

# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: September 7, 2023**

**To:** Appearance Commission

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 23-25 – Façade Improvements, 18027 Dixie Highway, Kwam-Pil Kim, Woori Taekwondo

## APPLICATION INFORMATION

APPLICANT	Ryan Cahill, Cahill Building and Roofing
ACTION REQUESTED	Façade Improvements
ADDRESS	18027 Dixie Highway
PIN	29-31-400-057-0000

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application: Appearance Review	1	Ryan Cahill	8/23/2023
Proposal	2	CBR (Cahill Building and Roofing)	8/18/2023

## BACKGROUND

Kwam-Pil Kim, owner of Woori Taekwondo, recently purchased the property at 18027 (former Vice District Brewing). Mr. Kim proposes to renovate the building and divide the space into two units. He will operate his Taekwondo business out of half of the space and lease the other portion. In addition, Mr. Kim proposes changes to the exterior. Initially, he had intended to restore the original brick façade on the north side of the building; however, the stucco has damaged the brick and restoration is not possible.

## DISCUSSION

Mr. Kim had begun to remove the stucco on the north side of the building with the intention of restoring the original brick. However, upon removing the stucco, the applicant realized that the brick was not able to be restored. The proposed material is engineered wood siding, (the brand is LP SmartSide Siding), This is a product mainly used for residential structures. (A sample of the siding material will be available at your meeting.) The proposed color is white; however, the applicant has provided an alternative color of “Tundra Gray” for your consideration.

More details on the proposed materials and brand are available at this link:

<https://lpcorp.com/products/siding-trim/products>

**STAFF COMMENTS**

When reviewing these improvements, Appearance Commission members should consider the following provisions from the Appearance Plan:

**Building Design:**

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 minimum 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.*

**RECOMMENDED APPEARANCE COMMISSION ACTION**

The Appearance Commission may wish to consider the following motion written in the affirmative:

Approval of façade improvements to the north façade of 18027 Dixie Highway on application by Ryan Cahill, Cahill Building and Roofing.