

Memo

To: Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: APPROVAL OF BUILDING SIDING MATERIAL FOR LOS MAGUEYES AT 1329 S WEBSTER AVENUE

Date: June 30, 2016

Lutsey Enterprises plans to make façade improvements to their commercial property at 1329 S Webster Avenue (Los Magueyes). The scope of the work is listed below.

- Addition of galvanized metal panels around the overhang on the south and west faces of the building (see attached picture).
- Addition of LED lighting to the soffit.
- Addition of reclaimed wood around the west entrance.
- Remove and replace door on the south entrance.

Galvanized metal panels are not traditionally allowed as an exterior building material in "Commercial Districts" according to 11.29(9)(a):

- 9) Building exterior colors, materials, and finishes shall be coordinated in a consistent manner.
 - a. In the "A" Residence, "B" Residence, High Density, "C" Professional Office and Residence District, High Rise Residence District, and Commercial District, exterior building cladding and store front materials may consist of the following:
 - i. Hard burned clay brick.
 - ii. Natural stone.
 - iii. Glass curtain walls.
 - iv. Fiber cement siding.
 - v. Colored, split-face concrete masonry.
 - vi. Exterior Insulation and Finish Systems (EFIS).
 - vii. Stucco.
 - viii. Wood siding.

However, the Village Board is allowed to approve other materials not listed above according to 11.29(9)(c):

- c. Other materials approved by the Village Board.

The Village Board is asked to determine whether or not to approve the use of the galvanized metal panels around the overhang on the south and west faces of the building at 1329 S Webster Avenue.

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