

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: August 1, 2024

**To:** Members of the Appearance Commission

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

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

**Topic:** Case 24-28, Homewood Ford Expansion and Renovation – 3233 W 183<sup>rd</sup> Street



## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Marc Smith, E. Anthony Inc.	07/10/2024
Elevations	1	E. Anthony, Inc.	01/15/2024
Renderings	1	Art Navar	07/10/2024
Landscape Plan	1	E. Anthony Inc.	07/18/2024
Retaining Wall Detail	2	Ridgeland Architects	07/18/2024
Photometric Plan	3	CBMC Lighting Solutions	11/20/2023
Staff Exhibits	2	Asst. Director of Comm. /Econ. Dev.	07/26/2024

## BACKGROUND

The applicant, Marc Smith of E. Anthony Inc. has proposed exterior renovations and building expansion for Homewood Ford, located at 3233 W 183<sup>rd</sup> Street. The scope of work for the proposed renovation includes a full overhaul of multiple elevations, two proposed building additions, and alterations to landscaping and parking areas. The proposed changes are designed to modernize the dealership building and align the exterior of the building to corporate branding standards. The changes are also proposed to increase the service capacity of the dealership to accommodate demand. The applicant has submitted building plans, landscaping plans elevations, and color and material boards for review by the Appearance Commission.

## DISCUSSION

The applicant has proposed the renovation of multiple elevations, the construction of two additions to the existing Homewood Ford dealership, and improvements to landscaping and parking areas. Each of these areas has been reviewed for zoning compliance and design review. Per Section 44-05-11(a) of the Homewood Zoning Ordinance, only the areas being expanded by this project are subject to the design requirements, including the two building addition areas and the new parking area. However, the Appearance Commission reserves the right to review and condition any portion of the proposed scope of work included in this review.

## **Building Additions**

### Description

Two additions are proposed to the existing auto sales and service building. One addition is on the northern side of the building, near the front entrance facing 183<sup>rd</sup> Street. The other addition is located on the southern side of the building near the existing service bay doors on the eastern side of the property.

The additions will add approximately 7,000 square feet of building area to the structure, with the new floor area dedicated for use by the service department of Homewood Ford. Each expansion will add service bay entries to the building; the southern expansion will add two bay entries while the northern expansion will add three bay entries. The interior area will be primarily used for vehicle service and storage.

The northern expansion is proposed with a variety of exterior materials. The walls will be clad in corrugated metal panels with slate gray color up to a height of approximately 12'. The remainder of the wall height, including a new canopy overhang, will be clad smooth metal panels approximately 10' in width. Grey-colored 10'-high garage doors hung in each service bay opening will be constructed of clear panels framed in aluminum.

The southern expansion is proposed with relatively uniform cladding in concrete masonry units with slate grey paint to match the paint color to be applied to existing brick and concrete masonry units on the existing building. A metal parapet will be located at the roofline of this new expansion.

### Analysis

The Homewood Zoning Ordinance requires at least 50% of the front elevations of new additions to be clad in Tier I materials, including but not limited to brick, terra cotta, stone, finished concrete masonry units or other concrete materials. Side and rear elevations are permitted to reduce Tier I material use to 25% of the façade elevation. The front elevation does not meet the 50% Tier I material requirement. The west (side) elevation of the northern expansion also does not meet the 25% Tier I material requirement for the elevation. Additionally, the Village has designated corrugated metal panels, such as those proposed on both elevations of the proposed northern expansion of the building, as a prohibited building material.

Staff recommends a replacement of material "SP-2" (corrugated metal panels) with brick or another approved Tier I material finished in an appropriate color compatible with the color palate of other project elements (i.e. grey, silver, etc.) as a condition of approval by the Appearance Commission.

Staff finds the southern expansion meets all design requirements found in the Homewood Zoning Ordinance.

Staff has also reviewed the proposed expansion areas with building design guidelines in Section E of the Appearance Plan. Staff finds that the addition is in alignment with building design guidelines found in the Appearance Plan, and reflects an appropriate modernization of the building which is compatible with surrounding commercial properties.

## **Existing Exterior Elevations**

### **Description**

In addition to the two proposed expansions of the building, the applicant has proposed a full exterior renovation to the existing building. This exterior renovation is presented with the goal of modernizing the building and aligning the existing dealership with current Ford brand guidelines. The renovation includes improvements to all four elevations of the building.

