

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: July 6, 2023

To: Appearance Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-20



APPLICATION INFORMATION

APPLICANT	Munir Bawadi/Bawadi Construction INC
ACTION REQUESTED	Façade Improvements
ADDRESS	18250 Harwood Avenue
PIN	29-31-312-030-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application – Appearance Review	1	Munir Bawadi	6.21.2023
Resolve Violations Regain Occupancy	5	BAU Design & Development	6.12.2023

BACKGROUND

The office/warehouse building was constructed in 1962 for Goodheart-Wilcox Publishers. An addition was constructed in the rear of the building in 1996. The subject property has been vacant for the past 10-12 years and has a number of code violations that need to be addressed prior to occupancy. In 2021, a previous owner submitted an application to operate a meeting, events, and banquet center at 18250 Harwood Avenue. The application was denied by the Village due to the intensity of the use.

Mr. Bawadi purchased the property in 2022 to use as a construction office and warehouse.

The applicant, Mr. Bawadi requests approval of improvements to the façade and new signage. The proposed improvements are as follows:

- New aluminum coping (black color)

- New wall-mounted sign
- New porcelain tile siding (wood color)
- Painting existing brick façade (grey)
- New Ledge stone accent (gray color)
- New cornice (gray color)

DISCUSSION

Signage

Per the Village's sign ordinance, the total permitted gross surface area of all signs is determined by multiplying the linear footage of the building frontage by 2.0 in the B-2 district. The frontage on Harwood Avenue measures 85.58' therefore per Village ordinance (2 times frontage) the total allowable signage area is 171.16 square feet.

TOTAL Wall Sign with logo: 125.73 square feet.

The proposed signage meets the allowed amount.

Landscape

No new landscaping is proposed.

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;*
- *Colors shall be harmonious, with bright or brilliant colors used mainly for accent.*

Section F. Signs:

Every sign shall be scaled and designed so as to conform with the relationship to buildings and surroundings.

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.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approval of Case 23-20 Façade Improvements for 18250 Harwood as proposed on the drawings submitted by BAU Design & Development, dated 6.12.2023.