needs to be based on what the applicant is proposing, not what corporate is telling the applicant to propose, unless they are the same thing.

Applicant Husain said he is stuck in the middle between corporate needs and the Village. Husain said he just needs simpler signage for the appearance of his property. Husain referenced his property in Chicago Heights. Husain said that there are budget concerns for the cost of the entire set of improvements.

Member Quirke said budget is largely irrelevant.

Member Scheffke said that there are no violations for the signs and he was unsure about the decision being made.

- **Staff Liaison Mesaros said it meets code but the Appearance Commission makes decision on the appearance of buildings, signs, and other proposals.**

Member Scheffke said there was no basis for making this decision.

- **Assistant Director Schumerth stated that the Appearance Plan was the set of standards for making decisions on design in the Village. Schumerth noted that the standards were broad, but that the Commission could make decisions that are more strict than code requirements based on the standards.**

Assistant Director Schumerth read signage design standards from the Village Appearance Plan.

Member Scheffke said that he didn't see the connection between the sign removal and the Appearance Plan standards.

- **Assistant Director Schumerth said that was a valid determination by the Commission if they chose to make it.**

Member Quirke clarified that they could say “no” to some portions of the proposed changes and “yes” to others.

Assistant Director Schumerth provided guidance for how to write the conditions of approval if they approved of removing the signs in question by the applicant.

Member Kluck asked if it was possible to go back to corporate first to ask to remove the signs instead of requesting the approval of changes to the corporate proposal by the Commission.

- **Applicant Husain said no.**

Member Quirke said that the signs located flat against the building parallel to the street are not needed because they can't be seen in the street.

Member Scheffke requested that the item be tabled to allow for additional documentation.

The applicant said that the timeline will make it hard to table the item because contractors are ready to start work as soon as possible.

Assistant Director Schumerth clarified what was specifically being brought forward. Schumerth apologized for the lack of clarity, as staff was under the impression that the applicant was requesting evaluation of the entire design rather than just signage. Schumerth said the main decisions were whether the exterior changes are appropriate as a whole, and whether it is appropriate to require the removal of the sign.

The Commission discussed whether it was appropriate to table the item until August 7th.

Assistant Director Schumerth opened elevations on the screen and asked the applicant to clarify which signs were to be removed.

- **Applicant Husain requested the removal of the two signs on the north elevation of 183rd Street. Husain requested the removal of the two signs on the north elevation of the Halsted Street location. A total of four signs were proposed to be removed.**

Member Quirke asked if the two signs on the north elevation would be different than the existing signs.

- **Applicant Husain said yes.**

Member Scheffke asked why the Village would support the removal of the signs.

- **Member Quirke said it is because the two signs would not be visible.**

Assistant Director Schumerth said that the existing projecting sign would be removed.

- **Applicant Husain said that the existing projecting sign would remain. Assistant Director Schumerth noted that the sign was not included in the materials submitted by the applicant.**

Chair Hrymak requested a five minute recess. Recess was taken at 6:50pm.

The meeting resumed at 6:56pm.

Member Scheffke requested that both Cases 25-24 and 25-25 be tabled until August 7th. Chair Hrymak asked for discussion on the request to table.

Motion to table made by Member Scheffke; seconded by Member Quirke.

Member Gonser asked what would change between the current meeting and August 7th.

- **Staff Liaison Mesaros said that the case would be brought back with more specific information on which signs would be removed. Member Scheffke said the applicant would need to bring color elevations.**

Member Kluck asked for clarifications on which signs would be removed.

Member Quirke said he believed enough information was available to make a decision without tabling the case. Quirke requested documents from the applicant be sent to staff which reflect the decision made by the Commission.

A vote was taken on the decision to table the case.

AYES: 1 (Member Scheffke)

NAYS: 4 (Members Quirke, Gonser, Kluck, Chair Hrymak)

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston)

Chair Hrymak requested as motion to approve the proposal with conditions of approval to remove the two signs on the north elevation on the 183rd Street location.

Motion made by Member Quirke; seconded by Member Gonser.

Member Quirke asked for clarification on which signs are being removed or added, referencing page 37.

- **Staff Liaison Mesaros said that the drawings referenced by Quirke show existing conditions.**

AYES: 4 (Members Quirke, Gonser, Kluck, Chair Hrymak)

NAYS: 1 (Member Scheffke)

ABSTENTIONS: 0

ABSENT: 2 (Members Banks and Preston)

Chair Hrymak requested a motion for Case 25-25, or the Halsted location of Dunkin' Donuts. Hrymak said clarification was needed on which signs are proposed to be removed.

Assistant Director Schumerth opened elevations on the screen and asked the applicant to clarify which signs were to be removed.

- **Applicant Husain requested the removal of the two signs on the north elevation, a "cup" sign and a "Something Fresh is Brewing" slogan sign.**

Member Gonser asked if any signage was existing on the north side of the building.

- **Applicant Husain said no.**

Member Quirke asked if a menu board would be installed on the north side of the building.

- **Applicant Husain said yes. A menu board already exists and is ground mounted behind the building as a digital sign.**

Chair Hrymak requested as motion to approve the proposal with conditions of approval to remove the two signs on the north elevation on the Halsted Street location.

Motion made by Member Gonser; seconded by Member Kluck.

AYES: 4 (Members Quirke, Gonser, Kluck, Chair Hrymak)
NAYS: 1 (Member Scheffke)
ABSTENTIONS: 0
ABSENT: 2 (Members Banks and Preston)

Member Quirke asked if revised drawings could be submitted to staff.

- **Applicant Husain said yes.**

OLD BUSINESS:

Chair Hrymak addressed a previous request by members of the Appearance Commission to create a code enforcement and property maintenance review committee. Hrymak said that the request was brought to the attention of the Village President and the Village Manager.

Chair Hrymak stated that the Village President did not agree with the creation of the committee.

Staff Liaison Mesaros shared progress on the renovation of the Hibbing Building at 18123 Harwood Avenue.

Staff Liaison Mesaros also shared updates on the Starbucks proposal at 3047 W 183rd Street.

Chair Hrymak requested information on any news about the redevelopment of the Wal-Mart site.

Staff Liaison Mesaros shared information on the Apparel Redefined project proposed at 1331 W 175th Street.

NEW BUSINESS:

Assistant Director Schumerth shared progress on updates to the Village Appearance Plan.

Assistant Director Schumerth also shared information on the Appearance Plan Steering Committee and the recent Steering Committee walking tour on July 2. Chair Hrymak expressed a desire to join future events.

Assistant Director Schumerth introduced Joshua Carillos, the new Economic and Community Development Intern working with the Village.

ADJOURN:

A motion was made for adjourning the meeting by Member Scheffke, second by Member Gonser.

AYES: 5 (Members Scheffke, Quirke, Gonser, Kluck, Chair Hrymak)
NAYS: 0
ABSTENTIONS: 0
ABSENT: 2 (Members Banks and Preston)

Respectfully submitted,

Noah Schumerth

Noah Schumerth
Assistant Director of Economic and Community Development

Joshua Carillos

Joshua Carillos
Economic and Community Development Intern

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 7, 2025

To: Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-28: Exterior Improvements for Target, 17605 Halsted Street

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	John Conklin, Kimley-Horn	07/29/2025
Elevation Drawings	1	RSP Architects, Ltd.	05/15/2025
Sign Details	4	RSP Architects, Ltd.	05/15/2025
Previous Meeting Minutes – AC 9/1/22	6	Angela Mesaros, Dir. ECD	09/01/2025
Staff Exhibits	3	Noah Schumerth, Asst. Dir. ECD	07/11/2025

BACKGROUND

The applicant (John Conklin of Kimley-Horn, on behalf of the Target Corporation) has proposed exterior improvements for an existing retail center at 17605 Halsted Street, including new exterior cladding, paint colors and signage. The proposed changes are associated with corporate branding updates initiated by Target.

HISTORY

This property comprises a portion of the Park Place Plaza commercial development, which was approved through the Planned Unit Development process in 1986. In 2001, the Village Board approved an amendment to the Planned Unit Development to allow the creation of new lots, including the subject site, to support new retail development. Construction of the Target store currently on the site was completed in 2002.

The site was reviewed for proposed exterior improvements in 2022 (Case 22-27). The previous proposal included changes to exterior materials, color and signage. The proposed changes were similar to those included in the current proposal. The previous proposal included a similar color palette to the current proposal, but included different materials across the building (fiber cement composite board, brick veneer and EIFS vs. metal “faux wood” paneling, brick veneer and EIFS). The previous proposal also included a sign a variance to increase the maximum allowable sign area for the site to 611.1 square feet (s.f.).

The Appearance Commission approved the proposed elevations and variance on September 1, 2022. The minutes recording this decision are attached to this memo. The Village Board reviewed and approved the sign variance on September 13, 2022. The approved exterior changes and signage were not constructed.

DISCUSSION

Exterior Materials

The façade area around the entrance is proposed to be clad in a “simulated wood” material constructed from 6” x 288” aluminum panels. These panels will be arranged to mimic the appearance of wood planks attached horizontally to the building. The planks will be colored in a dark brown color (“table walnut”). The planks are assembled with a “V-groove” assembly which allows the planks to fit together with minimal vertical relief between the planks. These planks will replace the current split-face CMU-block façade near the front entrance of the store.

No other material changes are proposed to the remainder of the store. The current façade of split-face CMU-block with horizontal smooth CMU-block accents is proposed to remain.

Color Changes

The current building has a color palette of tans and browns, with lighter tans transitioning to darker tans and light browns on recessed portions of the facades. The 6-8’ base of the building is clad in larger split-face CMU-block and has a dark brown color. The current color palette has four colors.

The new color palette is proposed to include the three colors, with light beige (BM#AF-50 “Etiquette”) used on the façade and light tan (BM#AF-100 “Pashmina”) painted on recessed facades behind the primary façade at the entrance, which will be clad in a simulated wood material. The base of the building will be painted in a grey-brown (BM#0993 “Beachomber”). Light tan and grey-brown will be extended around the entirety of the building, while the light beige will only be used on the front customer-facing side of the building. Building cornices on the customer-facing sides of the building will be painted in light beige. The color tone proposed is cooler and less saturated than the current color palette.

