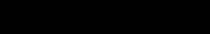


1313 175th STREET, HOMEWOOD, ILLINOIS 60430



APPAREL
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4611 136th STREET, CRESTWOOD, ILLINOIS 60418

web: brucefrotharchitect.wordpress.com



SITE SURVEY AND TOPO -
PRELIMINARY LANDSCAPE PLAN L-1.0

July 30, 2026
Pre-Planning and Zoning Submittal

BY BFR	NUMBER G-00
PROJECT -	

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403

ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:		
PROPERTY LOT 1 (LOT D, 1, 2, & 3):	187,500 SF	4.30 Acres
PROPERTY LOT 2 (HUEY PLAZA):	55,500 SF	1.27 Acres
TOTAL AREA:	243,000 SF	5.58 Acres

BASEMENT LEVEL:	4,705 SF
FIRST FLOOR LEVEL:	4,705 SF
SECOND FLOOR LEVEL:	4,705 SF
TOTAL AREA 1st & 2nd LEVEL:	9,410 SF

EXISTING PARKING: 65 SPACES (3 ACCESSIBLE SPACES)

BULK REQUIREMENTS:
LOT WIDTH
LOT AREA

FRONT YARD SETBACK:	40 FEET
EXTERIOR SIDE YARD SETBACK:	40 FEET
INTERIOR SIDE YARD:	25 FEET
REAR YARD SETBACK:	40 FEET

BUILDING COVERAGE:	N/A
BUILDING HEIGHT:	40 FEET

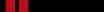
ALLOWABLE IMPERIOUS SURFACE: 70%

OFFICE AND SALES AREA:	1 PER 500 SF
OTHER AREAS:	1 PER 1000 SF



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THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT, OR THE CONSULTANTS, IN THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.



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1313 175th Street
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Illinois 60430

EXISTING SITE PLAN

SEAL

BY BFR	NUMBER A-01
PROJECT -	

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403

ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:

PROPERTY LOT 1 (LOT D, 1, 2, & 3):	187,500 SF	4.30 Acres
PROPERTY LOT 2 (HUEY PLAZA):	55,500 SF	1.27 Acres
TOTAL AREA:	243,000 SF	5.58 Acres

EXISTING BUILDING AREAS:

BASEMENT LEVEL:	4,705 SF
FIRST FLOOR LEVEL:	4,705 SF
SECOND FLOOR LEVEL:	4,705 SF
TOTAL AREA: 1st & 2nd LEVEL:	9,410 SF

EXISTING PARKING: 65 SPACES (3 ADA)

PROPOSED NEW BUILDING

FRONT YARD SETBACK:	90 FEET
EXTERIOR SIDE YARD SETBACK:	NA
INTERIOR SIDE YARD:	344 FEET (WEST)
REAR YARD SETBACK:	40 FEET

EXISTING PROPERTY - (PROPERTY LOT 1)	
BUILDING AREA (FOOTPRINT):	
EXISTING & PROPOSED BUILDING	4,999 SF
PARKING AREA:	
EXISTING PARKING:	60 SPACES
EXISTING ACCESSIBLE SPACES:	3 SPACES

