

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 13, 2024

To: Appearance Commission

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

Through: Angela Mesaros, Director of Community and Economic Development

Topic: Case 24-45: Appearance Review, 2124 W 183rd Street Redevelopment

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	J. Scott McKay, Architect	09/27/2024
Site and Landscaping Plan	1	J. Scott McKay, Architect	09/27/2024
Existing Floor Plan and Site Details	1	J. Scott McKay, Architect	09/27/2024
New First Floor Plan	1	J. Scott McKay, Architect	09/27/2024
Elevations	1	J. Scott McKay, Architect	09/27/2024
Additional Site Details	1	J. Scott McKay, Architect	09/27/2024
Color and Material Board	1	J. Scott McKay, Architect	10/15/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	11/05/2024

BACKGROUND

The applicant has proposed the redevelopment of a 0.35-acre site located at 2124 W 183rd Street. The applicant plans to repurpose the existing building on the site for restaurant space. In addition, they proposed to construct an outdoor patio and site improvements necessary to support a restaurant use.

HISTORY

The original use of the property was a gas station, constructed in 1954. The property was used as a gas station until 2014, and has been vacant since that time. Due to the previous use as a gas station, the property was classified as a brownfield site requiring environmental review.

In 2021, the Village bought the property. The Village approved a Letter of Intent with Animesh (Andy) Kumar of Ultra Energy Group LLC. The Village published the solicitation for alternate proposals. No bids were received.



Figure 1: The building's previous use, a Jetsonic convenience store and Citgo gas station, in 2013.

After acquiring the property, the Village engaged and TriCore, an environmental firm, to remediate the site under the State's Leaking Underground Storage Tank (LUST) program so it could be safely redeveloped. TriCore has outlined the state's requirements to obtain a No Further Remediation Letter (NFR) for the property.

DISCUSSION

Landscape Plan

The current property has no landscaping materials and is fully covered by impervious surfaces. The applicant proposes the addition of landscaping along the building foundation, site perimeter, and within new parking lot islands and other open areas of the property. The applicant also proposed landscaping to screen the trash enclosure and outdoor patio on the site.

The property owner has proposed the addition of three canopy trees (Japanese lilac trees) on the property; two located on the perimeter of the site adjacent to neighboring property (Shell gas station) and one located within a large parking lot landscape island. The applicant will provide shrubs and perennials in landscape beds throughout the property. Additional annuals will supplement landscape materials located near the foundation of the building.

The Village Arborist has reviewed landscape plans and provided recommendations for species changes to promote the use of native flora and hardy plant materials, based on Village landscape policies and the Appearance Plan. The applicant has provided a plant list in alignment with the recommendations of the Village Arborist.

The site is required by the state requirements for remediation to maintain an "engineered barrier" across the ground surface on the southern portion abutting 183rd Street to mitigate the potential effect of pollutants. This area is required to be 100% paved, and no landscaping materials are permitted in this area. Other improvements, such as lighting and utilities, may be located inside the engineered barrier area.

The applicant has provided foundation landscaping along less than 80% of frontage in front and exterior side yards. However, Section 44-05-05.E.3 of the Village Zoning Ordinance permits the Director of Economic and Community Development to approve an alternative design for foundation landscaping which includes landscaping across less than 80% of the length of the building façade.

All zoning requirements for landscape areas (foundation, perimeter, interior parking lot island, enclosure screening) are met.

Elevations

The existing building on the property is clad in concrete masonry blocks with various finishes, including split face, smooth face, and fluted finishes. The finishes are distributed across each elevation of the building, with split face block covering most of the building (particular the rear and interior side facades), smooth block primarily used above the storefront of the building, fluted block used for to create architectural accents. The smooth block was used in an area where an existing building canopy was removed. The building has a large storefront window with black and red aluminum framing. The

front entrance to the building is oriented to the southeast, facing the corner of Morris Avenue and 183rd Street.



Figure 2: Existing structure on the site with materials identified. Plans for use of materials in redevelopment identified on image.