Signage

The current signage is proposed to be removed. The proposed signage package includes several signs to be constructed on the front (west) side of the building, including:

- One (1) internally-illuminated cabinet letter wall sign near the entrance of the building with a modernized Target “bullseye” logo and wording (replaces existing sign);
- One (1) internally-illuminated cabinet letter wall sign with advertising for “drive-up” services (new sign);
- One (1) internally-illuminated cabinet letter wall sign with advertising for CVS Pharmacy services in the building;
- One (1) vinyl window sign identifying order pick-up locations.

The proposed new signage package has a total area of 361.2 square feet. The proposed signage package does not affect other existing signage on the site which has been previously approved, including a

monument sign panel near Halsted Street and on-site directional and parking lot signage. A summary of proposed and existing signage on the site is included below:

Proposed Sign	Proposed Number	Proposed Area
New Signage Proposed		
Primary Wall Sign ("Target Bullseye")	1 sign	237.3 square feet
Secondary Wall Sign ("CVS")	1 sign	36.6 square feet
Secondary Wall Sign ("Drive-Up")	1 sign	77.1 square feet
Window Sign ("Order Pick-Up")	1 sign	10.2 square feet
Total New Signage Proposed	4 signs	361.2 square feet
Existing Signage		
Monument Sign (Target panel)	1 sign	225 square feet
Total Existing Signage	1 sign	225 square feet
Grand Total	5 signs	586.2 square feet

The maximum allowable sign area for this property is 500 square feet (394' frontage x 2.5, not to exceed 500 s.f. for a single frontage). The site was approved for a sign variance in 2022, which increased allowable sign area to 611.1 square feet. This variance excluded directional signage, which was determined to be exempt from sign regulation. The proposed sign area is lower than the variance approved in 2022. The signage originally proposed with the variance was approved but never constructed.

Conformance with Appearance Plan

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

E. Building Design

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

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

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 25-28 Exterior Improvements for Target at 17605 Halsted Street as proposed on the drawings submitted by RSP Architects Ltd. dated May 15, 2025.



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

PROPERTY INFORMATIONStreet Address: 17605 S Halsted St Homewood, IL 60430Property Index Number(s): 29-33-100-064-0000**Zoning District:**

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

Application Request

Select all applicable boxes for Appearance Commission requests below.

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

Proposed Development or Alterations:**APPLICANT**

Name John Conklin
Company Kimley-Horn
Address 111 West Jackson Blvd. Suite 1320
Chicago, IL 60604
Phone (312) 445-8635
Email John.conklin@kimley-horn.com
Role _____

PROPERTY OWNER

Name Rob Grundstrom
Company Target Corporation
Address 1000 Nicollet Mall
Minneapolis, MN 55403
Phone (612) 761-2205
Email Rob.grundstrom@target.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.

John Conklin

Applicant Name



Applicant Signature

7/29/2025

Date

Staff Notes

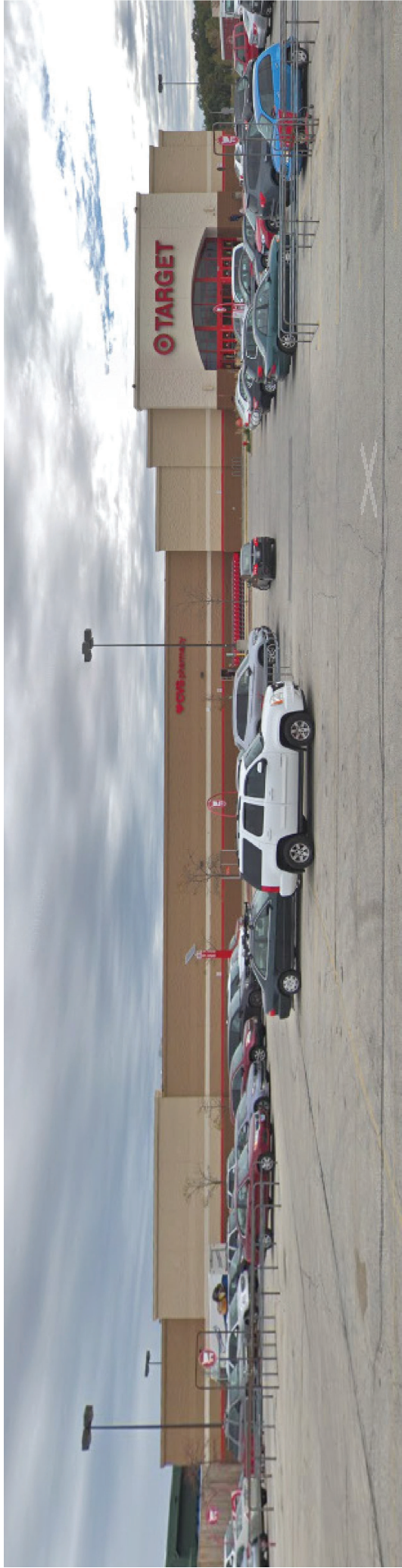
Do not write below this line.

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: _____



Existing Condition



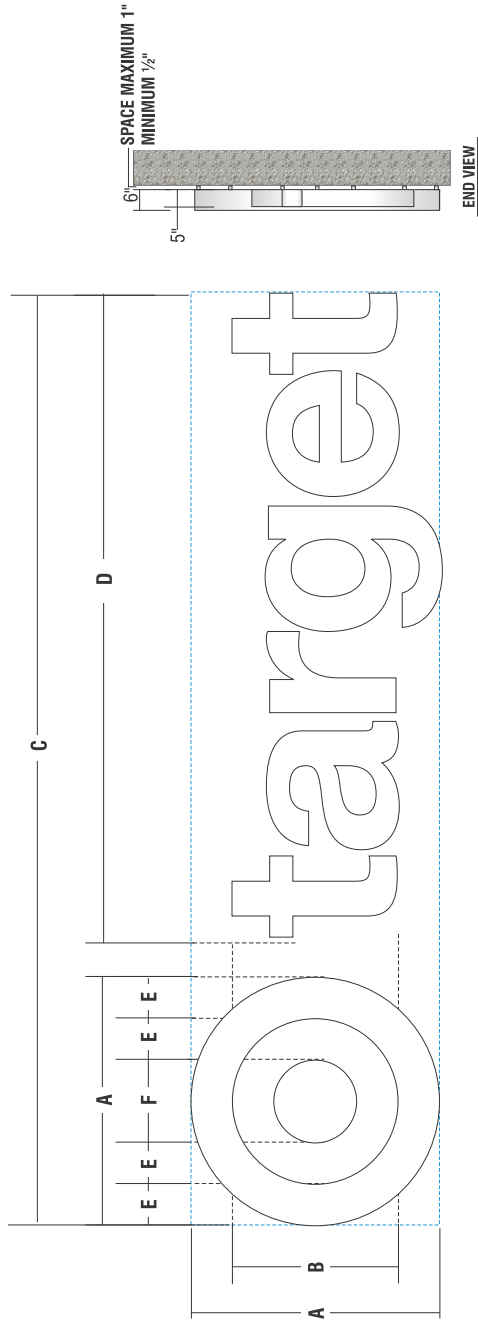
Front Elevation



Target Homewood, IL: Remodel - Exterior Design

Item 5. A.

RSP Architects Ltd.
May 2025



ACRYLIC FACED INT. ILLUM. "LOGO & LETTER" SET | LC-3 W

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS

WHITE

RETURNS

7238 WHITE

ATUGLAS

Acrylic

Faces

White

Trimcap/Retainer

Scan White

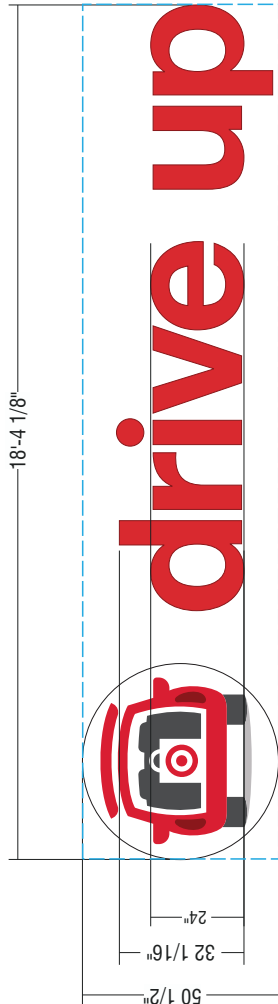
LED

ILLUMINATION

SIGN TYPE	A	B	C	D	E	F	RETAINER	AMPS CIRCUITS	SQ.FT.
LL120/80 LC-3 W	10'-0"	6'-8"	37'-6-1/2"	25' 11"	1'-8"	3'-4"	1"		375.4
LL108/72 LC-3 W	9'-0"	6'-0"	33' 9-1/2"	23' 4"	1'-6"	3'-0"	1"		304.1
LL96/64 LC-3 W	8'-0"	5'-4"	30' 0-3/8"	20' 8-7/8"	1'-4"	2'-8"	1"		237.3
LL84/56 LC-3 W	7'-0"	4'-8"	26' 3-3/8"	18' 1-3/4"	1'-2"	2'-4"	1"		184
LL72/48 LC-3 W	6'-0"	4'-0"	22' 6-3/8"	15' 6-5/8"	1'-0"	2'-0"	1"		135.2
LL60/40 LC-3 W	5'-0"	3'-4"	18' 9-1/4"	12' 11-1/2"	10"	1'-8"	1"		93.9
LL48/32 LC-3 W	4'-0"	2'-8"	15' 0-1/4"	10' 4-3/8"	8"	1'-4"	1"		60
LL36/24 LC-3 W	3'-0"	2'-0"	11' 3-1/8"	7'-9-3/8"	6"	1'-0"	1"		33.8
LL24/16 LC-3 W	2'-0"	1'-4"	7' 5-7/8"	5' 2-1/4"	4"	8"	1"		15

