NEW HEADQUARTERS FACILITY

EXISTING OFFICE RENOVATION
AND NEW PRODUCTION FACILITY

1313 175th STREET, HOMEWOOD, ILLINOIS 60430

FOR:

APPAREL REDEFINED

APPAREL REDEFINED

4611 136th STREET, CRESTWOOD, ILLINOIS 60418

Bruce F. Roth
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AREA MAP

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October 24, 2023
Village Board & Planning Department Review

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LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

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HEADQUARTERS FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

COVER PAGE

SEAL

REV	DATE	ISSUE
	2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW

BY: BFR

NUMBER: G-00

PROJECT: -

EXISTING SITE DATA

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403

ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:

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

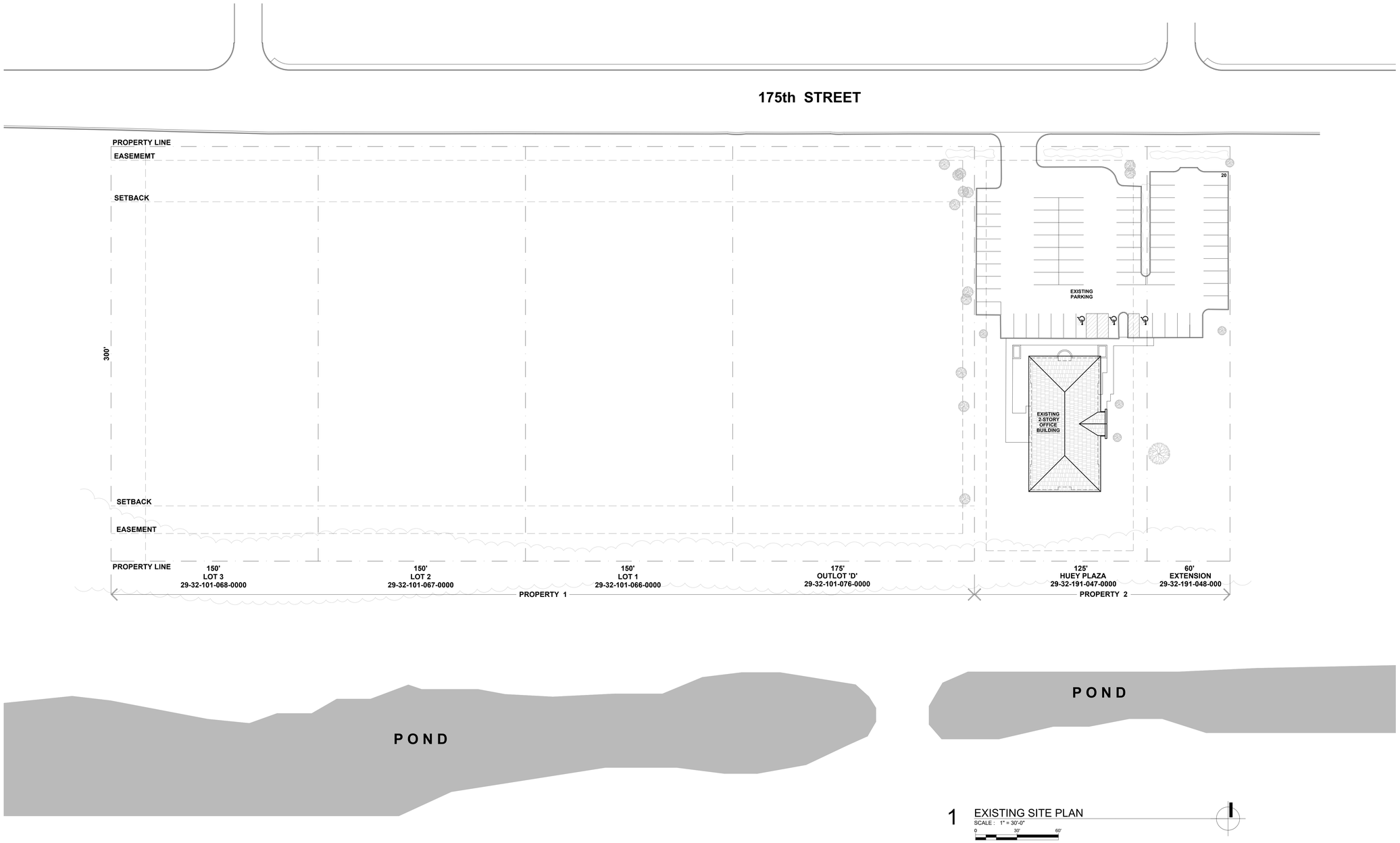
EXISTING BUILDING AREAS:

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 ACCESSIBLE SPACES)

ZONING REQUIREMENTS

BULK REQUIREMENTS:	
LOT WIDTH	N/A
LOT AREA	N/A
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%
PARKING REQUIREMENTS:	
OFFICE AND SALES AREA:	1 PER 500 SF
OTHER AREAS:	1 PER 1000 SF