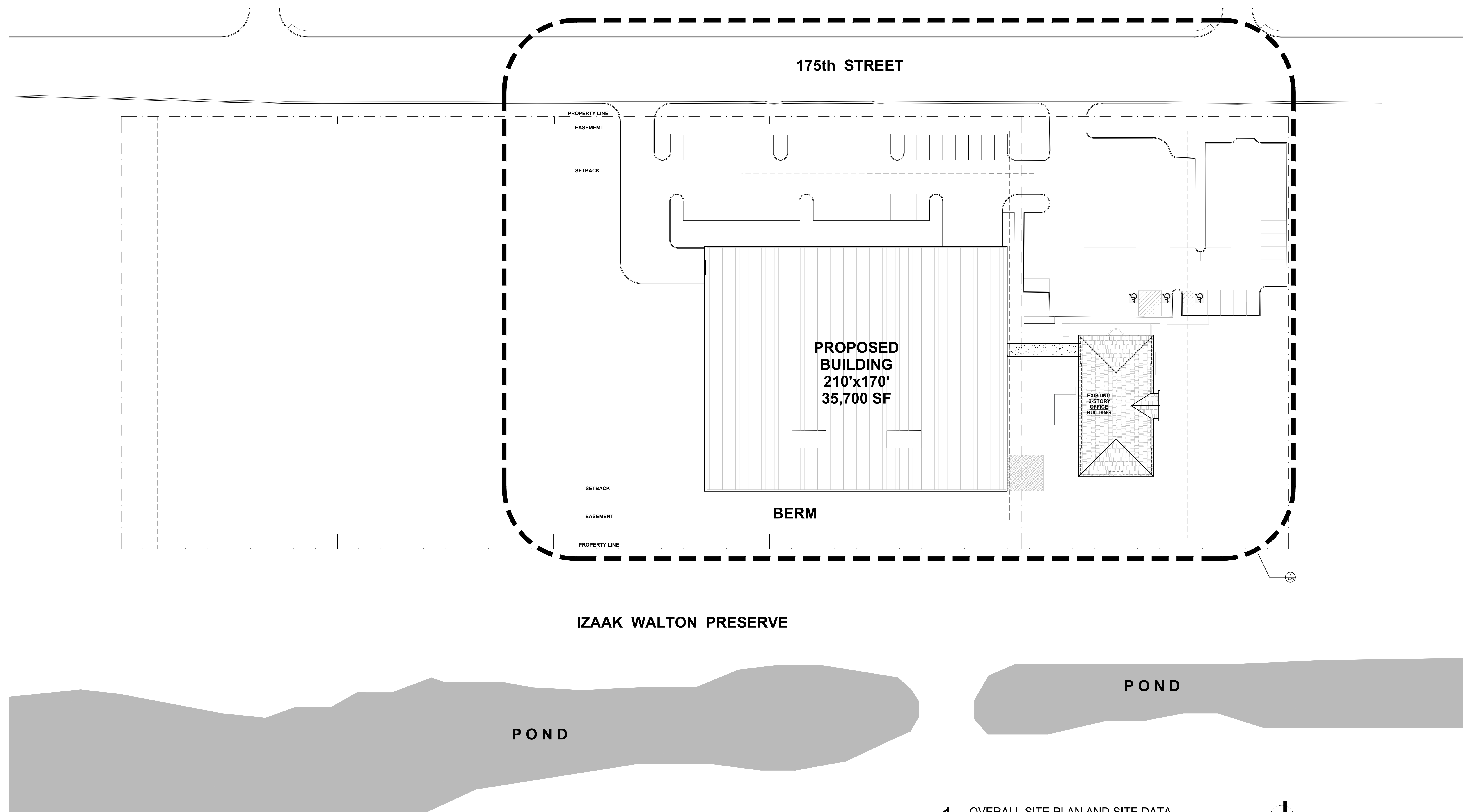
SITE AREAS:		
BUILDING FOOTPRINT:	4,999 SF	
PAVEMENT (IMPERVIOUS):	24,885 SF	
TOTAL IMPERVIOUS SURFACES:	29,884 SF	54%
LANDSCAPING (PERVIOUS):	25,618 SF	
TOTAL SITE AREA:	55,502 SF	1.27 ACRES

BUILDING AREAS (FOOTPRINT):	
PROPOSED BUILDING	35,700 SF
PARKING AREAS:	
PROPOSED PARKING:	42 SPACES
PROPOSED ACCESSIBLE SPACES	0 SPACES

SITE AREAS:	
BUILDING FOOTPRINT:	35,700 SF
PAVEMENT (IMPERVIOUS):	19,670 SF
TOTAL IMPERVIOUS SURFACES:	53,370 SF 28%
LANDSCAPING (PERVIOUS):	134,130 SF
TOTAL SITE AREA:	187,500 SF 4.30 ACRES

BUILDING AREAS (FOOTPRINT):	
EXISTING OFFICE BUILDING	4,999 SF
PROPOSED BUILDING	35,700 SF
TOTAL BUILDING AREAS:	40,699 SF
 PARKING AREAS:	
EXISTING & PROPOSED (LOT 1):	60 SPACES
PROPOSED PARKING (LOT 2):	42 SPACES
TOTAL PARKING AREAS:	102 SPACES
 PROPOSED ACCESSIBLE SPACES	 3 SPACES

SITE AREAS:		
BUILDING FOOTPRINTS:	42,499 SF	
PAVEMENT (IMPERVIOUS):	48,056 SF	
TOTAL IMPERVIOUS SURFACES:	90,555 SF	37
LANDSCAPING (PERVIOUS):	152,445 SF	
TOTAL SITE AREA:	243,000 SF	5.58 ACRES



1 OVERALL SITE PLAN AND SITE DATA

A-02

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Illinois 60430

ARCHITECTURAL
SITE PLAN[illegible]

BFR

A-03

PROJECT

BERM

1 PARTIAL ARCHITECTURAL SITE PLAN

SCALE: 1" = 16'-0"