LINEAR LOGO & LETTERS LC-3 | internally-illuminated channel | WHITE

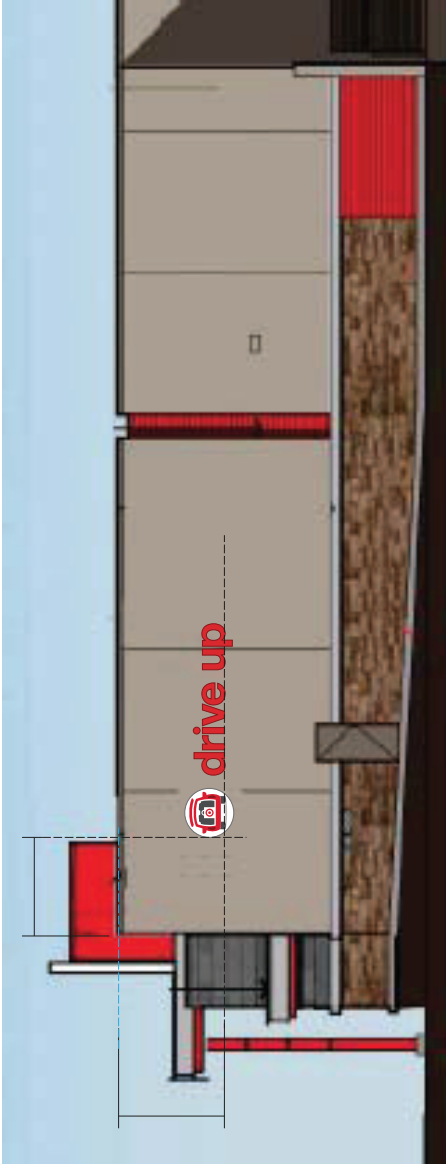
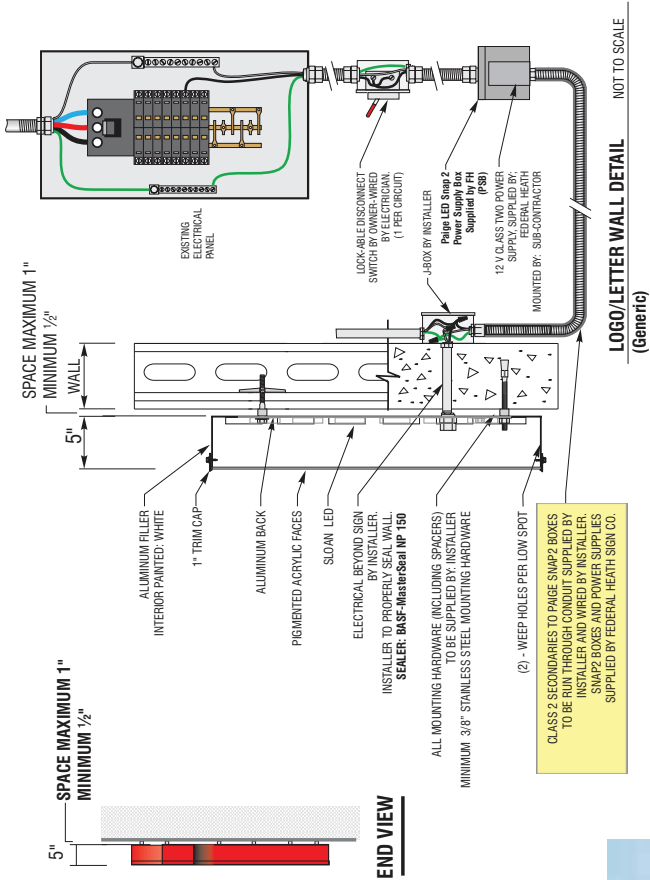
Item 5. A.



DU24R-LOGO ACRYLIC FACED INT. ILLUM. "LOGO & LETTER SET"

77.1 SQ.FT.

Scale: 3/8" = 1'-0"
SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS



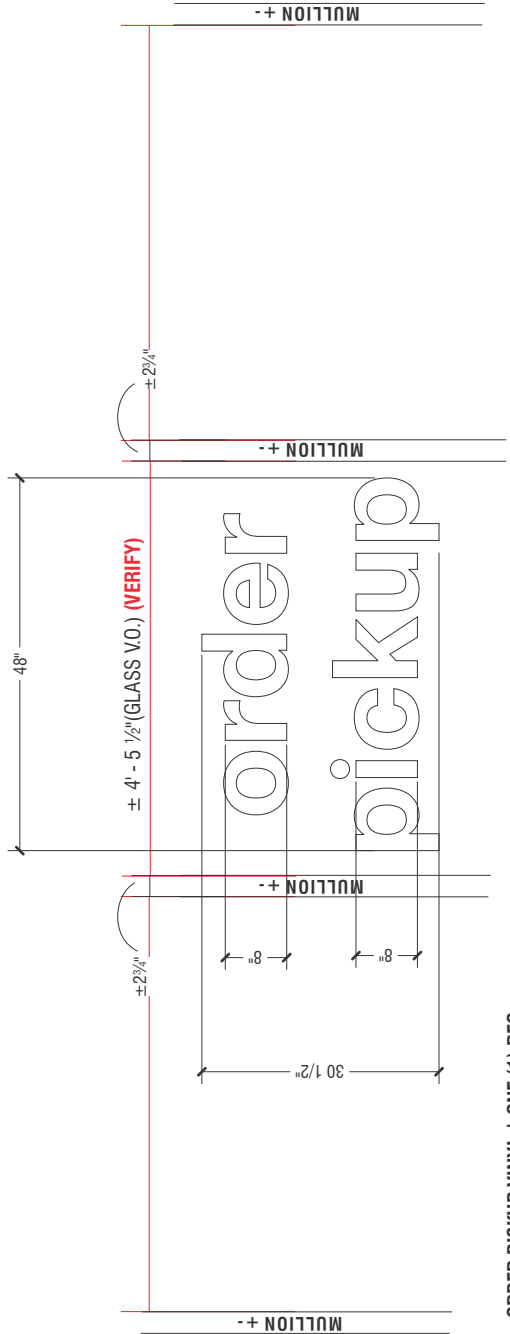
GENERIC (PARTIAL) ELEVATION NOTE: PLACEMENT CAN VARY

scale 3/32" = 1'-0"

MATERIAL FINISH COLORS (Letters)			
MPW 8207 AUG (FULL GLOSS)	2730 LD Red Modified Acrylic (Analogous or Equiv.)	Red	Scan Red LED Illumination
Returns	Truncap	Truncap	Truncap
MATERIAL FINISH COLORS (Logo)			
MPW 8207 AUG (FULL GLOSS)	7328 LD WHITE (Analogous or Equiv.)	Red	Scan White LED Illumination
Returns	Truncap	Truncap	Truncap
CAR LOGO COLORS			
Scan Red	Dark Red	Dark Gray	Light Gray
PMS 186	PMS 188	PMS 425	PMS 427

FIELD SURVEY REQUIRED

VERIFY GLASS V.O. & MULLION/DIVIDER SIZING PRIOR TO FABRICATION



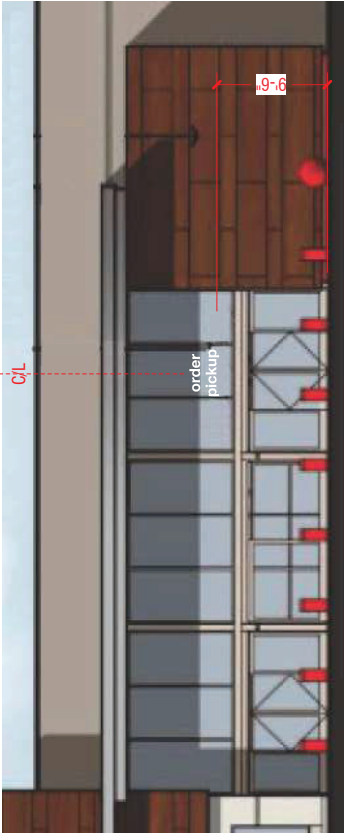
ORDER PICKUP VINYL | ONE (1) REQ.

SCALE: 3/4" = 1'-0"

MANUFACTURE AND INSTALL FIRST SURFACE (*Verify IF : 1st or 2nd Surface Applied) OPAQUE WHITE VINYL LAYOUT

10.16 SQ FT

MATERIAL FINISH COLORS	
<input type="checkbox"/>	3M 7725-10 FINISH OPAQUE VINYL
<input type="checkbox"/>	Vinyl



NORTH ELEVATION (Partial) STOREFRONT

scale 3/32" = 1'-0"

MEETING MINUTES



Village Of Homewood
Appearance Commission
Thursday, September 1, 2022
6:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Wright called the meeting to order at 6:02 p.m.

ROLL CALL: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright were present. Member Willis was absent. In attendance from the Village were Village Planner Valerie Berstene and Building Department Secretary Darlene Leonard. Six people were in the audience.

APPROVAL OF MINUTES: Chairman Wright asked if there were any changes or corrections to the minutes for July 7, 2022. There were no changes or corrections. There being no changes or corrections a motion was made by Member Zander to approve the minutes of July 7, 2022; seconded by Member Hrymak.

AYES: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright.

NAYES: None

ABSTENTIONS: None

ABSENT: Member Willis

AGENDA ITEMS:

Case No. 22-27, Exterior Improvements for Target at 17605 Halsted Street.

Village Planner Berstene to presented the case.

Village Planner Berstene stated that Target is already over the allowed signage currently and they are adding new signage in the lot and on the building. The proposed signage would push the total to 650 square feet. There are no existing variances for exceeding the overage from the allotted 500 square feet.

Chairman Wright asked if the drive-up signs are only considered branding because of the logo in it.

Village Planner Berstene stated that the totals seem off, the paperwork stated the drive-up and logo on the building is 77 square feet but it's 5'8" x 43'.

Chairman Wright asked if the entire thing count towards signage, including the colored section on the wall.

Village Planner Berstene stated it's a good question and other businesses have had that count to the sign total.

Member Quirke asked if the entire wall is the signage.

Chairman Wright asked if it is painted wall or signboard behind it.

MEETING MINUTES

Edward Davies of Kimley-Horn and Associates, stated it is painted wall.

Member Preston stated it looks great and she has no complaints.

Member Hrymak asked if the new color is a corporate plan.

Mr. Davies stated it is a nationwide refurbishment/rebranding.

Member Hrymak stated the red color is not muted and is very bright on the parking signs and asked if the doors will remain that red.

Mr. Davies stated the red is true color, and the silver film will give the doors a more silver look.

Member Hrymak asked if they will have to consider the drive-up notices now because more places are having it. Member Hrymak stated he has been concerned about the maintenance of the property and the parking lot and stated he is concerned it won't be taken care of.

