

MEMORANDUM



Date: March 24, 2022

To: Members of the Planning and Zoning Commission

From: Angela M. Mesaros, AICP, Director of Economic and Community Development

Re: CONTINUATION: Case 22-04— (1) site plan approval, (2) special use permit, and (3) height variance for parking garage, 174th & Halsted, Wind Creek IL, LLC.

Cc:

APPLICANT INFORMATION:

APPLICANT:

Wind Creek IL, LLC.

REQUESTED ACTION:

Site Plan Approval and Special Use Permit, Variation,
Wind Creek Casino Parking Garage
174th & Halsted Street

LOCATION:

CURRENT ZONING/LAND USE:

B4 Shopping Center District/vacant land

SURROUNDING ZONING/USE:

N: East Hazel Crest/vacant land, proposed casino/hotel
E: M-2/quarry

S: B-4/restaurant (Chick fil-a and Panera Bread)

W: R-4/residential (Gardens of Homewood)

LEGAL NOTICE:

Legal notice published in *Daily Southtown* on January 24, 2022; letters sent to occupants within 250’.

DOCUMENTS FOR REVIEW:

Application for site plan approval and special use permit; Plat of Survey dated 02/08/19; Project Description Location Map, Site Plan, and Elevation Concept prepared by the Daly Group LLC dated 01/19/2022; Landscape Plan exhibit dated 01/19/2022, and Schematic Design Section B, Section C, dated 02/19/2020 and Schematic Design Native Tree and Non-native tree dated 07/01/2020 prepared by site design group.

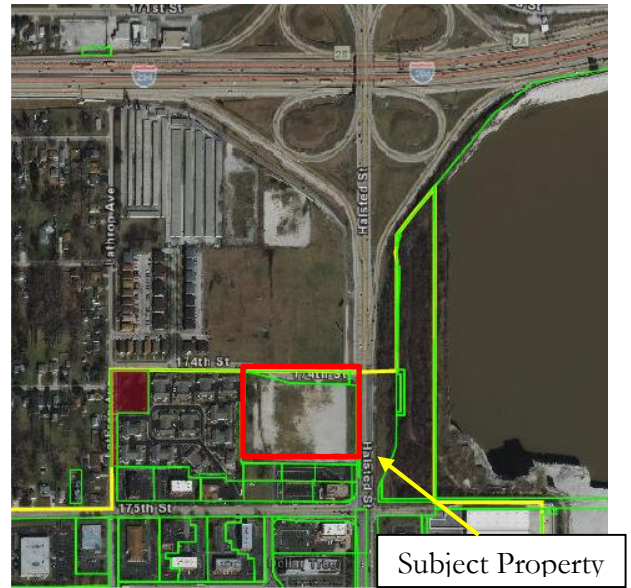
BACKGROUND:

Wind Creek IL, LLC has submitted an application for the redevelopment of the property at the west side of Halsted Street (Illinois Route 1) between the Halsted Street Exchange on Interstate I-80/294 and 175th Street for a planned casino/hotel complex (directly to the north in East Hazel Crest on 23.4 acres. The casino and hotel will be constructed on 16.3 acres of land in East Hazel Crest. The portion of the project located in Homewood would be two attendant parking garages on a 7.1-acre parcel.

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In September 2020, the Planning and Zoning Commission recommended and the Village Board approved a special use permit for a parking garage and surface parking lot. The applicant has revised the approved plans and proposes to add a second parking garage directly to the east of the approved parking garage.

The updated plan includes a matched “twin” parking garage directly to the east of the originally proposed garage. The second garage is on-grade, setback from Halsted. Valet spaces will be north of the garage. The newly proposed garage would have no lower level because the bedrock is too close to the surface and excavation is not possible. The ground floor is a pre-made sloped inter-ramp. Upper levels (2-4) are a continuation of levels below. The west garage elevation is 38 feet tall; the east garage elevation is 51 feet tall due to no lower level parking.



DISCUSSION:

At the last meeting, February 10, 2022, the petitioner presented the applications for special use and height variance. At the meeting, Commissioners voted to table this case and requested the following information from the petitioner:

- Snow management – will this involve the reduction of available spaces?
- Is the grade change still 14 feet and the slope still from the southwest or has that been altered with the new garage?
- In response to concern for Section 44-301, “*Visual and noise*” impacts, what are the steps/plan to mitigate any noise that could interfere with the residents to the west. This may include a noise study, 10 -12 ft. high sound wall, or 10 ft. high berm (if warranted by the sound study) (any option would remain landscaped as proposed);
- Verify the oil separator for stormwater (Thorn Creek);
- Update on the water interconnection;
- Parking counts – original total (garage + surface) and proposed total (garages + surface) properly labeled on plans;
- Where will tour buses park – how is this addressed?
- Traffic – with new garage any increased traffic on 175th entry/exit onto 175th (was traffic study updated, if so, provide data/results); and
- Mitigation of stormwater runoff to the west of the berm separating the residential areas at the west side of the property.

FINDINGS OF FACT:

Staff has prepared the following *draft* Findings of Fact in accordance with the standards set forth in 2.16. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the record:

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1. The subject property is located at the west side of Halsted Street (Illinois Route 1) between the Halsted Street Exchange on Interstate I-80/294 and 175th Street;
2. The subject property is owned by Wind Creek IL, LLC;
3. Wind Creek IL, LLC proposes two structures – (1) the west parking garage is 3 stories above grade, 38 feet tall, 66,800 SF, with 623 parking spaces; and (2) the east parking garage is 4 stories above grade, 51 feet tall, with 608 parking spaces.;
4. The subject property is 7.097 acres
5. The underlying zoning district is B-4 Shopping Center District;
6. Parking deck is allowed as a special use in the B-4 district; and
7. The proposed development is to be constructed in general conformity with the following plans or as they are subsequently amended:
 - Site Plan and Elevation Concept prepared by the Daly Group LLC dated 01/19/2022;
 - Landscape Plan exhibit dated 01/19/2022,
 - Landscape Plans Schematic Design Section B, Section C, dated 02/19/2020; and
 - Schematic Design Native Tree and Non-native tree dated 07/01/2020 prepared by site design group.

STAFF COMMENTS/RECOMMENDATION:

The Planning and Zoning Commission may wish to consider the following motion:

Approval of Case 22-04 (1) site plan approval, (2) special use permit, and (3) variation from height for a parking garage at 17400 Halsted Street, 920 W. 175th and west side of Halsted Street south of I-80/294, on application by Wind Creek IL, LLC in the B-4 Shopping Center zoning district, and incorporating the Findings of Fact into the record and recommendation to the Village Board of Trustees.