1 EXISTING SITE PLAN
SCALE : 1" = 30'-0"
0 30' 60'

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EXISTING SITE PLAN

SEAL

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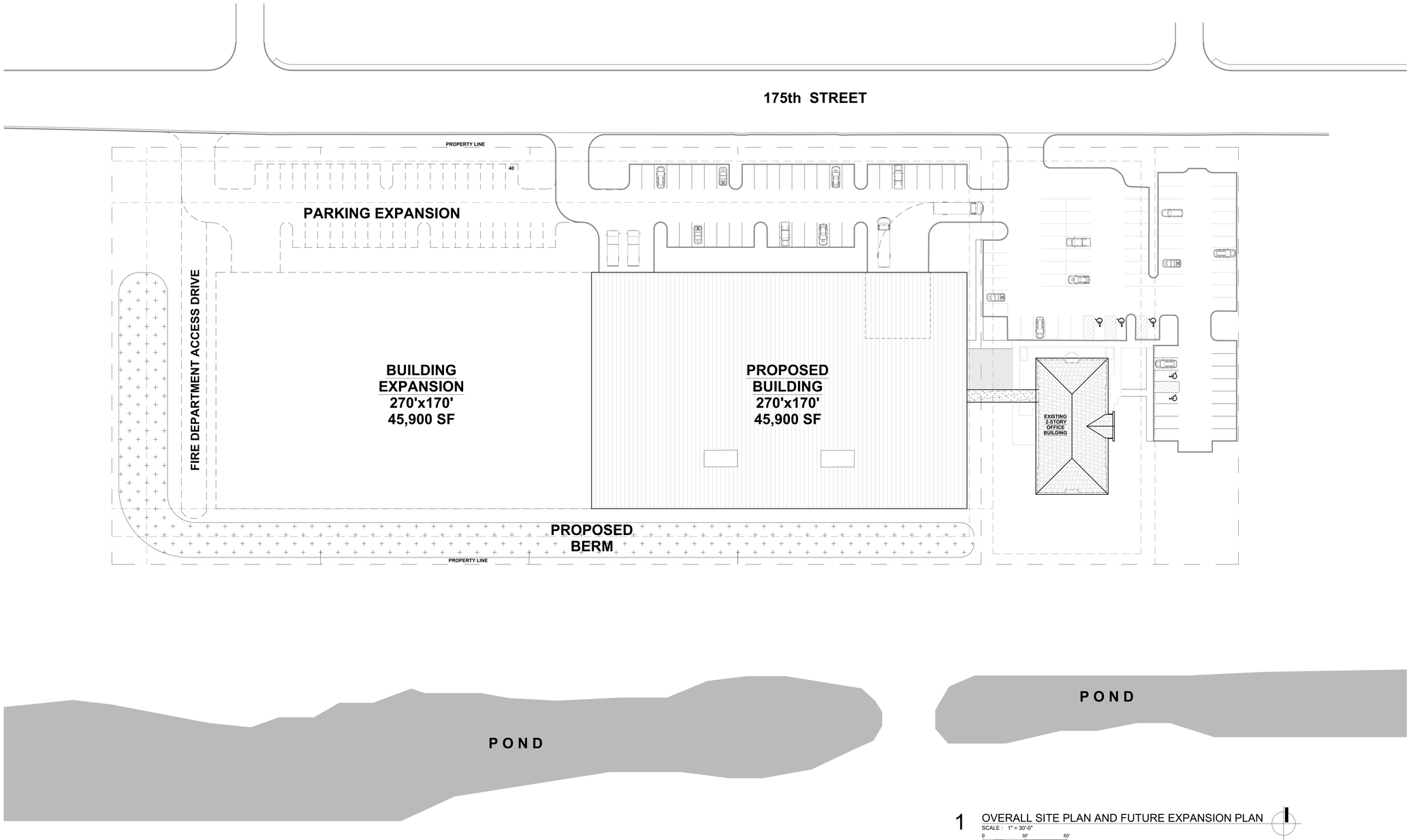

1 OVERALL SITE PLAN AND FUTURE EXPANSION PLAN

SCALE : 1" = 30'-0"

0 30' 60'

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FACILITY

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OVERALL SITE PLAN
AND
FUTURE EXPANSION

SEAL

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	2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW

BY
BFR

NUMBER
A-02

PROJECT
-

EXISTING SITE DATA

ADDRESS: 1313 175th STREET, HOMEWOOD, IL 60403

ZONING DISTRICT: M-1 LIMITED MANUFACTURING

SITE AREAS:		
PROPERTY 1 (LOT D, 1, 2, & 3):	187,500 SF	4.30 Acres
PROPERTY 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 SITE DATA

EXISTING PROPERY - (LOT 1)

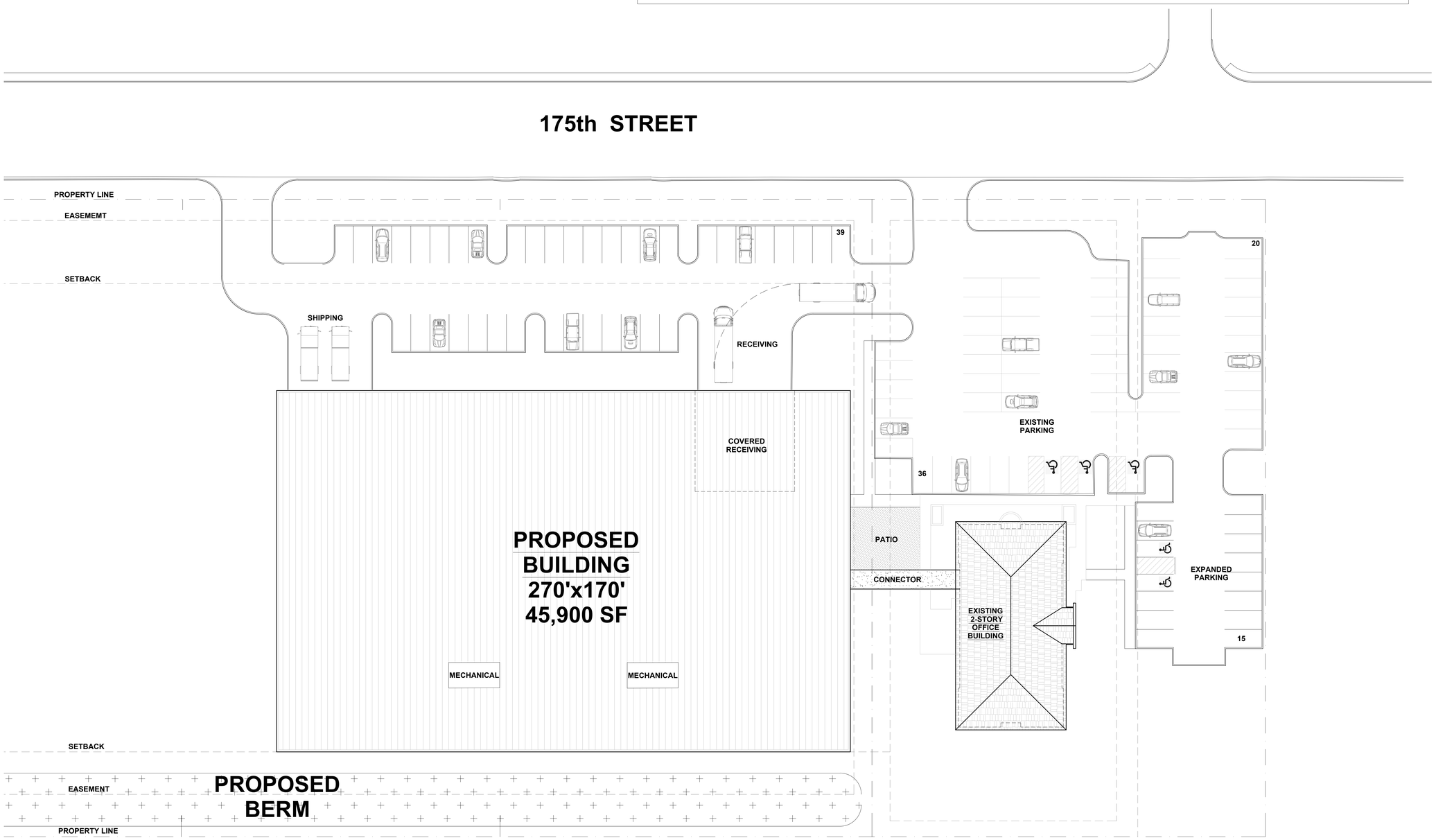
BUILDING AREAS (FOOTPRINT):		
EXISTING & PROPOSED BUILDING	4,999 SF	
PARKING AREAS:		
EXISTING & PROPOSED PARKING:	71 SPACES (5 ADA)	
REQUIRED PARKING (M-1 DISTRICT):		
OFFICE & SALES AREAS (9,998 SF):	21 SPACES	
REQUIRED ACCESSIBLE SPACE:	2 SPACES	
SITE AREAS:		
BUILDING FOOTPRINT:	4,999 SF	
PAVEMENT (IMPERVIOUS):	29,811 SF	
TOTAL IMPERVIOUS SURFACES:	34,810 SF	63%
LANDSCAPING (PERVIOUS):	20,690 SF	
TOTAL SITE AREA:	55,500 SF	1.27 ACRES