Member Quirke stated, regarding the pick-up signage, that he expects them to be gone in a year when people aren't worried about COVID anymore.

Member Quirke asked if the signage approval will carry over when they are gone. Member Quirke added that he does not think of them as advertising signage, but more directional signage. Member Quirke stated that it needs to be kept track of for the future and looked into how it will be handled.

Member Quirke asked if the number of disabled parking spaces and the proximity of them to the door isn't changing.

Member Hrymak stated by law they cannot do that.

Chairman Wright asked if it will be reviewed.

Village Planner Berstene stated it will be reviewed when they come in for the permit for the striping.

Member Zander stated he considers these as directional signage and added that if or when the ordinance is looked at a category for directional signage might need to be added.

Member Hrymak asked if it's approved, but they are determined to be directional signage and they become separate, would it bring down the amount and change it. Member Hrymak asked if it could be reduced or changed.

Chairman Wright stated that most opinions are that they are branding, but they will deal with it as best they can tonight.

Chairman Wright stated it looks great and they generally do not approve a lot of sign variances.

Chairman Wright asked if there is a Plan B developed if it isn't approved.

Mr. Davies stated it does happen from time to time and they would have to take it back to Target. In the past that has resulted in the time frame being pushed back.

MEETING MINUTES

Chairman Wright asked for a motion to approve Case 22-27 Target Exterior Improvements for 17605 Halsted and recommend approval of a variance from the maximum gross signage area of 150 square feet for target at 17605 Halsted. Motion was made by Member Quirke to recommend approval of Case 22-27 – Target Exterior Improvements, Seconded by Member Preston.

Member Quirke stated that he doesn't think adding the 150 square feet without a deadline of removal if the signage is removed and that it is signage, but it's more directional.

Member Preston stated it is a mix of wayfinding and branding.

AYES: Members Preston, Zander, and Chairman Wright.

NAYES: Members Hrymak and Quirke.

ABSTENTIONS: None.

ABSENT: Member Willis.

Motion passed.

Case No. 22-25, 810 Maple Avenue, Elevations, Landscape Plan, and Lighting Plan for Building Repositioning.

Village Planner Berstene presented the case and stated this has already gone in front of the Planning and Zoning Commission for the site plan and a parking variance and that the light plan complies with the requirements.

Vincenzo Colella, the architect for the project, stated they are willing to work with the Village for a resolution.

Chairman Wright asked if there are 2 businesses planned.

Mr. Colella stated yes, a beauty supply store and a tobacco store.

Chairman Wright asked if the bathrooms are on the interior, not along windows, and there are no kitchens and asked if they are okay with the landscape recommendations.

Mr. Colella stated the bathrooms are on the interior and there are no kitchens and stated yes, they are okay with the landscaping recommendations.

Member Preston asked which side would be the beauty supply and which would be the smoke shop.

Village Planner Berstene stated the beauty supply is on the Maple side.

Member Preston asked if the darker windows (on the plan) are part of the beauty supply store.

Village Planner Berstene stated yes. And at the north end of the building, inside the smoke shop, there is going to be a humidor.

Chairman Wright asked how they feel about the minimum 50% transparency on the windows.

Member Preston stated she likes to be able to see into a business and added that it can feel tacky when clothes, etc. are blocking the windows.

MEETING MINUTES

Member Hrymak asked why the windows are so dark.

Village Planner Berstene stated the proposed layout as pegboards on the perimeter.

Member Hrymak stated it's an area that is not easily seen and asked if it will be 50%.

Chairman Wright stated it won't unless it's part of the motion.

Member Hrymak stated is has to be for security purposes and added that he is a big proponent if security and safety.

Member Hrymak stated that he is implored to mention the landscaping as too many places don not maintain it and it looks terrible, and added if the windows don't meet the 50% then he wouldn't be for it.

Member Quirke asked if the racks are for window displays or for inside displays.

Mr. Colella stated it is just on the inside and stated he agrees that the visibility is needed.

Member Quirke asked where the landscaping is going, if it's just along the Maple Avenue side, and asked if there will be and pots on the east side.

Mr. Colella stated it's just along Maple and there is nothing on the east side to keep the visibility and site lines open.

Member Quirke asked where the advertising/business signage is going.

Chairman Wright stated the signage is proposed, but is within code.

Village Planner Berstene stated that's correct, the signage complies with the allowed square foot maximum.

Chairman Wright asked if the tenants will be made aware of that the overabundance of signage on the glass can get them in trouble.

Member Zander asked how they would meet the 50%.

Village Planner Berstene stated it might meet on the east side, but not on the south side.

Member Zander stated if the wall is built right to the windows, they will not have any transparency.

Chairman Wright asked for a motion to approve Case 22-25, Building Repositioning for 810 Maple Avenue as proposed on the elevations, landscape plan, and lighting plan submitted by BAU Design and Development, and subject to providing a minimum 50% transparency per primary elevation, from 2.5' above grade to the top of the window and that all dead landscaping will be replaced.

Motion was made by Member Quirke to recommend approval of Case 22-25 – 810 Maple Avenue, Elevations, Landscape Plan, and Lighting Plan for Building Repositioning, Seconded by Member Zander.

AYES: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.
ABSENT: Member Willis.

Motion passed.

Case No. 22-28, 2138 183rd Street – Gas Station Rebranding.

Village Planner Berstene presented the case.

Mr. Singh stated the roof will be red and the building white and the windows are new bulletproof glass with the protective covering still on it. It's not display stands blocking the windows.

Member Preston stated it looks standard and she has no questions.

Member Hrymak stated he is glad someone is going in and asked about the location next door.

Mr. Singh stated they are working it out.

Member Quirke asked about ownership with the place next door.

Mr. Singh stated they are considering a pizza place.

Mr. Millner stated Shell only has their name on the octane buttons on the pumps otherwise they just use the shell logo.

Village Planner Berstene stated a lot of businesses are going that way.

Member Hrymak stated keep the landscaping maintained, especially at the signage.

Chairman Wright added that the Village Arborist can help with it.

Village Planner Berstene stated the Village Arborist is looking into it and is putting a plan together.

Mr. Singh asked if the sign can be raised.

Chairman Wright stated it's not part of this plan.

Village Planner Berstene stated there is a limit of 5 feet for signage in the downtown area.

Chairman Wright asked for a motion to approve Case 22-28 Gas Station rebranding for 2138 183rd Street as proposed on the drawings submitted by Federal Health Sign Company/Visual Communications and the landscape plan recommended by Staff and subject to providing a minimum transparency of windows on each elevation within the zone measured from 2.5' above grade to the top of the window. Motion was made by Member Hrymak to recommend approval of Case 22-28 Gas Station rebranding for 2138 183rd Street as proposed on the drawings submitted, Seconded by Member Preston.

AYES: Members Hrymak, Preston, Quirke, Zander, and Chairman Wright.

NAYES: None.

ABSTENTIONS: None.

ABSENT: Member Willis.

Motion passed.

OLD BUSINESS:

Member Quirke asked if the plan has gone to the arborist yet for the casino.

Village Planner Berstene stated nothing has been received from them recently.

NEW BUSINESS:

Chairman Wright asked when Walmart would be coming back.

Village Planner Berstene stated probably 2024.

Chairman Wright asked if there is any update for KFC.

Village Planner Berstene stated they sent in a sign application and it didn't match what was previously approved.

Member Hrymak stated he'd like the Village to emphasize to the business owners to maintain their lots and exteriors.

Member Quirke proposed to deputize the commission members as inspectors.

ADJOURNMENT:

A motion was made by Member Quirke to adjourn the meeting at 7:07 p.m.; seconded by Member Hrymak. All in favor. None opposed. Motion passed unanimously.

Respectfully submitted,

Angela Mesaros

Angela M. Mesaros
Staff Liaison







VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 7, 2025

To: Appearance Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development; Joshua Carillos, Economic and Community Development Intern

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 25-31: Appearance Review for Tequila Restaurant, 18136 Dixie Highway

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Site and Landscape Plan	1	Joy Elizabeth Dewitt, Architect	04/20/2025
Elevations	1	Joy Elizabeth Dewitt, Architect	04/20/2025
Floor Plans	2	Joy Elizabeth Dewitt, Architect	04/20/2025
Staff Exhibits	3	Noah Schumerth, Asst. Dir. ECD	08/01/2025

BACKGROUND

The applicant has proposed the construction of a 6,000 square foot restaurant at 18136 Dixie Highway. The restaurant is proposed to be constructed on the site previously occupied by Savoia's To-Go Restaurant. The property was purchased from the Village in early 2025. The site will incorporate the former Independence Park into the overall site plan.

DISCUSSION

Site/Landscape Plans

The proposed site plan will have three primary components: a parking area, a single restaurant building, and a large patio and green space. The parking area will replace the existing parking area and will be constructed with 29 parking spaces, including two ADA-accessible spaces. The parking area will be screened from the neighboring Abundant Grace United Church of Christ property (directly to the south at 18200 Dixie Highway) with the existing six canopy trees along the property boundary, along with new landscaping installed by the applicant. Several parking spaces will be marked as "employee only" spaces to avoid conflicts between the loading door on the side of the restaurant and customer parking.

The building will be located with approximately 40' of frontage along Dixie Highway and approximately 150' of frontage along Hickory Road. The building will have a maximum height of 21', similar to the height of other nearly 1-story commercial structures along Dixie Highway. The building will include an interior seating area near the front of the building, and a large kitchen and "back of house" area in the rear of the

building. Large overhead doors will allow for movement between the building and the patio area. A loading area for deliveries with a large overhead door is provided near the northeastern corner of the building.

The patio is proposed to be 25' x 150' and located along the northern side of the building. The patio will be designed to provide large amounts of outdoor seating and entertainment space for the restaurant. The patio will be constructed with an overhead metal pergola. Two large existing oak trees will be preserved and incorporated into the patio area to provide additional shade and make the patio area more unique.

Additional green space will be preserved between the patio and the sidewalk along Hickory Road. The applicant will maintain the existing memorial plaque from Independence Park within the green space. The existing monument on the site will be removed.

Staff has recommended changes to the site plan to align with the Village Appearance Plan and Zoning Ordinance. See Standards.

Elevations

Materials: The applicant has proposed a material palette of smooth-cut brick, "hardie board" (fiber cement molded into narrow horizontal boards), and aluminum. The brick is proposed to be colored black. The fiber cement panels are proposed to be colored orange. The proposed materials meet the minimum material quality requirements of the Zoning Ordinance, as shown in the table below.

