

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 23, 2025

To: Planning and Zoning Commission

From: Angela Mesaros, Director of Economic and Community Development

Topic: CONTINUATION - Case 24-50: Site Plan Review for Multiple Family Residential at 18240 Harwood Avenue

APPLICATION INFORMATION

APPLICANT	Mahmoud Essa
ACTION REQUESTED	Site Plan Review for Multiple Family Residential
ADDRESS	18240 Harwood Avenue
PIN	29-31-312-007; 29-31-312-012; 29-31-312-020

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (Formerly Spornette facility)
SURROUNDING	N: B-2 Downtown Transition	Professional Office (Harwood Bldg.)
	E: B-2 Downtown Transition	Medical Office (Grant Orthodontics)
	S: B-2 Downtown Transition	Office/Light Industrial (Bawadi Const.)
	W: B-2 Downtown Transition	Railroad ROW (Canadian National)

LEGAL NOTICE Legal notice for site plan review is not required. This case was continued from the Planning & Zoning meeting on December 12, 2024.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Multi-Dwelling Unit Build-Out Plans	8	Lucid Engineering Services	1/8/2025
Staff Exhibits	2	Angela Mesaros	1/16/2025

BACKGROUND

The applicant, Mahmoud Essa, proposes to convert the former office/warehouse property at 18240 Harwood Avenue into an apartment building. The subject property is a 16,646-square-foot building on a 0.82-acre site. The proposal is 18 residential units on the first floor with a unit mix of 17 two-bedroom units and one (1) one-bedroom unit.

Previously, the building was occupied by Spornette International Inc. as a warehouse and production space. Under the new zoning ordinance (adopted in 2023), this use is no longer permitted in the B-2

Downtown Transition zoning district where the subject property is located. The proposed residential use will occupy the entire existing structure on the site.

At the Planning and Zoning meeting on December 12, 2024, Commissioners expressed concerns. The Commissioners voted in favor of the special use permit, but to continue the site plan review to a future meeting to revisit the site plan, especially the size of the proposed dwelling units.

Please refer to the December 12, 2024 packet for the information previously provided.

ADDITIONAL INFORMATION

Following the discussion at the Planning and Zoning Commission meeting, Staff received the following additional information:

Revised Floor Plan:

1. Interior improvements to provide ADA-compliant access;
2. Third egress point added as emergency exit (locked, egress only) as required by the Chief Building Inspector; and
3. Reconfigured the main floor to address the concerns of the Commission members regarding the units' square footage size:
 - a. 15 units now vs. 18 units previously proposed
 - b. Unit size significantly increased to 854 sq. ft. for smaller units and 888 sq. ft. larger units
 - c. All units are now 2BR, 1BA (previously)
 - d. Increased bedroom sizes and standardized (smallest bedroom is now 108 square feet);
4. Added storage rooms along the southern hallway
5. ADA lift added near the southern entrance
6. Basement access moved next to the southern entrance
7. Vestibule expanded near the southern entrance
8. New rear stairwell for emergency exit
9. Landscaping palette was revised

Revised Site Plan:

1. Exterior improvements to provide ADA-compliant access to the southern entrance of the building, by providing an accessible lift at the south entrance and an exterior entry ramp;
2. Exterior bicycle parking was added near the southeastern corner of the building; and
3. Exterior improvements required for the third point of egress to the building, as requested by the Chief Building Inspector;

The applicant has also responded to comments from the Planning and Zoning Commission at the last meeting:

1. Third egress point required by Fire Chief. *The applicant added a third egress point and replaced the existing exterior stairs in the rear of the building to provide proper egress.*

2. Revisit bedroom sizes to meet the minimum code requirements (proposed was 92 sq. ft.). *The applicant has reduced the total number of units to increase the size of the units. Bedrooms range from 108 sq. ft. to 139 sq. ft. Unit sizes range from 854 sq. ft. to 888 sq. ft.*
3. Revisit ADA accessibility, explore whether a ramp would fit to access one of the two main entrances, or demonstrate the location of the lift. *An ADA lift has been added to the vestibule on the southern side of the building. The southern entry has been adjusted to allow for a new concrete walkway with small ramps adjacent to the door to meet ADA requirements.*
4. Relocate ADA parking spaces based on changes made to ADA accessibility to the building. *ADA parking spaces will be centrally located in front of the southern entrance and redesigned with a new curb cut to provide access to the loading area.*
5. Revise number of dwelling units and layout. *The proposal has been reduced to 15 2BR, 1BA apartments in the building. The applicant has provided drawings of typical units.*
6. Provide visitor bicycle parking (Commissioners recommended the southeastern corner of the exterior of the building). *Bicycle racks (3 U-racks) were added to the southeastern corner of the building on a new concrete apron adjacent to the parking area.*
7. Revisit noise mitigation. *Different window type is proposed for units along the west elevation adjacent to train tracks.*
8. Market Analysis – assessment or rent comparison for projected rents. *This was acknowledged by the applicant, but no further information has been provided.*

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Approval of Case 24-50, Site Plan for 18240 Harwood Avenue, as proposed on the drawings submitted by Lucid Engineering Services, LLC, dated January 8, 2025, subject to the following condition:

1. A structural report shall be completed, filed, and approved by the Chief Building Inspector before the issuance of building permits;

AND

Incorporate the Findings of Fact into the record.