PROPOSED PROPERTY (LOT 2)

BUILDING AREAS (FOOTPRINT):		
PROPOSED BUILDING	45,992 SF	
PARKING AREAS:		
PROPOSED PARKING:	39 SPACES	
REQUIRED PARKING (M-1 DISTRICT):		
OTHER AREAS (44,992 SF):	45 SPACES	
REQUIRED ACCESSIBLE SPACE:	3 SPACES	
SITE AREAS:		
BUILDING FOOTPRINT:	45,992 SF	
PAVEMENT (IMPERVIOUS):	17,687 SF	
TOTAL IMPERVIOUS SURFACES:	63,678 SF	34%
LANDSCAPING (PERVIOUS):	123,710 SF	
TOTAL SITE AREA:	187,500 SF	4.30 ACRES

TOTAL - LOT 1 AND 2 COMBINED

BUILDING AREAS (FOOTPRINT):		
EXISTING OFFICE BUILDING	4,999 SF	
PROPOSED BUILDING	45,992 SF	
TOTAL BUILDING AREAS:	50,991 SF	
PARKING AREAS:		
EXISTING & PROPOSED (LOT 1):	71 SPACES (5 ADA)	
PROPOSED PARKING (LOT 2):	39 SPACES (0 ADA)	
TOTAL PARKING AREAS:	109 SPACES (5 ADA)	
REQUIRED PARKING (M-1 DISTRICT):		
OFFICE & SALES AREAS (10,410 SF):	21 SPACES	
OTHER AREAS (44,900 SF):	45 SPACES	
TOTAL REQUIRED PARKING:	66 SPACES	
REQUIRED ACCESSIBLE SPACE:	5 SPACES	
SITE AREAS:		
BUILDING FOOTPRINTS:	50,991 SF	
PAVEMENT (IMPERVIOUS):	47.489 SF	
TOTAL IMPERVIOUS SURFACES:	98,480 SF	41%
LANDSCAPING (PERVIOUS):	144,440 SF	
TOTAL SITE AREA:	243,000 SF	5.58 ACRES



1 PARTIAL ARCHITECTURAL SITE PLAN

SCALE : 1" = 20'-0"

0 20' 40'