The applicant has proposed elevations which largely preserve the design of the existing building. The applicant has proposed to maintain the beige split face and fluted block across all four elevations of the building, including split-face block with a smoother finish above the storefront system of the building. The proposed building will also maintain the existing storefront system and concrete cap lining the roofline on each façade of the building.

Screening panels will be attached to the roof line of the building above the storefront system. The screening panels will be constructed from NewTechWood composite board (recycled wood fiber and HDPE molded plastic) framed with black powder coated steel components. The new composite screens will allow the building to meet screening requirements for roof-mounted equipment while creating the appearance of an even roof line across all four elevations of the building. The steel panels will match the material and finish proposed to be used for the patio fencing on the east side of the building.

The concrete masonry cladding on the building has sustained wear and damage on the east, north and west elevations due to physical deterioration and water damage. The applicant will repair all areas where concrete masonry material has been damaged.

Outdoor Patio

The applicant has proposed the construction of a new outdoor patio to the east of the existing building. The patio will be approximately 17.5' x 24.5' in area (approximately 430 square feet in area). The patio is placed to provide convenient access from food preparation areas within the building. Several dining tables will be provided on the patio. The patio will be surrounded by a 7' privacy fence constructed from black powder-coated steel with a "new wood tech" faux wood finish to meet fencing requirements for all establishments with a liquor license constructing an outdoor dining area. A gate will be provided at the front of the fenced patio facing south, as required by ordinance. A 5'-wide pedestrian path will be provided for access to the patio gate. The gate will be unlocked during hours of business operation.

Staff has requested a photometric plan including details for any lighting to be used around the patio area, to provide adequate light for business patrons and to ensure the lighting is designed at a scale and intensity appropriate for outdoor dining.

The outdoor patio will require administrative approval of a Limited Use Permit prior to occupancy.

Lighting

Staff has requested that a photometric plan be provided for this project, providing detail on the location of all required lighting types (parking lot lighting, security lighting). Plans must include the location and type of fixture and photometric values recorded across the site as prepared by a licensed engineer. See *Recommended Appearance Commission Action*.

Signage

The applicant has provided conceptual drawings for two matching wall signs on the south and east elevations of the building facing Morris Avenue and 183rd Street. Each wall sign will be approximately 37.5 square feet in area and show the name of the proposed restaurant, Big Rocco's. The signs are proposed to be cabinet letter signs mounted to a metal background panel. The conceptual signage meets requirements for signage area and location in Section 30 of the Village Code of Ordinances.

Sign permits will be required prior to the installation of any signage on the site.

Conformance with the Appearance Plan

When reviewing this proposed redevelopment, the Appearance Commission should consider the following provisions of the Appearance Plan:

B. Relationship of Buildings to Surroundings

1. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.

D. Landscape and Site Treatment

3. Unity of design shall be achieved by repetition of certain plant varieties, and other materials and by correlation with adjacent developments.

4. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.

8. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting or combinations of these. Screening shall be equally effectively in winter and summer.

9. In areas where general planting will not prosper, other materials such as fences, walls and pavings, wood, brick, stone, and gravel, shall be used. Carefully selected plants shall be combined with such materials where possible.

E. Building Design

- 1. Acceptable design principles and proper use of materials and supporting surrounding elements;*
- 2. Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood.*

F. Signs

- 1. Wall, ground and identification signs shall be part of the architectural concept. Size, color, letter, location and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*

G. Miscellaneous Structures and Street Hardware (includes patios and other fixed accessory structures)

- 2. Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of both building design and landscape. Materials shall be compatible with buildings, colors shall be in harmony with buildings and surroundings.*
- 4. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings and signs.*

H. Lighting

- 1. All exterior lighting shall be part of the architectural and landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.*

FUTURE TIMELINE

This project will be considered for a Site Plan Review approval by the Planning and Zoning Commission on November 21, 2024.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 24-45 Appearance Review, 2124 W 183rd Street Redevelopment, as proposed on the drawings submitted by J. Scott McKay, Architect, dated September 27, 2024, subject to the following conditions:

- 1. A photometric plan indicating the location and design of all exterior lighting fixtures on the site, shall be submitted prior to the issuance of any building permit.*