

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 23, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Upham Plat of Subdivision at 3043-3055 183rd Street

PURPOSE

DP Homewood LLC, the developer of 3043-3055 183rd Street, seeks approval to subdivide the property from one parcel into four parcels. The subject site is a 7.1-acre vacant commercial center. The site is currently improved with a vacant commercial building which previously housed a bowling alley (Brunswick Zone) and a retail store (Big Lots). The commercial building has suffered from excessive vacancies, and the overall condition of the site has deteriorated. The property is currently owned by the Village of Homewood and is slated for commercial redevelopment.

The subdivision plat proposes that the existing property (PIN: 31-01-100-012) be split into four parcels: one lot for the commercial building and parking lot; two out lots abutting 183rd Street, and a separate lot for the Village's pump station. This subdivision will support the creation of additional commercial buildings in the large parking lot in front of the existing building along 183rd Street. Appropriate easements for cross-access, sewer, and storm water drainage are proposed to support the scale of commercial development. Proposed easements and planned utilities are sufficient for the proposed development and are compliant with Section 36 of the Village of Homewood Code of Ordinances.

PROCESS

The subject property was formerly the Brunswick Zone bowling facility, which has been vacant for approximately six (6) years, and the Big Lots retail store that recently closed. In October 2022, the Village acquired the property and engaged in a Letter of Intent with David Bossy of Mid-America Development Properties.

The subject site is within the Kedzie Gateway Tax Increment Financing (TIF) District Redevelopment Project Area. This property is under review for the creation of a new TIF district, the 183rd West TIF, which is recommended for adoption in 2024. This proposed subdivision is required for the redevelopment of the property at 3043-3055 183rd Street, which is consistent with the Redevelopment Plan for the proposed 183rd West TIF District.

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The petitioner is seeking approval to resubdivide the four parcels, totaling 7.11 acres, into two lots. Lot 1, which includes the existing commercial building, would be 237,230 sq. ft. (5.44 acres), Lot 2 (outlot) would be 31,353 sq. ft. (0.72 acres); Lot 3 (outlot) would be 40,304 sq. ft. (0.925 acres), and Lot 4 (dedicated to the Village for the pump station) would be 1,289 sq. ft. (0.029 acres). Table 44-03-01 of the Homewood Zoning Ordinance sets no minimum lot size in the B-3 zoning district. The lot size and configuration of all proposed lots comply with the zoning standards outlined in Section 44 of the Homewood Zoning Ordinance.

The plat has been reviewed and marked for approval by the Village Engineer and Village staff to ensure compliance with Section 36 of the Municipal Code of Ordinances.

At its meeting on March 28, 2024, the Planning and Zoning Commission reviewed the proposed plat and found it to be generally acceptable for the location and design of the layout as submitted. With four members present, the Commission voted in favor of the preliminary plan. At its public meeting on April 11, 2024, the Planning and Zoning Commission reviewed the final subdivision plat and recommended approval by a vote of six Ayes to one Nay.

The Commission member who voted against the plat stated that he would not approve the subdivision without first revising the plans for the proposed development. Staff suggested that the site plans cannot be completed by the developer until the developer owns the property. The site plans will be reviewed by the Village Staff Site Plan Review Committee and the Planning and Zoning Commission prior to approval.

OUTCOME

After consideration of the acceptability of the plat, the following Findings of Fact may be entered into the record:

1. The subject property is located at 3043-3055 183rd Street (west of the southwest corner of West 183rd Street and Robin Lane);
2. The subject property is under public ownership of the Village of Homewood with a letter of intent from a developer for future purchase and redevelopment;
3. The subject property is comprised of a single parcel;
4. The subject property is a total of 7.1 acres (approximately 310,000 square feet) and the underlying zoning district is B-3 General Business;
5. The Homewood Zoning Ordinance and the Village Code of Ordinances do not set minimum lot area requirements in the B-3 zoning district;
6. The petitioner is proposing the subdivision of the subject property to increase suitability for commercial redevelopment of a vacant site;
7. Proposed Lot 1 would be 237,230 square feet or approximately 5.44 acres;
8. Proposed Lot 2 would be 31,353 square feet or approximately 0.72 acres;

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9. Proposed Lot 3 would be 40,304 square feet or approximately 0.925 acres;
10. Proposed Lot 4 would be 1,289 square feet or approximately 0.029 acres;
11. Proposed Lot 4 is the location of a pump station and will be dedicated to the Village of Homewood; and
12. Proposed Lot 1, Lot 2, Lot 3, and Lot 4 are in compliance with the Homewood Zoning Ordinance and the subdivision ordinances outlined in the Village Code of Ordinances.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving the Upham Plat of Subdivision for the property located at 3043-3055 183rd Street.

ATTACHMENT(S)

- Ordinance
- Upham Plat of Subdivision