

VILLAGE OF HOMEWOOD



SITE PLAN REVIEW

DATE: July 29, 2022

Project: 810 Maple Avenue Building Repositioning

Attendees:

Village of Homewood

Valerie Berstene	Village Planner
Tony Billo	Building Inspector
Napoleon Haney	Village Manager
Max Massi	Village Engineer
Angela Mesaros	Director of Economic and Community Development
Denise McGrath	Police Chief
John Schaefer	Director of Public Works

PROJECT DESCRIPTION:

Repositioning of existing 11,000 sf multi-tenant building, formerly home to Discount Tires, to new multi-tenant space (tobacco shop and beauty supply store).

Preliminary Site Plan Review comments were provided to the applicant in April. The applicant has followed up with several calls and meetings with Village Staff subsequently, prior to submitting the current drawings for formal review.

STAFF COMMENTS:

Engineering

1. Due to the scope of work presented, please provide complete civil engineering drawings.
2. The entire parking lot should be resurfaced. Patching and sealing will not be sufficient at this time.
3. Provide a concrete apron at the dumpster where the current pavement is rutted from years of truck movement.
4. The drawings provided indicate a new 6" curb at the sidewalk along the east side of the building. This will not be possible without re-grading the entire parking lot. Coordinate with a civil engineer. Staff still recommends use of bollards to protect the walkway and building when a barrier curb is impractical given the existing conditions.
5. The parking lot circulation has a pinch point at the northeast corner of the building. Currently, the building has a sign mounted on the corner of the building calling attention to the blind corner. Staff recommends one of the two solutions:
 - a. Create a one-way loop through the parking lot to eliminate the potential for head-on collisions at this corner.

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- b. Remove one parking space to the west of the hatched “no parking” area at the north of the parking lot. Remove the “no parking” striping. Add striping to indicate the path of travel lane that swings wide around the building.

Building Department & Fire Department

6. The building requires full sprinklers for fire suppression. One fire suppression service line is acceptable.
7. Provide structural calculations for the new rooftop unit shown on the plans.
8. Replace the gates on the trash enclosure.
9. Consider adding a bollard at the northeast corner of the building.
10. Consider adding a stop sign at the edge of the sidewalk for east-bound vehicles navigating around the northeast corner of the building.

Public Works

11. Will the owner be responsible for paying all water/sewer utilities? This runs the risk that if the owner does not pay, utilities to the entire building will be shut off. Staff recommends providing unique domestic services lines, with shut-off valves accessible from the outside, for each tenant.

Police Department

12. Provide plans indicating the proposed security cameras, interior and exterior.
13. Propose a solution to the pinch point in circulation around the north east corner of the building as discussed above.

Planning

14. The proposed plans show interior partition walls being constructed along the exterior perimeter, blocking all but a few of the windows. In the interest of public health and safety, as well as the viability of the tenant businesses, Staff recommends reducing the permanent window coverings to no more than 50% of the area from 30” above grade to the tops of the windows. The transparency will provide visibility into/out of the store aiding in crime prevention, effective emergency response, and visibility of merchandise and activity that will draw potential customers inside.
15. See the attached comments for the landscape plan reviewed by the Village Arborist.