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ARCHITECTURAL SITE PLAN

SEAL

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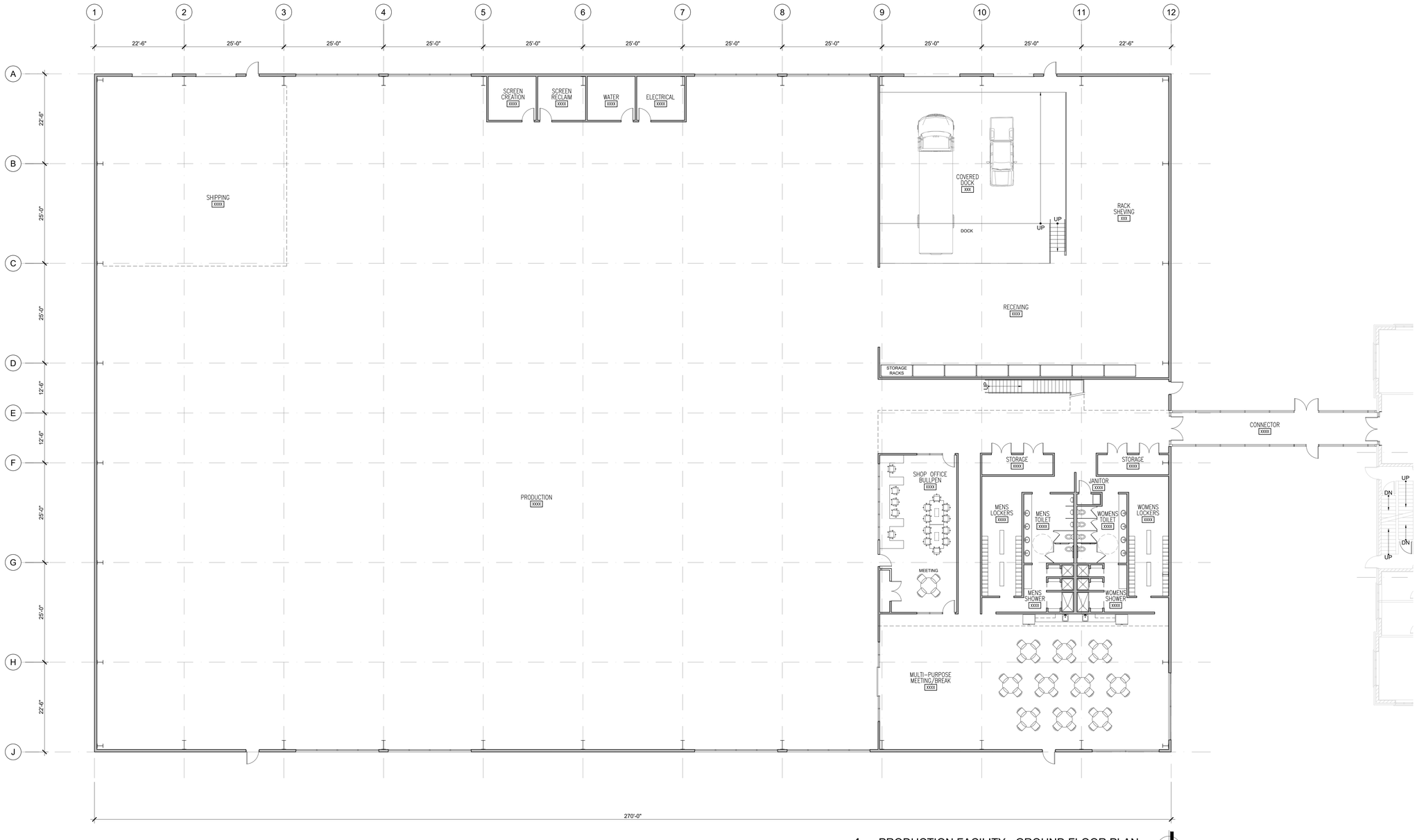

1 PRODUCTION FACILITY - GROUND FLOOR PLAN

SCALE : 3/32" = 1'-0"

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PRODUCTION FACILITY GROUND FLOR PLAN

SEAL

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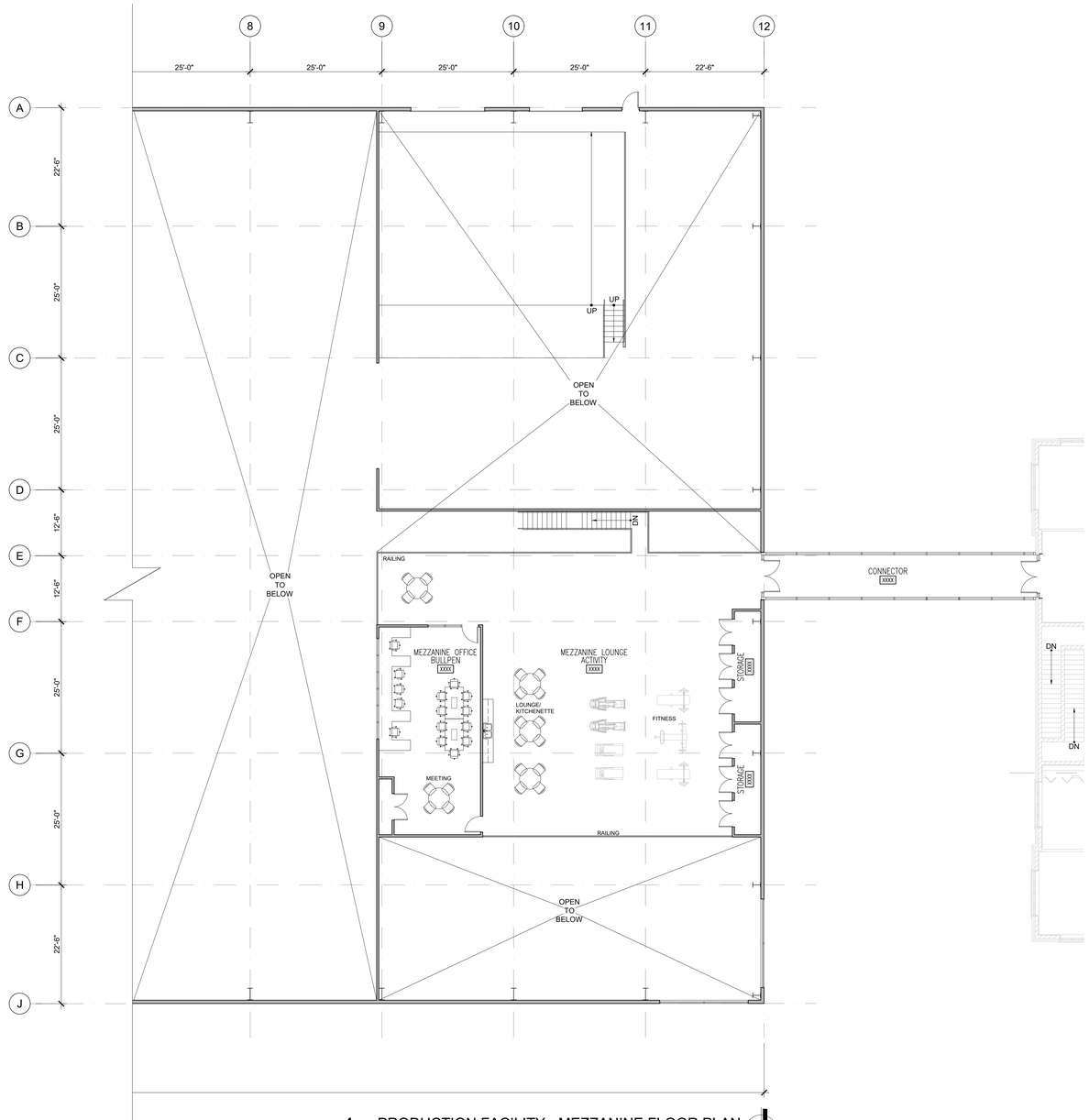