The applicant has expressed a willingness to adjust color, materials, or exterior features to provide a design compatible with the built environment in Downtown Homewood.

Staff has recommended changes to building materials and colors to align with the Village Appearance Plan. See Standards.

Transparency/Building Openings: The applicant has proposed to construct large windows and overhead doors along the north (exterior side) elevation of the building to allow for expansion of the indoor dining area into an outdoor dining space.

As a new development within the B-2 zoning district, the Homewood Zoning Ordinance requires this building to provide a minimum of 80% transparency along the front (Dixie Highway) elevation, and 40% transparency along the exterior side (Hickory Road) elevation. The exterior side elevation meets the requirement (55%), but the front elevation does not (25%). The front elevation provide additional opening windows which are raised off of the ground to allow for privacy for restaurant patrons.

Staff has recommended that the Appearance Commission exercise authority to modify transparency requirements in Section 44-05-11 (Design Standards) of the Zoning Ordinance. See Standards

Façade Articulation/Design: Two of the sides of the proposed building (interior side and exterior side) are longer than 60' and require façade articulation, or design features which break up the facades. The Zoning Ordinance provides numerous methods for creating façade articulation, including windows/doors, public art, columns and pillars, and other design features.

To provide required façade articulation, the applicant has proposed large windows and overhead doors along the exterior side elevation of the building facing Hickory Road. The applicant has also proposed a large pergola structure to add additional visual interest to this side of the building. Two large existing oak trees will also screen a large portion of the side of the proposed building.

The applicant has proposed 4' x 14' "green wall" panels along the south (interior side) and west (rear) elevations of the building. These panels will feature greenery framed in metal material matching other metal accents on the building. The panels will be bolted into the exterior walls of the building as a permanent installation. Seven panels are proposed to be installed on the interior side elevation, and three panels are proposed on the rear elevation.

Staff has recommended changes to the proposed façade articulation to align with the Village Appearance Plan. See Standards.

STANDARDS

The Appearance Commission shall utilize the Appearance Plan to evaluate new development subject to the Appearance Review process. Village staff have used the Appearance Plan to assess the design and provide feedback to the applicant during the review process for this development.

The Appearance Commission may wish to consider the following applicable standards for this review:

B. Relationship of Buildings to Site:

B.1. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.

B.3. Site height and scale shall be compatible with its site and adjoining buildings.

C. Relationship of Building and Site to Adjoining Area

C.1. Adjacent buildings of different architectural styles shall be made compatible by means as screens, site breaks, and other materials.

C.2. Attractive landscape transition to adjoining properties shall be provided.

C.3. Harmony in texture, lines, and masses is required.

D. Landscape and Site Treatment

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

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

D.4. Plant material shall be selected for interest in its structure, texture and color and for its ultimate growth. Plants that are indigenous to the area and other that will be hardy, harmonious to the design and of good appearance shall be used.

D.6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall extensions, plantings, fences, or other innovative means so as to largely screen parking from public view.

D.8. Screening of service yards, and other places which tend to be unsightly, shall be accomplished using walls, fences, plantings, or combinations of these. Screening shall be equally effective in winter and summer.

D.10. Exterior lighting, when used, shall enhance the building design and the adjoining landscape.

E. Building Design

E.2. Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood;

E.3. Materials shall be compatible with and complementary to the design, as follows:

a. Materials shall be permanent and require minimal maintenance;

c. Colors shall be harmonious with bright or brilliant colors mainly used for accent.

E.4. Mechanical or electrical equipment or utility hardware, whether located on the roof, ground or attached to the building, shall be screened from public view.

E.5. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and placement of lighting units and all exposed accessories shall be harmonious with the building design.

E.7. Signs shall be part of the architectural concept, and all signage shall conform to the sign regulations of the...Village of Homewood.

F. Signs

F.1. Wall, ground and identification signage shall be part of the architectural concept. Size, color, letter, location and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjacent buildings.

F.3. Every sign shall be scaled and designed so as to conform with the relationship to buildings and surroundings.

G. Miscellaneous Structures and Street Hardware (including furniture, art, business objects, etc.)

G.2. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape.

J. Factors for Evaluation

1. In addition to the Appearance Plan standards, the following factors...shall be included in the Appearance Commission's evaluation of any project's design submission:

- a. Conformance to all Village ordinances and codes;*
- b. Use of exterior space;*
- c. Architectural concept and aesthetic value;*
- d. Material selection;*
- e. Compatibility with surrounding buildings, structures, and space;*
- f. Circulation – vehicular, pedestrian, and parking.*

APPROVAL CONDITIONS

Based on these standards and review of other Village codes and ordinances, staff recommends the following changes as conditions for approval:

- 1. Transparency Requirements:** Reduce transparency standards on the east (front, along Dixie Highway) elevation to accommodate folding windows that are positioned at least 42 inches above the ground.
- 2. Pergola Placement:** Adjust the location of the pergola to avoid conflict with existing oak trees. Oak trees must be preserved. *Staff recommends that Appearance Commission approval be conditioned upon the movement of the pergola to a suitable location.*
- 3. Parking Island:** Move the existing parking island to a location adjacent to the trash enclosure to provide screening for the enclosure, which meets Zoning Ordinance requirements (Section 44-08). *Staff recommends that Appearance Commission approval by conditions upon the movement of the parking island, the parking space closest to the proposed enclosure.*
- 4. Landscaping Materials:** Replace landscape materials as agreed to with the Village Arborist, including the following recommended replacements (as appropriate):
 - a. Silver linden
 - b. Zelkova
 - c. New elm species
 - d. Japanese tree lilac
 - e. Fragrant dwarf vibranum or diervilla

5. **Green Panels on South (Side) Elevation:** Add two green panels and shift all panels approximately 20-30' toward Dixie Highway to add façade articulation closer to Dixie Highway where the building is visible from the public right-of-way.
6. **Green Panels on West (Rear) Elevation:** Remove three green panels and move to blank wall area on north (exterior side) elevation, near the northwest corner of the proposed building.
7. **Brick Color:** Change proposed color of smooth-face brick material from black to a warmer tone compatible with surrounding buildings along Dixie Highway. Recommended to replace color with dark brown brick similar to that used on Homewood Brewing Company (18225 Dixie Highway) and neighboring condominium buildings (18133 Martin Avenue), or another color as recommended by the Appearance Commission.
8. **Parapet Walls:** Identify rooftop equipment height on final plans and provide a brick parapet wall suitable for screening any equipment.
9. **Lighting:** Submit a photometric plan before final approval, and identify all lighting (including string lights on patio and other recommended features) on the final plan.

PROCESS

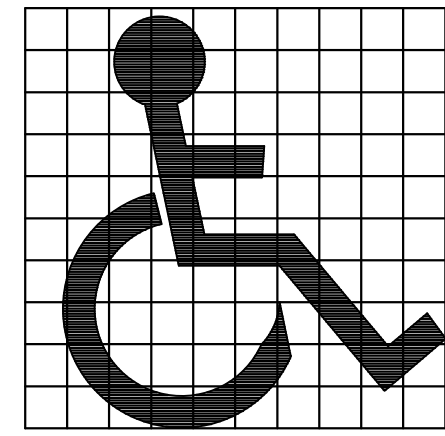
This proposal requires approval by the Appearance Commission (Appearance Review) and Planning and Zoning Commission (Site Plan Review). The Site Plan Review application for this proposal will be reviewed by the Planning and Zoning Commission on August 14.

The proposed restaurant will require staff approval of building permits for all interior and exterior construction, a business license for the operation of the restaurant, and a limited-use permit for the operation of the outdoor patio.

RECOMMENDED APPEARANCE COMMISSION ACTION

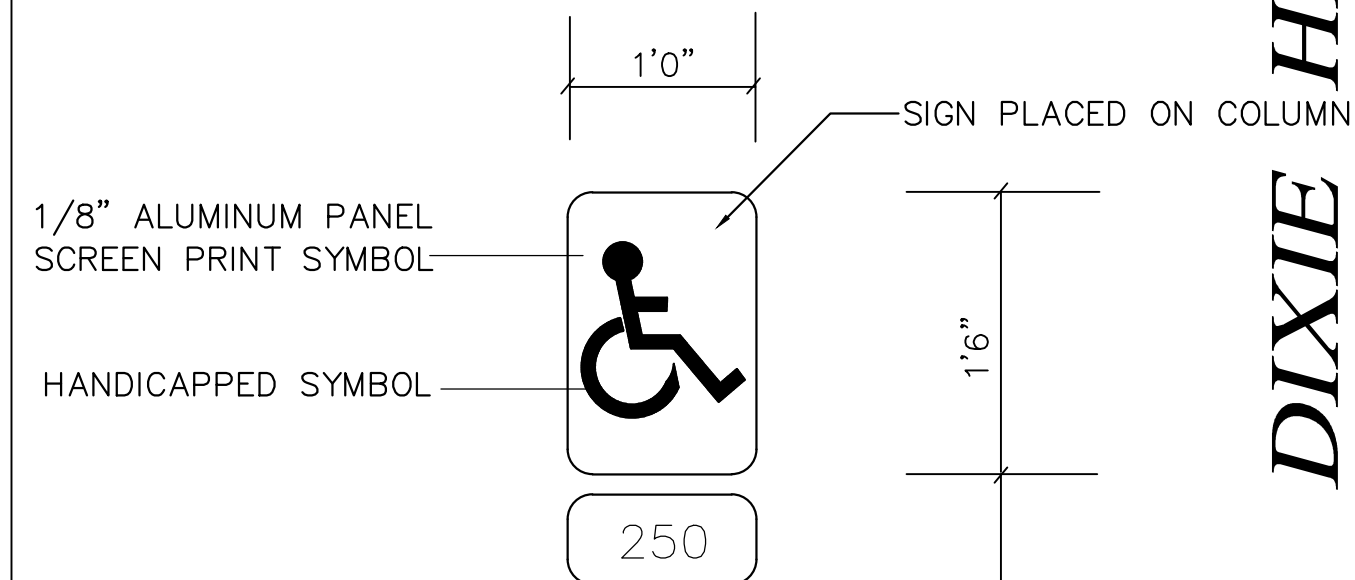
The Appearance Commission may wish to consider the following motion:

Approve Case 25-31, Appearance Review for Tequila Restaurant at 18136 Dixie Highway, as proposed on the drawings submitted by Rafael Ponce and prepared by Rafael Ponce and Joy Elizabeth Dewitt, subject to the approval conditions recommended by Staff in the Standards section of this memorandum.



