

# VILLAGE OF HOMEWOOD



## MEMORANDUM

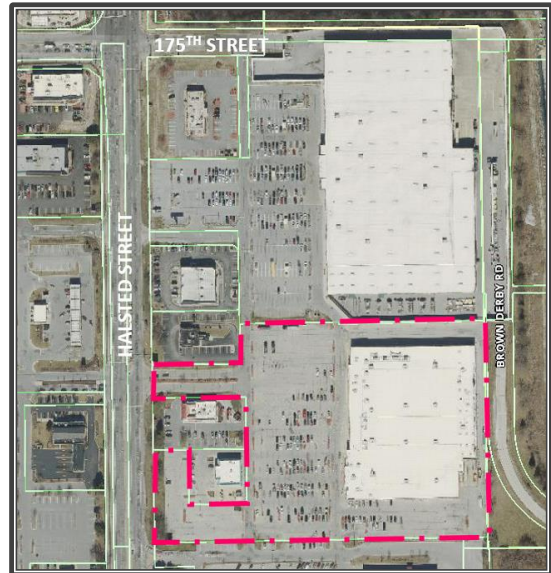
DATE OF MEETING: December 1, 2022

**To:** Appearance Commission

**From:** Valerie Berstene, Village Planner

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

**Topic:** Case 22-44 - Target Site Improvements



## APPLICATION INFORMATION

APPLICANT	Edward Davies on behalf of Target
ACTION REQUESTED	Approval of landscape plan
ADDRESS	17605 Halsted
PIN	29-33-100-064-0000

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Target Site Improvement Plans, Sheet L100-L500	7	Kimley-Horn and Associates	11/15/2022
Preliminary Site/Landscape Plan Review Letter	2	Valerie Berstene, Village Planner	11/17/2022
T-1460 Homewood Appearance Commission Materials	23	Kimley-Horn and Associates	11/22/2002

## BACKGROUND

Target proposes to improve the parking lot of the existing development by replacing and expanding the existing landscaping islands. The plans show approximately 19,000 sf new landscaping. In addition, the property owner is proposing new site furnishing (benches, bike racks, trash receptacles, bollards) with landscaping near the entrance.

The subject property is a part of the Park Place Plaza Planned Unit Development.

## HISTORY

The establishment of the Park Place Plaza commercial Planned Unit Development dates to November 1986. Goldblatt's department store occupied the site until closing in 2000.

In 2001, the Village Board approved a lot resubdivision amending the PUD. One of the new lots created was sold to Target to demolish the existing multi-tenant retail center and construct a new 125,000 sf building (Case 01-01).

On September 1, 2022 the Appearance Commission considered a request from Target to paint the exterior and install new signage to support the online order pick-up process. The Appearance Commission was non-unanimous in its decisions, not reaching the requisite 4 votes to affirm or deny an application, thereby requiring a motion by the Village Board of Trustees for final decision on the application. On September 13, 2022, the Village Board approved the proposed exterior improvements and granted a sign variance allowing an addition 150 sf for the property (Case 22-27).

## DISCUSSION

At the time of the previous review by the Appearance Commission, the applicant did not disclose the further pending improvements to landscaping in the parking lot and site furnishings. These proposed improvements require review by the Appearance Commission for compliance with the Appearance Plan.

The subject property is approximately 411,300 sf (9.4 acres). The building is approximately 125,000 sf, leaving approximately 286,300 sf (6.6 acres) of site area serving as parking lot, vehicular circulation, walkways, loading berths, and landscaping.

### LANDSCAPING AND SITE FURNISHINGS

The existing site has approximately 7,000 sf of landscape beds. This consists of end caps on each parking bay, arranged as 16 double-end caps and 4 single-end caps, and a median and perimeter landscaping at the entry drive from Halsted Street to the main parking lot.

The improvements proposed are to remove and replace existing landscaping in the main parking lot and along the entrance drive (designated Exterior Site Sustainability (XSS) on the plans). The existing parking lot end caps will be expanded and new ones introduced to create a total of approximately 18,600 sf. This will more than double the existing parking lot landscaping on the site by expanding the existing end caps and introducing 14 new parking lot islands and several areas of parking medians.

In addition to the parking lot landscaping, the improvements propose new landscaping and site furnishings near the entrance to the building (designated Front Walkway (FW) on the plans). The proposed improvements include approximately 400 SF of new landscape beds, semi-circular “piano key” benches around the two round planter beds, new trash receptacles near the entrance, 4 new bike racks, several square post bollards, and several new spherical red concrete bollards.

The addition of the landscaped islands and end caps will supplant 124 parking spaces, reducing the total count from 639 spaces to 515 spaces. This is compliant with the zoning requirements for the site.

### CONFORMANCE WITH APPEARANCE PLAN

When reviewing these proposed improvements, the Appearance Commission should consider the guidelines of *Section D. Landscape and Site Treatment* and *Section G. Miscellaneous Structures and Street Hardware* of the Appearance Plan.

## STAFF COMMENTS

Village Staff have conducted a preliminary review of the proposed plans and provided comments to the applicant (attached). This includes several questions from Staff to be answered by the applicant. Those are expanded on below.

### MAINTENANCE

The submitted plans indicate irrigation only to the planting beds in the front walkway. The Village Arborist has noted that the parking lot planting beds will need water in the summertime. Staff would like to know more about how the property owner intends to maintain the site landscaping over time.

Piling snow from the parking lot can be detrimental to the health and long-term performance of parking lot landscaping. Staff would like to know the property owner's plan for snow removal.

### RAIN GARDENS

The plans indicate 8 different planting beds as "rain gardens." All except for one are co-located at existing storm sewer inlets. The plants selected for the "rain gardens" are pollinator plants and not plants with a functional performance for a rain garden or bioswale. Staff has requested more details about the intended function of the areas denoted as "rain gardens," specifically addressing how the property owner will keep heavy rains from carrying mulch, soil, or plant materials into the catch basin and clogging the inlet; and how the landscape beds are anticipated to function as rain gardens.

### EXISTING TREES

The landscape plan appears to indicate some existing trees remain. These are not identified in the plans. The Village Arborist has noted that these are oak trees that are very susceptible to soil disturbances. Staff request that the applicant provides a list of the existing trees, indicating those to be removed and those to remain for further review.

## RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approval of Case 22-44 Target Site Improvements for 17605 Halsted Street as proposed on the drawings submitted by Kimley-Horn and Associates and dated November 15, 2022, subject to final approval by the Village Arborist.