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LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

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PROJECT



HEADQUARTERS FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

PRODUCTION
FACILITY
GROUND FLOOR
PLAN

EAL

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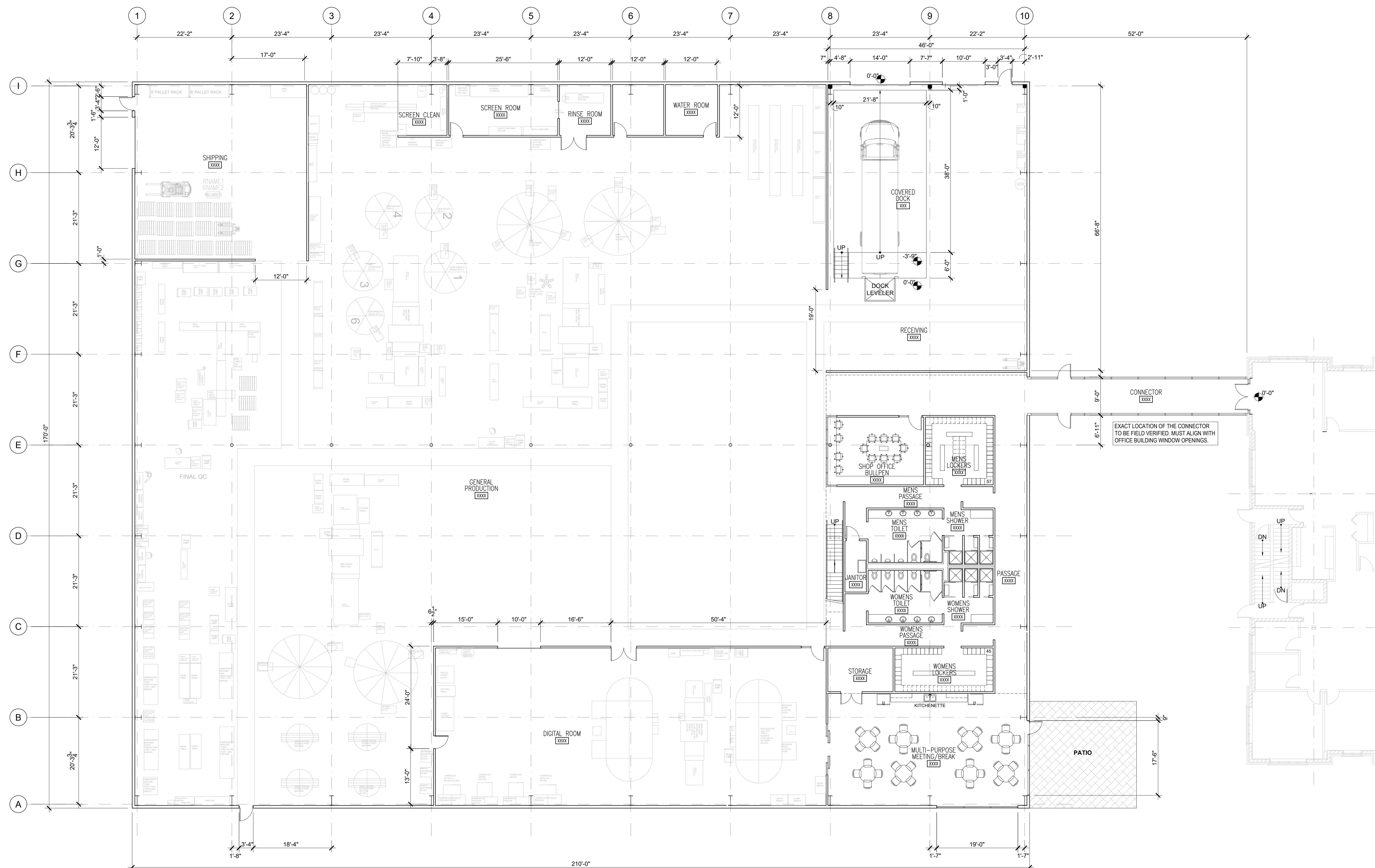
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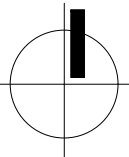
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PROJECT

A-10



1 PRODUCTION FACILITY - GROUND FLOOR PLAN



LIMITATION OF WARRANTY OF
ARCHITECTS WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT
WARRANT OR GUARANTEE THE ACCURACY AND
COMPLETENESS OF THE WORK PRODUCT THEREIN
BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES,
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ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS,
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ARCHITECT, BUT OF THE PARTIES RESPONSIBLE
FOR TAKING SUCH ACTION.