GRID FOR LAYOUT ONLY
ONE SQUARE EQUALS 4"x 4"

HANDICAPPED SIGN
NOT TO SCALE



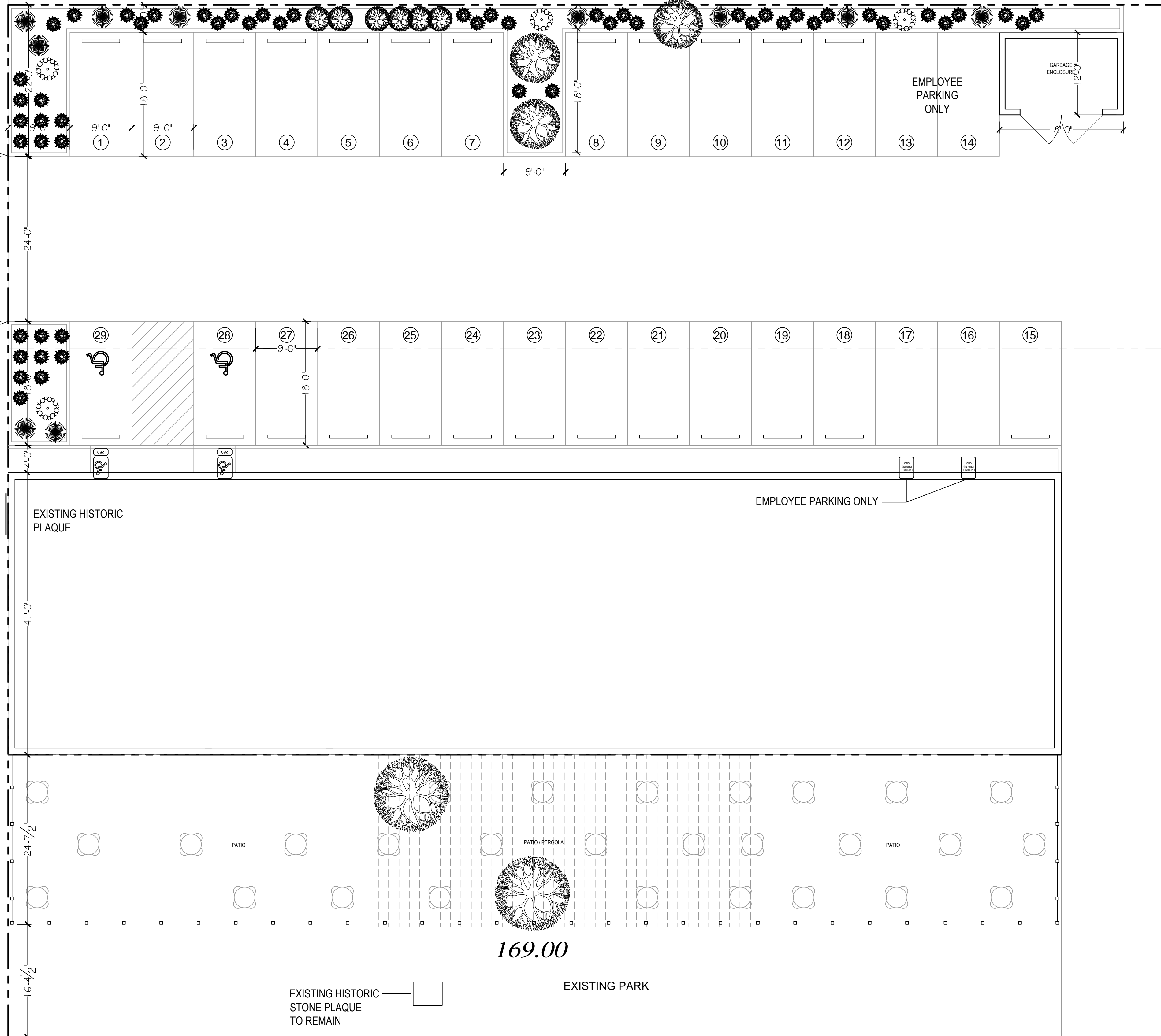
FINISH GRADE

HANDICAPPED PARKING SIGN
NOT TO SCALE

EXISTING DRIVEWAY
TO REMAIN

S. DIXIE HIGHWAY

150.00'



SOUTH LINE OF KRONER LANE

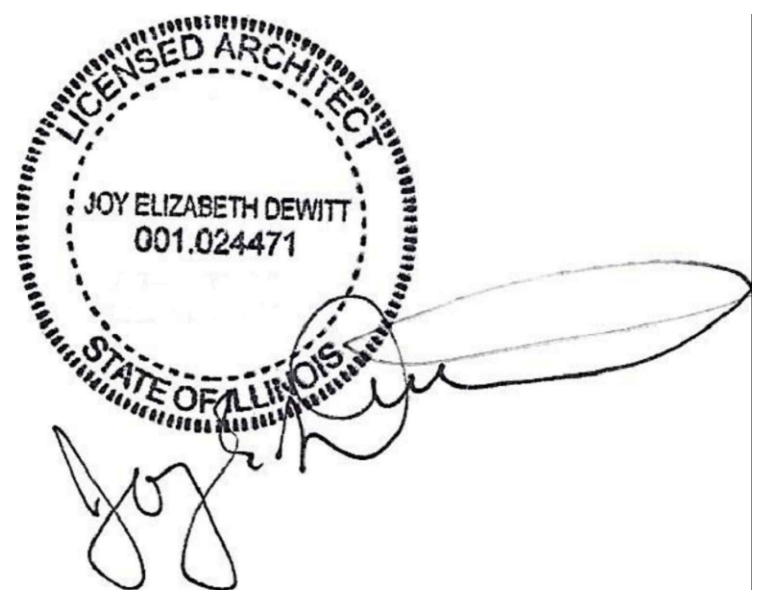
NEW DRIVEWAY

1
G300
PROPOSED SITE PLAN
NOT TO SCALE

NEW
TEQUILA RESTAURANT
RAIZES
18136 DIXIE HWY.
HOMEWOOD, IL
60430

ISSUANCE

REV.	ISSUE	DATE
	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

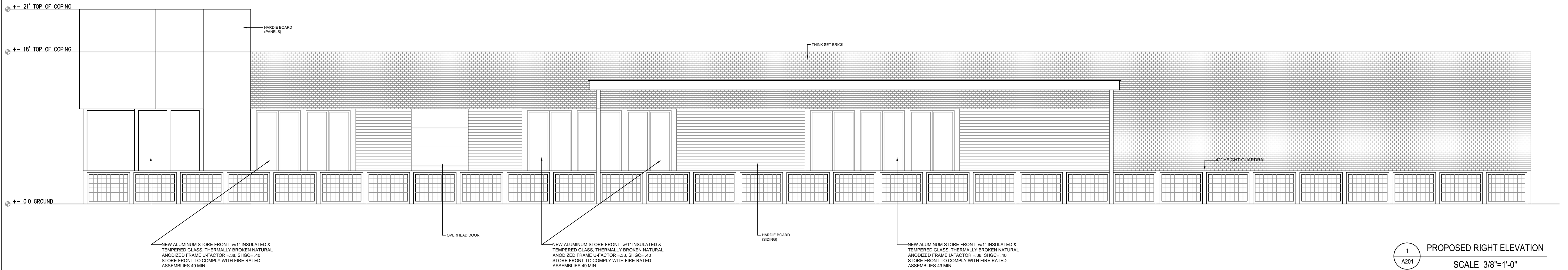
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PROJECT NO: 2025175 SCALE: AS NOTED

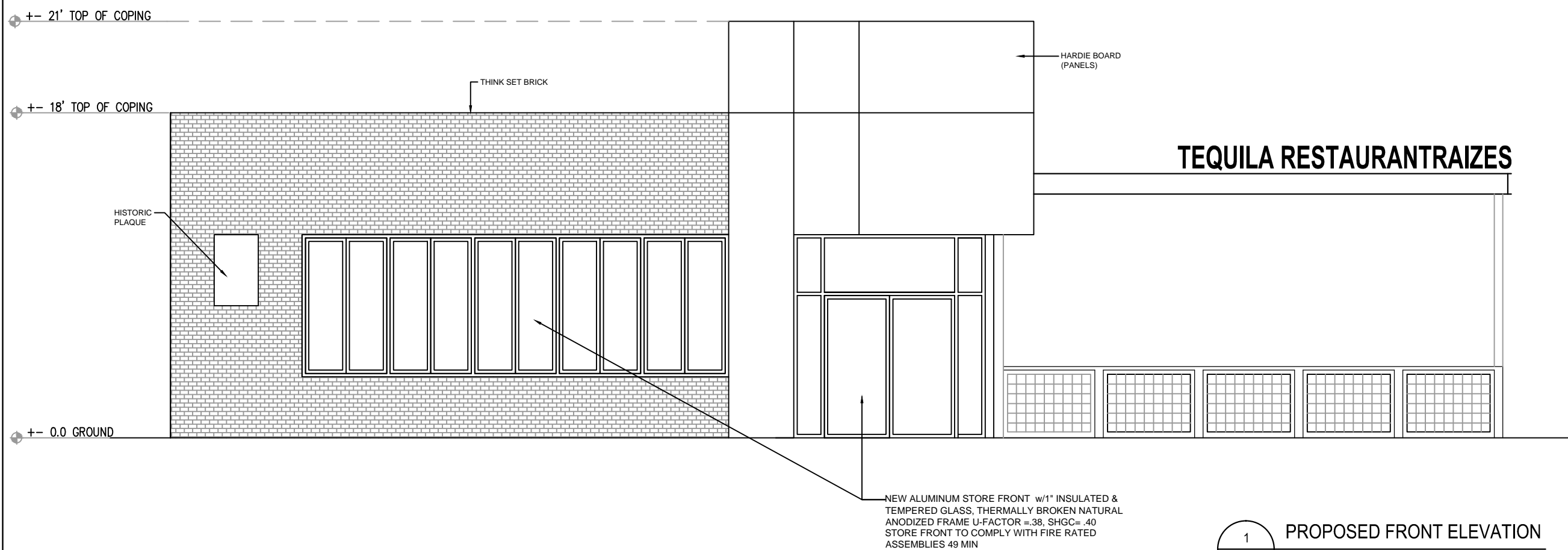
PROPOSED
SITE LAN

TITLE:

