

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING:

July 6, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-21



APPLICATION INFORMATION

APPLICANT	Joseph W. Peters, Jwp Interpris Corp
ACTION REQUESTED	Façade Improvements – new storefront windows
ADDRESS	18123 Harwood
PIN	29-31-313-003 & -004

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Appearance Review	1	Joseph w Peters	6.26.2023
Petitioner's Exhibits	6	Joseph w Peters	6.26.2023

BACKGROUND

Joseph Peters, the applicant, recently purchased the building at 18123 Harwood Avenue in 2021 and is in the process of renovations for reoccupation, including masonry, roofing, and interior remodeling. The subject property is a two-story mixed-use masonry building with two commercial spaces on the first floor and two apartments on the second floor. The Hibbing Building was built in 1928 and served as a feed store. The building has been vacant for many years.

The center window was originally a garage door that was replaced with windows in 1957 with stone panels, metal above the windows, a door, and a brick window box below. In 1999, the previous owner of the property received a façade improvement incentive from the Village to repair masonry, replace first and second-floor windows, add permanent awnings on the first and second floors and upgrade landscaping. At that time the building was partially occupied by Dent-Craft Laboratories, a dental equipment manufacturer.

The inside of the building currently has water damage and rotted wood surrounding the existing windows and the brick base is giving away. This damage was caused by a leaking roof for years and the need for masonry work and tuckpointing, which have been completed.

The applicant, Mr. Peters requests approval of improvements to the façade. The proposed improvements are as follows:

- New storefront windows
- Eliminate bay windows
- Change to color and shape of window panes
- Remove first-floor window treatments/awnings
- Enlarge windows to extend to the ground.

The applicant will provide a sample of the proposed materials for the project. The proposed materials are the same materials used by Empanadus at 1941 Ridge Road.

Landscape

No new landscaping is proposed.

DISCUSSION

CONFORMANCE WITH APPEARANCE PLAN

When reviewing these proposed improvements, the Appearance Commission should consider the provisions of the Appearance Plan:

Section E. Building Design:

Materials shall be compatible with and complimentary to the design; as follows:

- *Materials shall be of a permanent nature and require a minimum amount of maintenance*

Section I. Site Maintenance:

Materials and finishes shall be selected for their durability and wear as well as for their beauty.

Provisions for cleaning structures and refuse shall be included in the design.

STAFF COMMENTS

Staff reviewed the proposed storefront windows with the following comments:

- Police Chief: questions about the placement of surveillance cameras (interior and exterior)
- Public Works: One concern is how the salt from the sidewalk & snow removal might damage the framing of the windows if the frame goes to the sidewalk at grade level.
- Public Works: Would there be any protection for the glass, from a sidewalk snow plow? Any sliding of the machine on the sidewalk could cause the plow blade to hit the glass window.
- Fire Chief: no concerns.

RECOMMENDED APPEARANCE COMMISSION ACTION

Approval of Case 23-21 Façade Improvements for 18123 Harwood as proposed on the drawings submitted by Joseph W. Peters, Jwp Interpris.