

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 4, 2022

To: Appearance Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-25 Exterior Improvements for Building Repositioning

APPLICATION INFORMATION

APPLICANT	Mohammad Majid
ACTION	Approval of Elevations, Landscape
REQUESTED	Plan, and Site Lighting
ADDRESS	810 Maple Avenue
PIN	29-32-200-022-0000



DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Material Specification Sheets	3	various manufacturers	-
Remodel of Existing Commercial Building drawing set	5	BAU Design & Development	07/19/2022
Staff exhibits	8	Valerie Berstene, Village Planner	08/04/2022

BACKGROUND

The applicant recently bought the subject property, previously a tire retailer and installer. The property owner plans to repurpose the existing building and site for commercial retail spaces, fitting out the building for two tenants. Concurrent with this application for the Appearance Commission, the property owner has applied for Site Plan Review and a Variance, to be considered by the Planning and Zoning Commission on August 11, 2022.

In 1984, the property (formerly a part of Washington Park) was developed as a multi-tenant building for DeRe Goodyear Tire and Harley-Davidson. In 1997 Harley-Davidson vacated the building.

In 2004 the business rebranded as Discount Tires. The proposed façade changes were approved by the Appearance Commission (Case 04-26).

Concurrent with the application before the Appearance Commission, the proposed building repositioning will be considered by the Planning and Zoning Commission for approval of the site plan and a requested variance for parking.

DISCUSSION

ELEVATIONS

The existing building is primarily composed of a beige ribbed concrete block with glass storefront and overhead doors on the two primary facades. The proposed improvements will re-clad the two primary facades- the south facing Maple Avenue and the east facing the internal parking lot and drive aisle- with a manufactured stone veneer (Stone Master's "Barcelonetta" joint-less stacked stone, color: Sahara) and stucco in charcoal grey and pewter. The new stone veneer will be the primary material from grade to the top of the windows, with some elements extending to the base of the cornice line to create vertical piers. Above the window line, the new stucco will cover the existing ribbed concrete block and introduce new texture and definition through use of the two grey tones.

The south elevation, facing Maple Avenue, has a large amount of storefront glass and two entrances. The proposed improvements will maintain the existing storefront windows.

Turning the corner, the southern part of the east elevation continues the storefront glazing and building entrance similar to the Maple Ave façade. The remainder of the elevation, as it exists, features eight overhead doors that provided access to the tire-change bays. The proposed improvements will replace the overhead doors with new glass storefronts, similar to those existing on the building, and provide a new entrance to a tenant space at the northern end of the building.

The secondary elevations (north and west) will retain their ribbed concrete block and be painted to match the new finishes. Proposed improvements to the west elevation will reconfigure exterior doors, including relocating an overhead door.

The floor plans show that almost all of the storefront windows will be obscured with interior walls. From the exterior, the building will present an attractive appearance, but it will not convey transparency to the public. Staff recommends that the Commission consider requiring a greater level of transparency on the façade (minimum 50% transparency per elevation, from 2.5' above grade to the top of the windows) to promote health and safety for store occupants and vitality for the businesses.

LANDSCAPE PLAN

The property has limited area that is not covered by impervious surfaces. The property owner proposes to improve the site landscaping by adding: three canopy trees along Maple Avenue (where there are no parkway trees) and a landscape bed along the walk parallel to Maple Avenue, an average of 6' wide, and including around the base of the sign to be planted with shrubs, grasses, and perennials. A portion of excess walkway width along the front of the building will be removed and replaced with landscaping.

There is an electrical transformer in the front of the lot, between the building and the street that is not shown with any landscape screening. The Appearance Commission may consider recommending landscaping around the transformer to screen it from view.

LIGHTING

New wall-mounted lights are proposed for the building: architectural sconces between each of the storefront windows on the primary facades and utilitarian wall pack lights on the two secondary facades. Both will be LED's. Additionally, wall-mounted flood lights are proposed for illuminating the parking lot to the north and east of the building.

CONFORMANCE WITH APPEARANCE PLAN

When reviewing these proposed improvements, the Appearance Commission should consider the provisions of the Appearance Plan under the headings of *D. Landscape and Site Treatment*; *E. Building Design*; *H. Lighting*; and *I. Site Maintenance*.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approval of 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, dated July 19, 2022.

Additionally, the Commission may wish to attach the following condition:

...subject to providing a minimum 50% transparency per primary elevation, within the zone measured from 2.5' above grade to the top of the window.