1 PRODUCTION FACILITY - MEZZANINE FLOOR PLAN

SCALE : 3/32" = 1'-0"

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PRODUCTION
FACILITY
MEZZANIE FLOOR
PLAN

SEAL

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A-11

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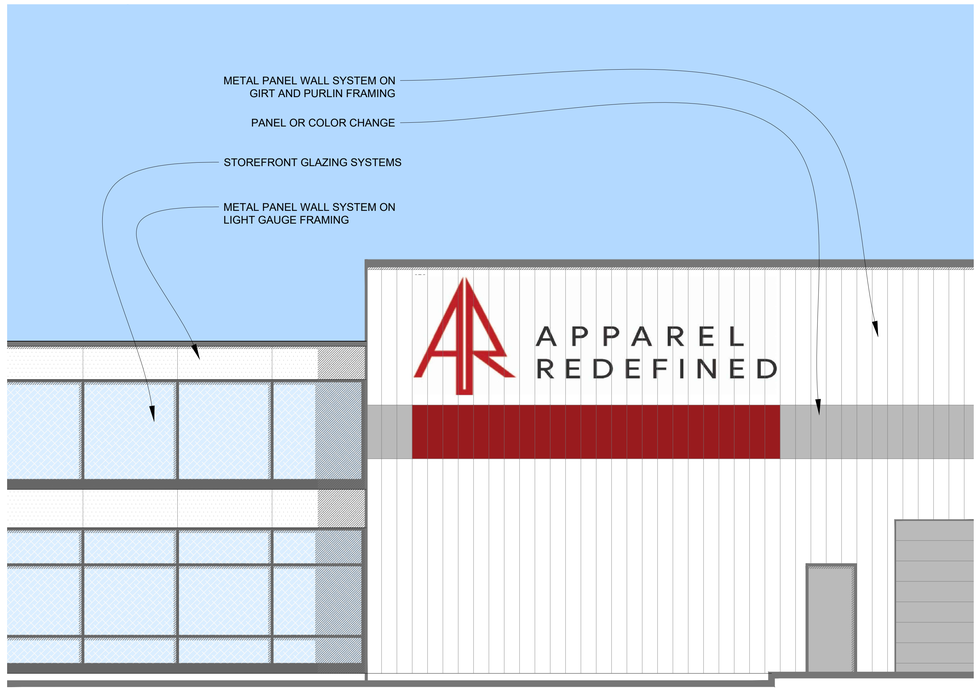
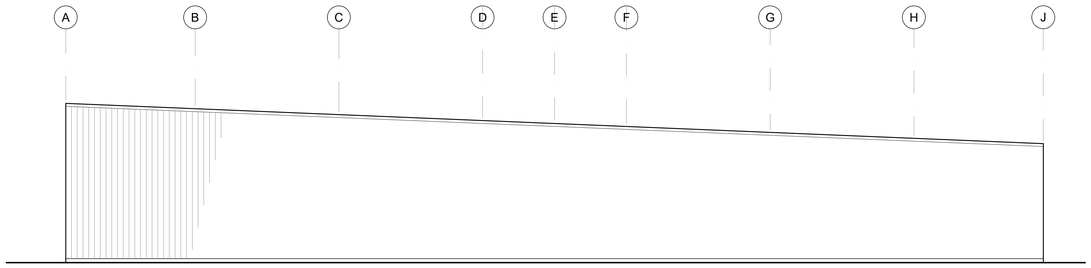
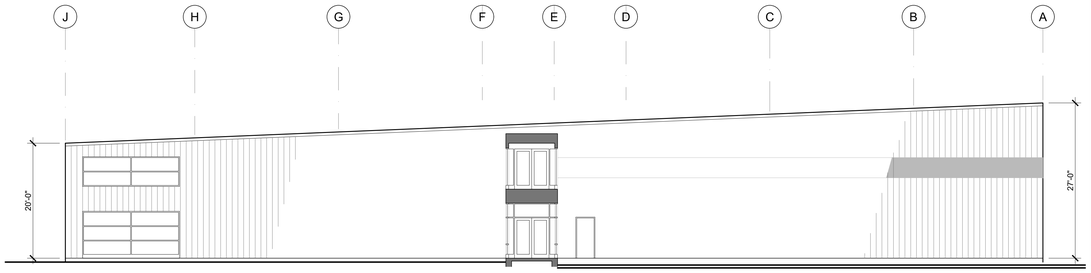


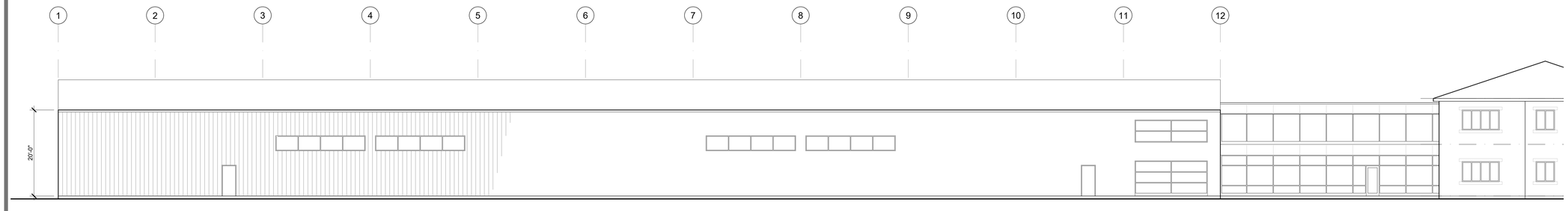
5 PARTIAL ENLARGED ELEVATION
SCALE : 1/4" = 1'-0"