PROJECT

**APPAREL
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**HEADQUARTERS
FACILITY**

1313 175th Street
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SHEET

**PRODUCTION
FACILITY
MEZZANINE FLOOR
PLAN**

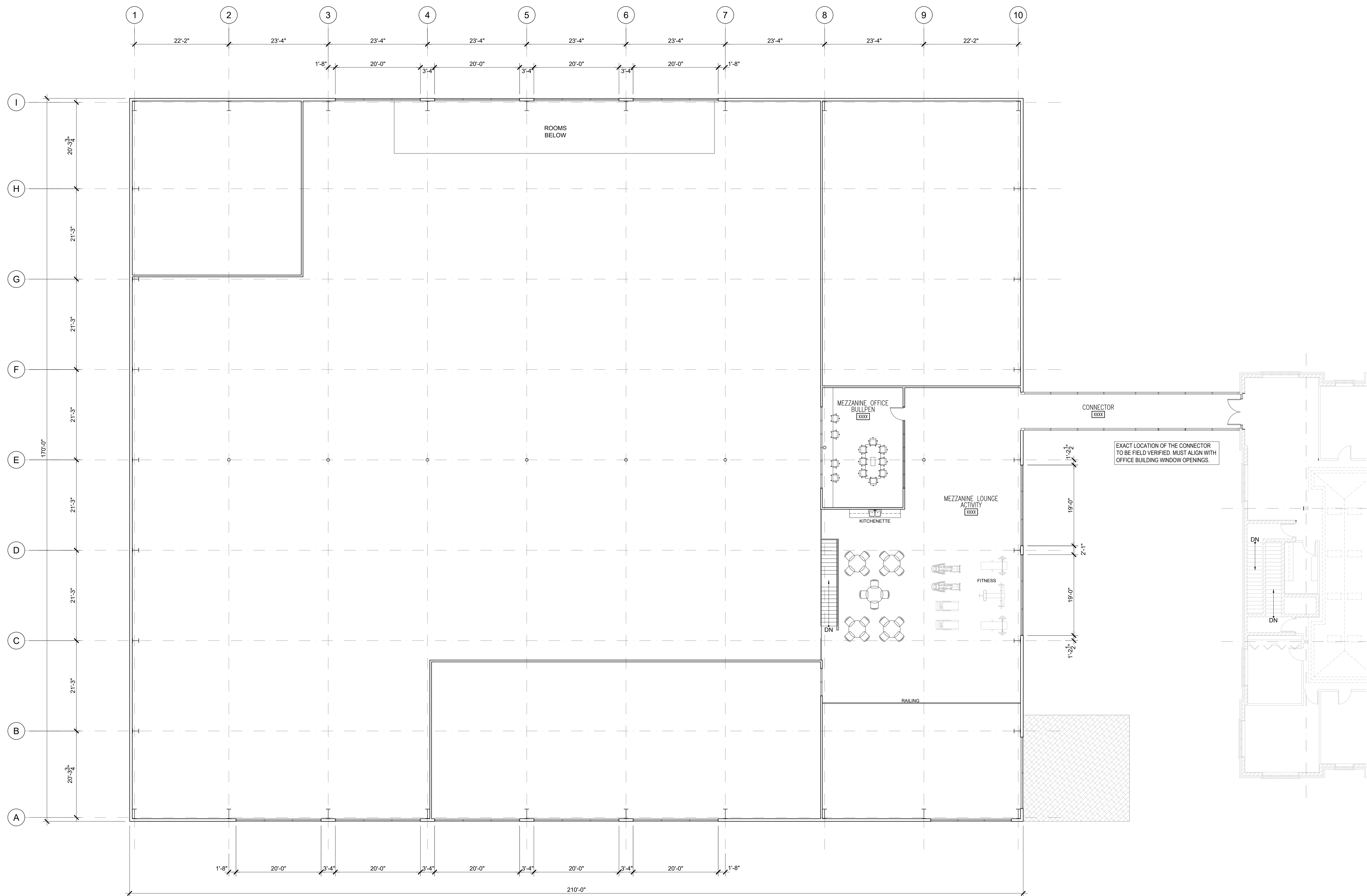
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BY
BFR

NUMBER

A-11



1 PRODUCTION FACILITY - MEZZANINE FLOOR PLAN
SCALE: 3/32" = 1'-0"

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PRODUCTION FACILITY EXTERIOR ELEVATIONS

SEAL

[illegible]

A-30