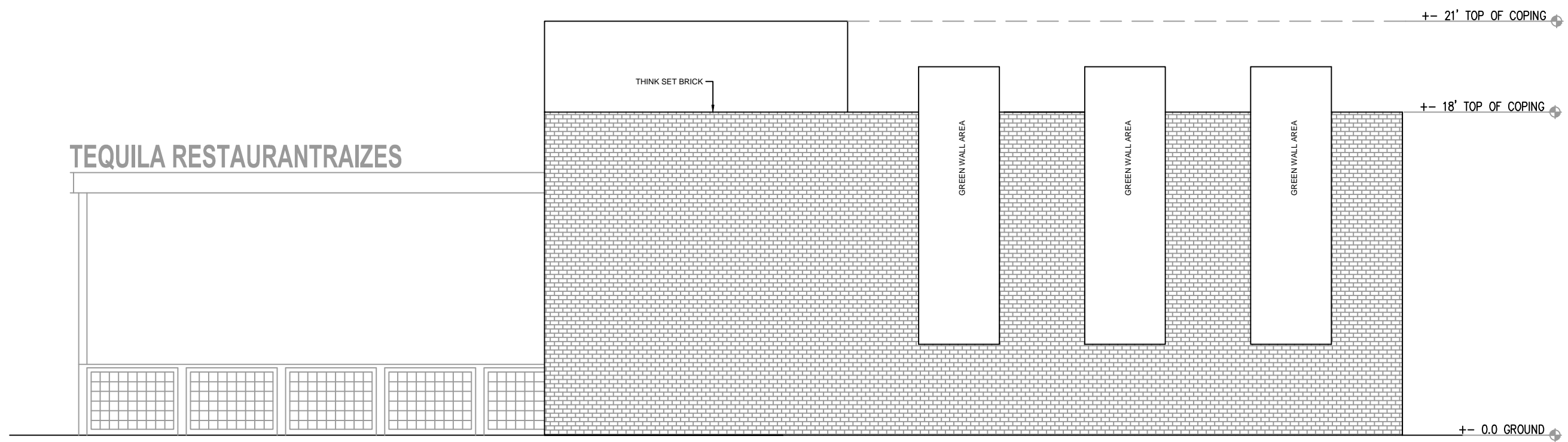
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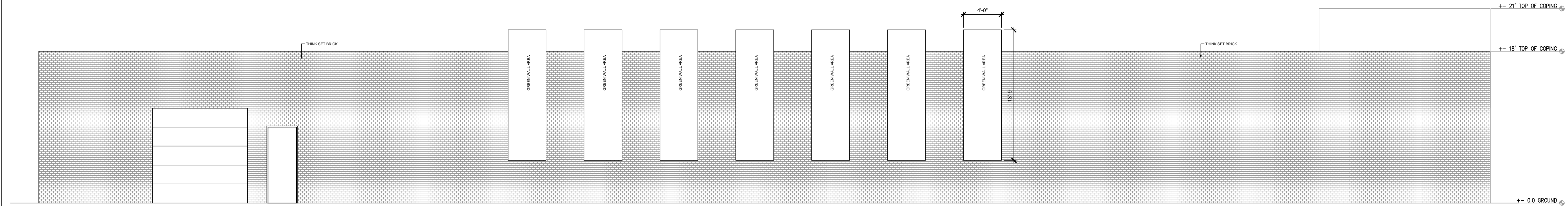
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A201
PROPOSED RIGHT ELEVATION
SCALE 3/8"=1'-0"



1
A201
PROPOSED FRONT ELEVATION
SCALE 3/8"=1'-0"



3
A201
PROPOSED REAR ELEVATION
SCALE 3/8"=1'-0"

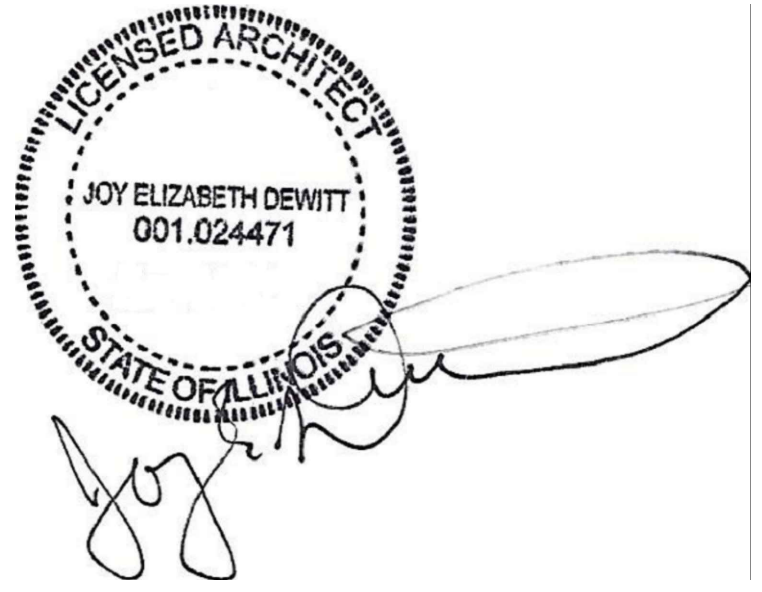


4
A201
PROPOSED LEFT ELEVATION
SCALE 3/8"=1'-0"

NEW
TEQUILA RESTAURANT
RAIZES
18136 DIXIE HWY.
HOMEWOOD, IL
60430

ISSUANCE

REV.	ISSUE	DATE
	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

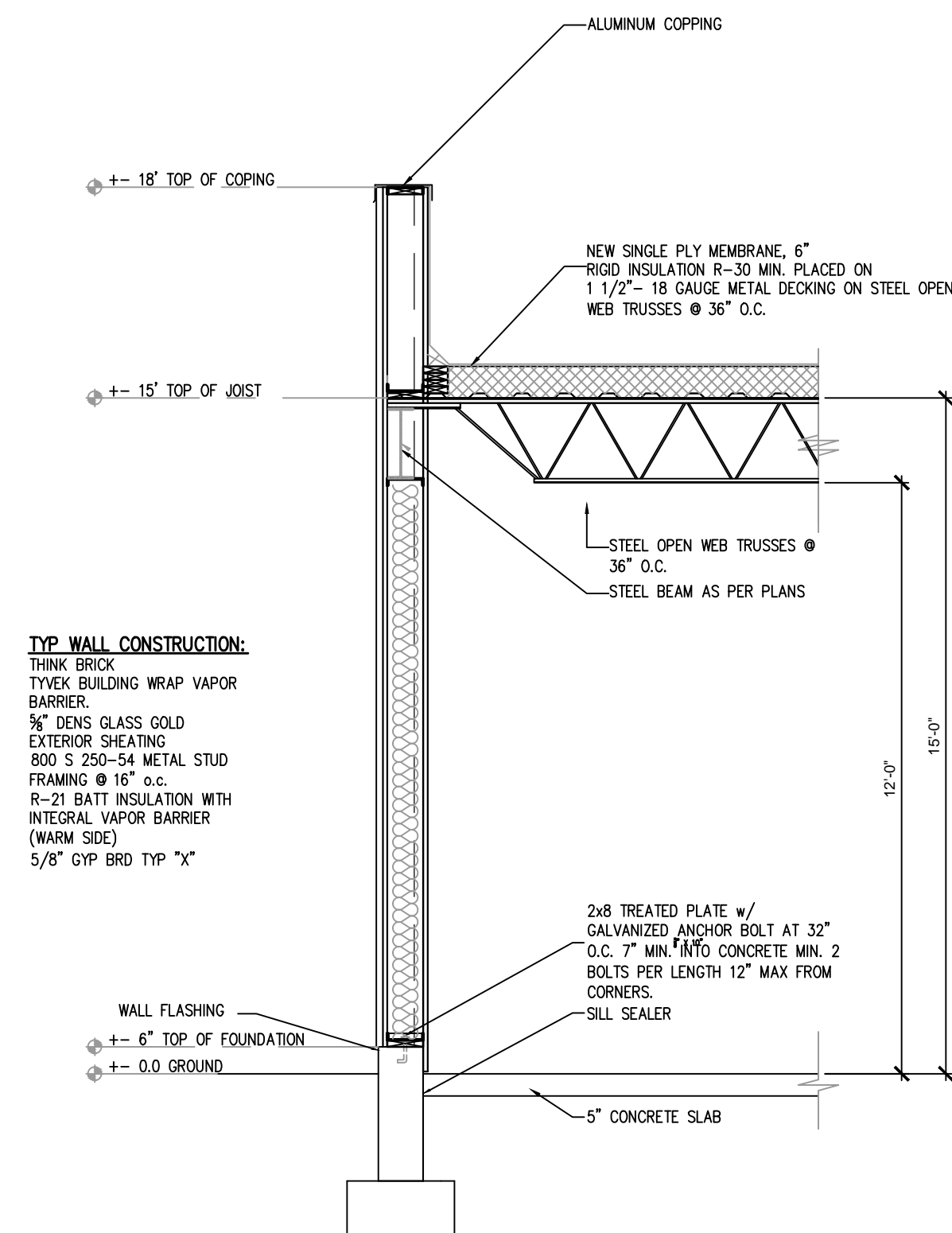
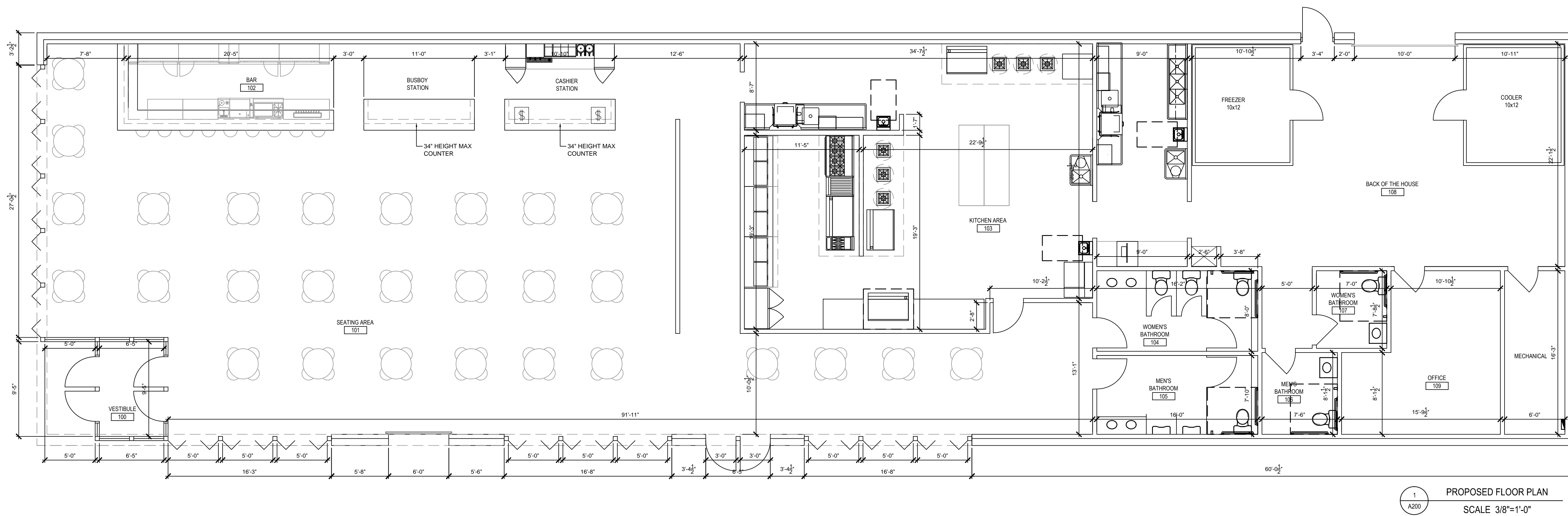
PROJECT NO: 2025175 SCALE: AS NOTED