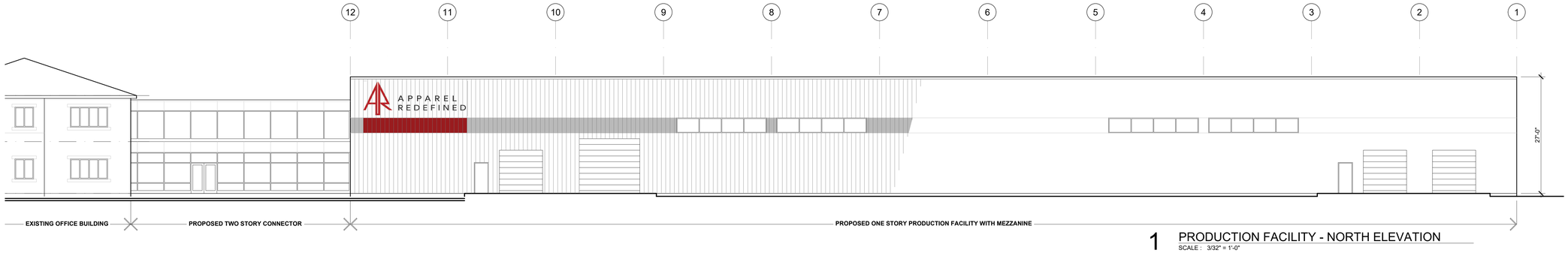
4 PRODUCTION FACILITY - WEST ELEVATION
SCALE : 3/32" = 1'-0"



3 PRODUCTION FACILITY - EAST ELEVATION
SCALE : 3/32" = 1'-0"



2 PRODUCTION FACILITY - SOUTH ELEVATION
SCALE : 3/32" = 1'-0"



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

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PRODUCTION
FACILITY
EXTERIOR
ELEVATIONS

SEAL

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A-30

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-

PLAT OF SURVEY
&
TOPOGRAPHIC SURVEY

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

N

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM, EAST ZONE, 2011 ADJUSTMENT

SITE DATA

GROSS AREA OF PARCELS ONE & TWO: 225,034 SQUARE FEET OR 5.17 ACRES

PARCEL IDENTIFICATION NUMBERS

PARCEL ONE, LOT 1:	29–32–101–047
PARCEL TWO, LOT 1:	29–32–101–066
" , LOT 2:	29–32–101–067
" , LOT 3:	29–32–101–068
" , OUTLOT D:	29–32–101–076

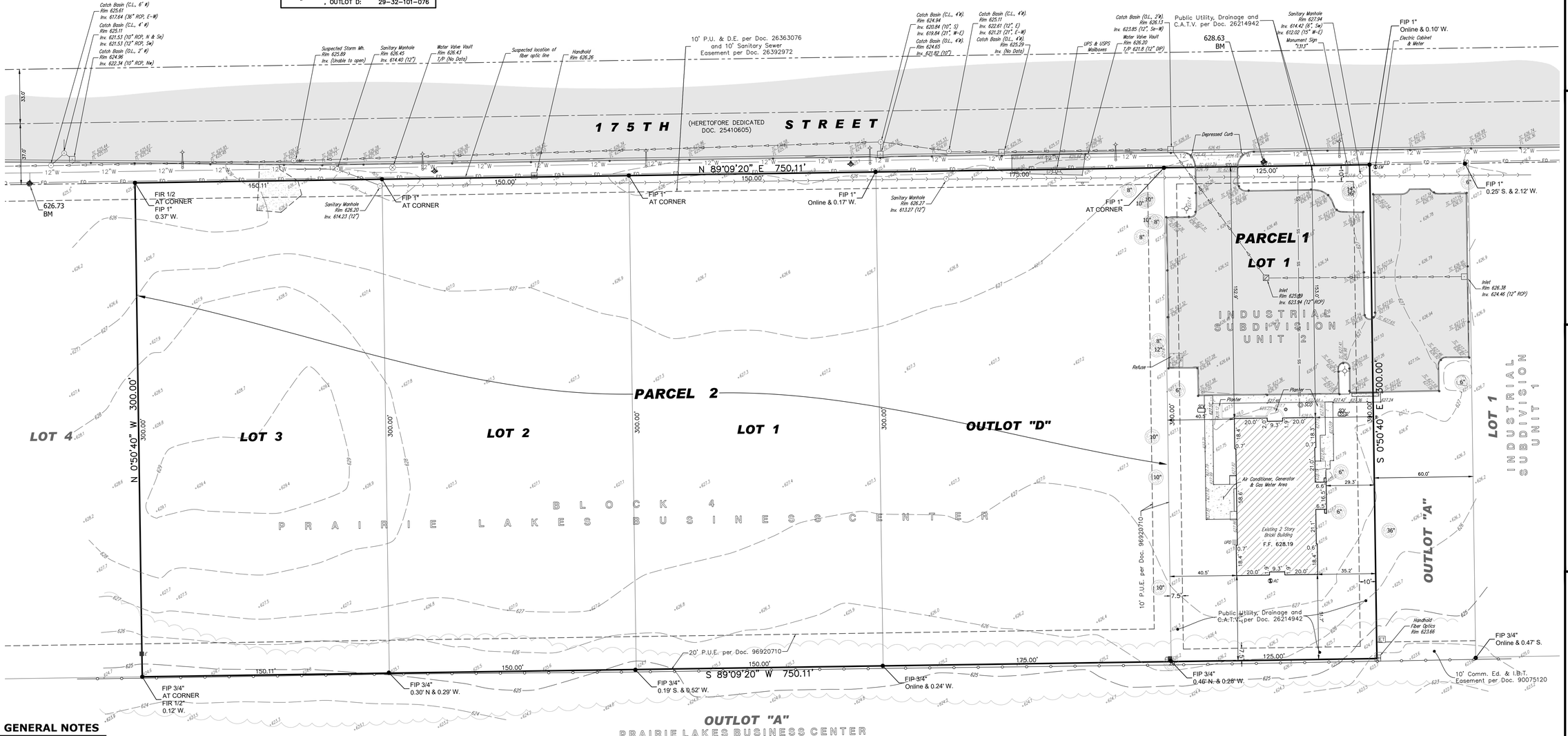
LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1982 AS DOCUMENT No. 26214942 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3 AND OUTLOT "D" IN BLOCK 4, ALL IN PRAIRIE LAKES BUSINESS CENTER, BEING A PLANNED UNIT DEVELOPMENT IN THE NORTHWEST 1/4, THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GENERAL NOTES

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.