The most visually significant improvements are proposed on the front elevation of the building facing 183<sup>rd</sup> Street. The applicant has proposed the construction of a metal panel system with a silver chrome finish across the front of the structure, including a large entry feature at the location of the new building entrance on the front elevation. The applicant has proposed the reconstruction of the front storefront window system and the addition of an accessible entrance at the front of the building. Signage will be affixed to the metal cladding across the front of the building. The renovation on this façade will also create a new blade wall extending approximately 30' from the edge of the existing building to screen a new open air car delivery area covered by a new canopy structure.

East (interior side) elevation improvements include the addition of a canopy overhang matching the canopy overhang proposed on the new addition on the north side of the building. This canopy overhang will be clad in metal panels approximately 10' in width which match those used on the front elevation of the new expansion. Existing brick and concrete masonry unit walls will be painted in grey colors to match other improvements proposed on the building.

South (rear) elevation improvements include painting existing brick and concrete masonry unit walls to match other improvements proposed on the building and to tie a new southern building addition into the main building.

West (interior side) elevation improvements include painting existing brick and concrete masonry unit walls to match other improvements proposed on the building. Corrugated metal paneling has also been proposed on portions of the existing building; since these panels are part of the renovation of the existing structure, these panels are exempt from material prohibitions for corrugated metal panels found in Section 44-05-11(b) of the Homewood Zoning Ordinance.

Examples of Ford Branding at other area establishments

**Figure 1:** A comparison of the proposed Homewood Ford to similar Ford facilities in Chicagoland suburbs. Clockwise from top left: Fair Oaks Ford of Naperville, IL; Napleton Ford of Oak Lawn, IL; proposed Homewood Ford in Homewood, IL.

Analysis

The renovations proposed to the existing building are compliant with all applicable zoning requirements. The zoning design requirements of Section 44-05-11 do not apply to renovations made on existing structures, including those proposed at Homewood Ford, and were not included in this review.

Village staff has reviewed the proposed renovations to the existing structure for alignment with the building design guidelines in Section E of the Appearance Plan. Staff finds that the proposed renovation is in alignment with applicable Appearance Plan guidelines. Staff notes that the building features significantly greater amounts of metal paneling than is generally found on structures in Homewood. The paneling is designed to provide consistency and brand recognition for Ford dealerships. The staff finds that efforts to increase brand compatibility with less common materials in Homewood will not affect the architectural harmony of this building with its surroundings in a predominantly commercial area.

## **Parking Expansion**

### Description

The applicant has proposed the expansion of parking and vehicle storage areas to the west of the existing building and parking area. This expansion will add 45 parking spaces to the site. This area will be surfaced in asphalt. Additional restriping of several parking spaces in the front of the site will support the addition of ADA accessible parking spaces near the new entrance of the building and a new accessible ramp entrance to the building. Four parking spaces will be removed with this additional construction at the front of the building.

### Analysis

The 45 new off-street parking spaces designated on new site drawings meet zoning requirements for location, dimensions and access. The number of spaces is appropriate for the scale of the use.

New parking areas are subject to interior parking lot landscaping requirements when greater than 30 spaces are added. Only the expanded parking area is subject to requirements for off-street parking. Per Section 44-05-06(g) of the Homewood Zoning Ordinance, one additional parking area island will be required in the easternmost row of parking spaces. Parking islands are required at an interval of at least one per every 10 parking spaces. One parking area end cap will be required at the end of the westernmost row of parking spaces within the new parking lot area. Staff will provide a recommended condition of approval to the Planning and Zoning Commission requiring the parking area island and end cap at the time of Site Plan Review approval.

The restriped parking area and new front building entrance feature include ADA improvements that meet requirements for building access and the provision of accessible parking spaces. Section 44-05-02 requires a minimum of 9' parking spaces for all new spaces associated with any non-residential use. The proposed parking spaces are approximately 8 feet in width. Staff will provide a recommended condition of approval to the Planning and Zoning Commission requiring the all parking spaces to be adjusted to 9' in width at the time of Site Plan Review approval.

The staff has reviewed the parking area with relevant provisions of the Village Appearance Plan and finds that the parking area aligns with applicable guidelines outlined in Sections D, E, and H of the Appearance Plan.

