

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: October 22, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Plat of Dedication of right-of-way – 175th Street

PURPOSE

The Village of Homewood and the Village of East Hazel Crest are working to facilitate the redevelopment of properties north of 175th Street, east of Halsted Street to complete the construction of a casino, hotel, parking structure, and related infrastructure. Wind Creek LLC is the owner of the properties. The Village of Homewood requested that the developer dedicate to the Village a small portion of the property near the parking garage exit at 175th Street. The property dedicated to the Village will include the traffic signals and sidewalk at the parking garage exit.

PROCESS

In April 2022, the Village approved a special use permit and site plan to allow a parking deck for Wind Creek Casino, LLC at 17400 Halsted Street. As part of the site plan approval, Wind Creek agreed to address “street misalignment” issues with the entrance/exit of the parking garage off 175th Street. The plans included re-aligning the site entrance/exit with the entrance directly across the street on the south side, relocation of detention areas and the installation of a traffic signal. The Plat of Dedication allows additional right-of-way at the driveway entrance to Panera Bread off of 175th for the new Village traffic signals and sidewalk.

OUTCOME

Once the plat of dedication is approved, Wind Creek LLC will be able to develop and improve the intersection of 175th Street to accommodate the needs of the casino development, including a new traffic signal and realignment of the intersection.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

VILLAGE OF HOMEWOOD



RECOMMENDED BOARD ACTION

Pass an ordinance approving the Plat of Dedication of the right-of-way on 175th Street, as described in Exhibit B, to the Village of Homewood.

ATTACHMENT(S)

- Ordinance
- Plat of Dedication