PROPOSED
ELEVATIONS

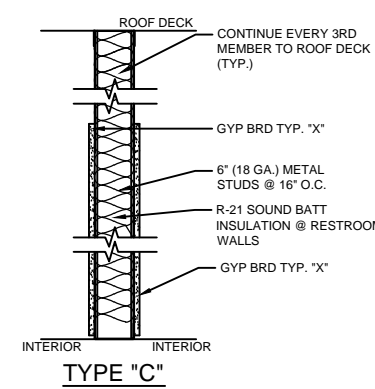
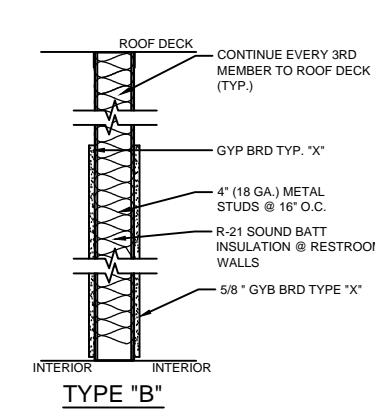
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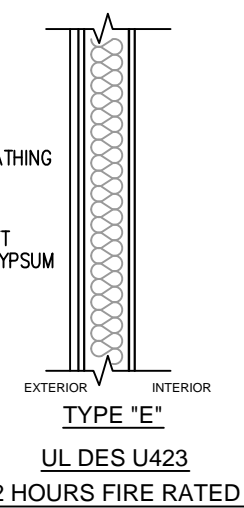
SHEET:



TYP. WALL CONSTRUCTION:
THINK BRICK
TYVEK BUILDING WRAP VAPOR BARRIER,
3/4" DENS GLASS GOLD EXTERIOR SHEATHING
800 S 250-54 METAL STUD FRAMING @ 16" o.c.
R-21 BATT INSULATION WITH INTERIOR VAPOR BARRIER (WARM SIDE)
5/8" GYP BRD TYP "X"



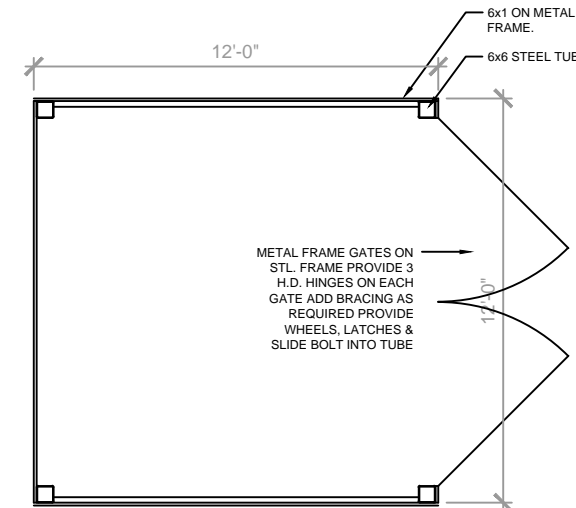
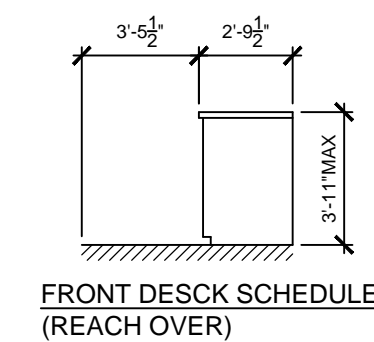
TYP. WALL CONSTRUCTION:
THINK BRICK
(2) 5/8" SHEETROCK FIRECODE GYPSUM SHEATHING, FIBERGLASS GLASS-MAT SHEATHING EXTERIOR SIDE
8" 20 GAUGE STRUCTURAL STEEL STUDS 24" O.C.
R-21 THERMAPER MINERAL WOOL BATT
(2) 5/8" SHEETROCK FIRECODE CORE GYPSUM PANEL INTERIOR



NEW WALL

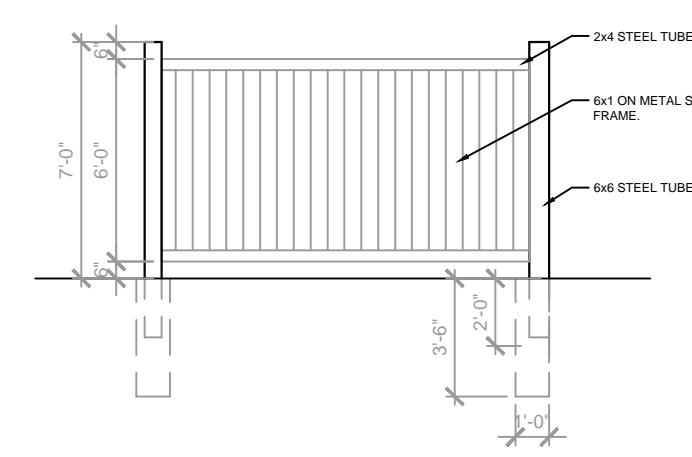
ALL JUNCTIONS BETWEEN THE WALL SURFACES AND THE EDGES OF ATTACHED EQUIPMENT AS WELL AS ALL ANNULAR OPENINGS AROUND PIPES DUCTS OR OTHER CONDUITS WHERE THEY PASS THROUGH WALLS AND FLOOR SHALL BE SEALED WITH A MIXTURE OF STEEL WOOL AND APPROVED CAULK/ SEALING COMPOUND.

- ENSURE TOP PLATES AND THE JOINTS BETWEEN WALLS AND CEILINGS ARE SEALED.
- DUCT SHAFT & PIPING PENETRATIONS; OPENINGS FROM CRAWL SPACE AND ATTIC ARE SEALED.
- ALL SHAFTS: PROPER FLASHING AROUND FLUE AND GAPS SEALED AND CAULKED
- ALL PENETRATIONS AT EXTERIOR WALLS ARE SEALED INCLUDING VENTS, AND ELECTRICAL CONDUIT & BOXES.
- PROVIDE CORROSION-PROOF RODENT/BIRD SCREENS (E.G., STEEL MESH) FOR ALL BUILDING OPENINGS THAT CANNOT BE FULLY SEALED AND CAULKED (E.G., VENTILATION SYSTEM INTAKE / EXHAUST OUTLETS AND ATTIC VENT OPENINGS).



3
A200

TRASH ENCLOSURE PLAN
NOT TO SCALE



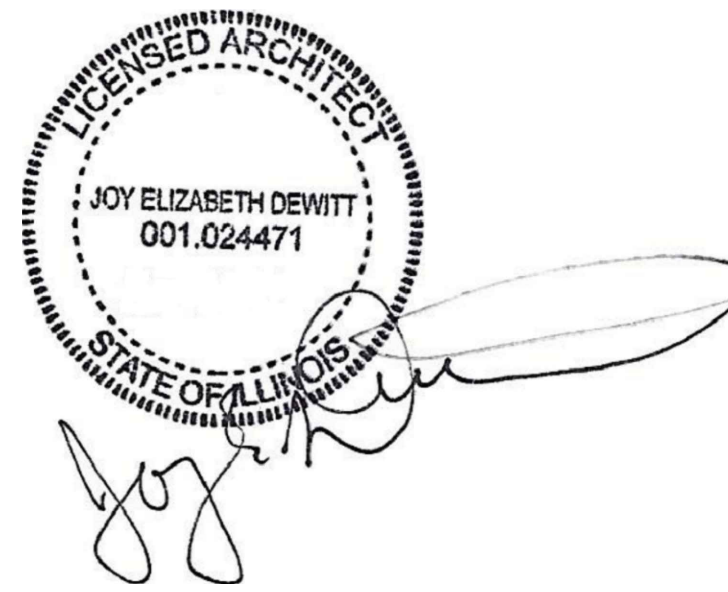
4
A200

TRASH ENCLOSURE SIDES ELEVATION
NOT TO SCALE

NEW TEQUILA RESTAURANT RAIZES 18136 DIXIE HWY. HOMWOOD, IL 60430

ISSUANCE

REV.	ISSUE	DATE
	100% CD	04/20/2025



ARCHITECT/ENGINEER: JOY ELIZABETH DEWITT

DRAWN: JP CHECK: NR

PROJECT NO: 2025175 SCALE: AS NOTED

PROPOSED FLOOR PLAN

TITLE:

A-200