DO NOT SCALE DIMENSIONS FROM THIS PLAT.

THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.

A CURRENT TITLE COMMITMENT WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY.

MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND
OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.

THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.

CALL J.U.L.I.E. AT 1–800–892–0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.

PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

UNLESS OTHERWISE NOTED, ALL EASEMENT AND SETBACK LINES SHOWN HEREON ARE PER INDUSTRIAL SUBDIVISION UNIT 2 AND PRAIRIE LAKES BUSINESS CENTER.

OBLITERATED PROPERTY CORNER MONUMENTS, IF ANY, WERE NOT RESET AS PART OF THIS SURVEY.

ALL DISTANCES ALONG BOUNDARY / PROPERTY LINES ARE RECORD. TO OBTAIN RECORD BEARINGS, ADD 00° 50' 40".

LEGEND

- BENCHMARK
- MAILBOX
- SPRINKLER CONTROL VALVE
- HANDHOLD
- TRANSFORMER PAD
- CATCH BASIN
- STORM INLET
- SANITARY CLEANOUT
- CLOSED LID MANHOLE
- WATER VALVE
- HYDRANT
- CABLE TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- TEL., ELEC., CABLE PEDESTALS
- ELECTRIC METER
- GAS METER
- FOUND IRON REBAR
- FOUND IRON PIPE
- DECIDUOUS TREE W/ TRUNK SIZE
- LIGHT POLE W/MAST ARM

LINE TYPES

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- EASEMENT LINE
- CHAINLINK FENCE
- UNDERGROUND FIBER OPTIC
- WATER MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- BARRIER CURB
- CURB & GUTTER
- DEPRESSED CURB & GUTTER
- CONTOUR LINE

ABBREVIATIONS

×####	EXIST. SPOT ELEVATION
D.E.	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
EXIST.	EXISTING
F.F.	FINISHED FLOOR
H.C.	HANDICAP PARKING
INV	INVERT
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
T/P	TOP OF PIPE
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
SS	SANITARY SERVICE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(####')	RECORD/DEED
####	MEASURED

HATCHING

- ASPHALT SURFACE
- ADA DETECTABLE WARNING
- BUILDING LIMITS
- CONCRETE SURFACE
- GRAVEL SURFACE

BENCHMARKS

SITE BENCHMARKS:

THE SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 175TH STREET, 64 FEET WEST OF THE NORTHWEST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 626.73 (NAVD 88)

THE SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF 175TH STREET, 64 FEET WEST OF THE NORTHEAST CORNER OF THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 628.63 (NAVD 88)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS IS TO CERTIFY THAT I, STEVEN J. LAUB, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN, AND THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

PROFESSIONAL LAND SURVEYOR · STEVEN J LAUB · STATE OF ILLINOIS · 035-003160 · MOKENA, IL

DATE : DATE

STEVEN J. LAUB
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35–3160
MY CURRENT LICENSE RENEWS NOV. 30, 2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOHN LaROY