## **Landscaping Improvements**

### Description

The applicant has proposed the construction of landscape features, including foundation landscaping along the front elevation of the existing dealership building and transition zone screening landscaping along the eastern boundary of the site where a new parking area is proposed. The applicant has proposed a new plant palate to be used in all new landscaping areas and in some existing landscaping areas, comprised of red oak trees as a canopy tree, quickfire hydrangeas as a bush/shrub, and "Little Henry" sweet spire as groundcover.

The applicant has proposed the removal of bushes in some parking areas and along the current front façade of the building to accommodate building renovation and expansion, with new plantings in alignment with the new plant palate proposed to replace many of the removed plantings.

A retaining wall with a grade change of approximately 5' is to be located along the eastern property boundary of the development. Transition zone landscaping will be located above the retaining wall.

### Analysis

Village staff, including members of Economic and Community Development staff and the Village Arborist, received copies of the landscaping plan for review. Staff finds that the planting palate is appropriate for the site. Staff also finds that all landscaping areas meet zoning requirements set forth in Section 44-05-06 of the Homewood Zoning Ordinance.

Staff reviewed landscaping areas for alignment with the landscaping design guidelines found in Section D of the Appearance Plan. Staff finds that landscaping proposed on the site is in alignment with the relevant provisions of the Village Appearance Plan.

### Lighting

#### Description

The applicant has proposed the addition of seven new mounted pole lights to illuminate the expanded parking area on the eastern side of the site. These lights will be 16' in height, mounted on 2' concrete bases.

New exterior lighting on the building addition areas is primarily limited to emergency wall lighting near emergency exit points. The new open air car delivery area to the west of the existing building will have 12 overhead canopy lights installed. Uplighting will be installed in landscaping areas adjacent to wall faces which will feature signage.

### Analysis

Village staff, including members of Economic and Community Development staff, received photometric plans and lighting cutsheets and reviewed plans for compliance with Section 44-05-12 of the Homewood Zoning Ordinance. Staff has found that all lighting and lighting effects from the proposed improvements, including lighting design, brightness, color and direction, are in compliance with applicable zoning standards.

Staff reviewed lighting plans for alignment with the lighting design guidelines found in Section H of the Appearance Plan. Staff finds that lighting proposed on the site is in alignment with applicable guidelines of the Village Appearance Plan.

### Signage

#### Description

The applicant has proposed a range of new conceptual signage for the building in alignment with Ford brand standards, including a new Ford insignia on the blade wall extending east from the existing structure

and the front entrance to the building. The conceptual sign package includes a large “Homewood” sign to indicate the name of the dealership. The existing pylon sign along 183<sup>rd</sup> Street is proposed to remain in its current location.

### Analysis

All signs in this proposal are conceptual and subject to sign permit review for final approval. Staff finds that new conceptual signage included in drawings meets signage allowances for the building (160’ frontage x 2.5 = 400 square feet). Conceptual signs proposed are all permitted sign types per Section 30 of the Village Code of Ordinances. The Appearance Commission may review and provide recommendations for the conceptual signs included in this review, in order to ensure harmony with other proposed building improvements and surrounding properties.

### **RECOMMENDED APPEARANCE COMMISSION ACTION**

This project is subject to review by the Appearance Commission per the provisions of Section 28-31 of the Village Code of Ordinances and Section 44-05-11(a) of the Village Zoning Ordinance. The Appearance Commission serves as a decision-making body for this Appearance Review, and the applicant may proceed with all other permit applications should the Appearance Commission approve this review.

Staff has reviewed the proposed improvements for Homewood Ford at 3233 W 183<sup>rd</sup> Street, including building additions, exterior renovations, parking area expansion, landscaping, lighting and signage, for zoning compliance and alignment with design guidelines for the Village of Homewood. The Appearance Commission may wish to make the following motion:

**Approve** Case 24-28 Homewood Ford Expansion and Renovation at 3233 W 183<sup>rd</sup> Street as proposed on the elevations, renderings, landscape plans, color and material boards, and lighting plans submitted by Marc Smith of E. Anthony Group, July 10, 2024, subject to the following conditions:

1. Replace corrugated metal paneling material (“SP-2”) on the proposed northern building expansion with a Tier I material, or a mixture of Tier I and Tier II materials, as identified in Section 44-05-11 of the Homewood Zoning Ordinance, or another approved material recommended by the Appearance Commission.