PLAT/TOPOGRAPHIC SURVEY
FOR
1313 175TH STREET
HOMEWOOD, IL 60430

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

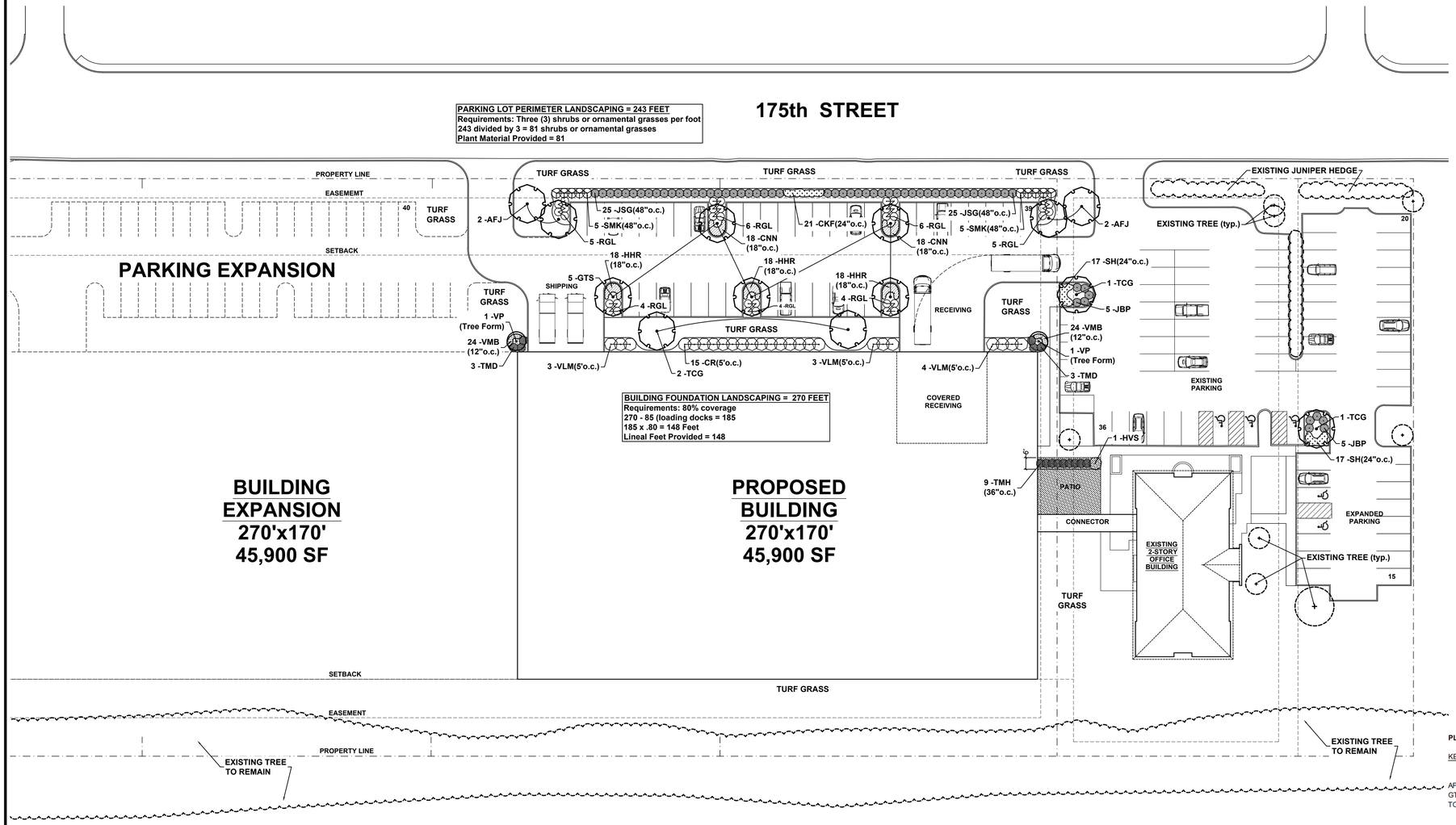
DEI

PROJECT INFORMATION
Project No.: 23–0028
Scale: 1" = 30'
Date: 10/10/2023
Field Date: 10/07/2023
Drawn By: SJL
Checked By: MJF

1 OF 1

EXISTING CONDITIONS

L:\Projects\2023\23-0028\Survey\Dwg\Topography\23-0028 Topo.dwg Plot Date:10/10/2023 11:49:14 AM By: SJL



GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

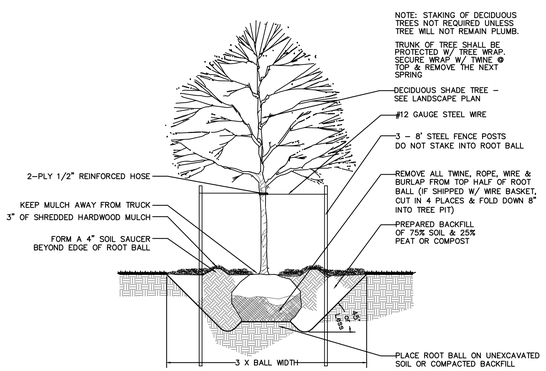
Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

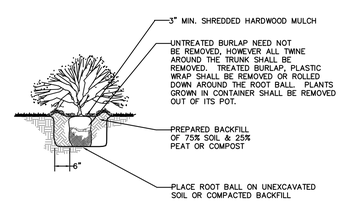
All plant material shall be guaranteed for one (1) year from the date of acceptance.

PLANT LIST

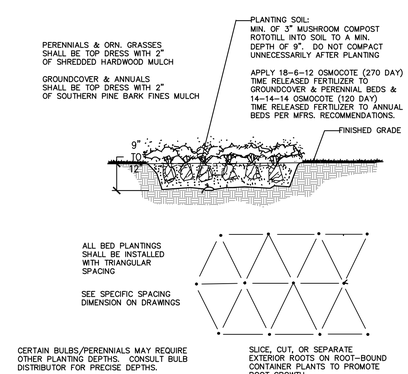
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	4	Acer f.'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB
GTS	5	Gleditsia t.i.'Skyline'	Skyline Honeylocust	2.5" BB
TCG	4	Tilla c. 'Greenspire'	Greenspire Littleleaf Liden	2.5" BB
		DECIDUOUS ORNAMENTAL TREES		
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6' BBcl.
		DECIDUOUS SHRUBS & SHRUB ROSES		
CR	15	Cornus racemosa	Grey Dogwood	30"/#5
HVS	1	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5/24"
RGL	34	Rhus a.'Gro-Low'	Gro-Low Sumac	#5/24"
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VLM	10	Viburnum l. 'Mohican'	Mohican Viburnum	3' BB
		EVERGREEN SHRUBS		
JSG	50	Juniperus c. 'Sea Green'	Sea Green Juniper	24"/#5
JBP	10	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#5
TMD	6	Taxus m. 'Densiformis'	Dense Yew	24" BB
TMH	9	Taxus m. 'Hicksii'	Hicks Yew	30" BB
		ORNAMENTAL GRASS		
CKF	21	Calamgrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SH	34	Sporobolus heterolepis	Prairie Dropseed	#1
		PERENNIALS & GROUNDCOVERS		
CNN	36	Calamintha n. spp. Nepata	Lesser Catamint	#1
HHR	54	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
VMB	2	Vinca minor 'Bowles.	Periwinkle (48 plants)	from 24 flat



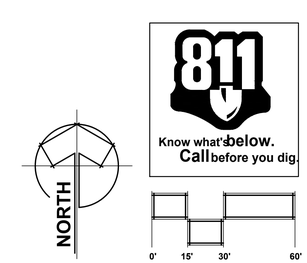
DECIDUOUS TREE
n.t.s.



SHRUBS
n.t.s.



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)
n.t.s.



REVISIONS

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale

APPAREL REDEFINED
NEW HEADQUARTERS FACILITY

1313 175th Street
Homewood, Illinois

SEAL:

STATE OF ILLINOIS
RANDY F. METZ
no. 157-000422
LICENSED
LANDSCAPE ARCHITECT

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
www.metz-company.com

TITLE
PRELIMINARY LANDSCAPE PLAN

PROJECT NO.: 23-242

DATE: 10-18-2023

SCALE: 1"=30'-0"

SHEET
L-1.0

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