

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 24, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use Permit -Drive-through facility, Starbucks at 3047 183rd Street

PURPOSE

Homewood Retail Management, LLC, owner of the property at 3047 183rd Street, requests a special use permit to construct a new drive-through coffee restaurant on a commercially-zoned outlot at 3047 183rd Street. Starbucks Coffee will occupy the 2,424-square-foot building. The building will be served with a single drive-through service window.

The property is located in the B-3 General Business zoning district. Drive-through facilities are defined as a special use in the B-3 District to allow the Village to evaluate each requested special use permit individually, to consider the impact of the proposed use on neighboring properties, and the public need for the proposed use at the subject location.

PROCESS

The subject property is one (1) parcel at the northwest corner of the former “Brunswick Zone/Big Lots” retail center at 3043-3055 W. 183rd Street. The Village acquired the commercial property in October 2022 and engaged a developer. In April 2024, the Village approved a subdivision to divide the property from one (1) parcel into four (4) parcels: one (1) lot for the commercial building and parking lot; two (2) outlots abutting 183rd Street, and a separate lot for the Village’s pump station.

The application is for the one (1) outlot (Lot 2). The outlot site is approximately 0.72 acres (31,353 square feet) in area. The site has approximately 143 feet of frontage along 183rd Street.

Staff published a legal notice in Daily Southtown on August 28, 2024 and sent letters to property owners and residents within 250 feet of the subject property. The Village also sent letters to 280 property owners.

On September 5, 2024, the Appearance Commission unanimously approved the site details (including materials and colors), landscape plans, lighting, electrical plans, and renderings.

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On September 12, 2024, the Planning and Zoning Commission considered the special use permit and site plan in a public hearing. All commission members present voted unanimously (6-0) to recommend approval of the special use permit and the proposed site plan.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant and members of the audience, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact into the record:

1. The subject property is located at 3047 W. 183rd Street.
2. The subject property is within the B-3 General Business zoning district.
3. Drive-through facilities are allowed as a special use in the B-3 General Business zoning district.
4. The subject property is 0.72 acres.
5. The subject property will be located on a new parcel created from the Upham Subdivision approved by the Village Board of Trustees.
6. The applicant has proposed a 2,424-square-foot drive-through building for one tenant.
7. The proposed drive-through facility meets the standards for layout and design, stacking, menu board placement and design, overhead canopy design, and screening requirements outlined in Section 44-04-14.F of the Homewood Zoning Ordinance.
8. The proposed drive-through facility is to be constructed in general conformity with the following plans as they have been submitted:
 - Site Plan, prepared by Arc Design Resources Inc., dated 08/15/2024
 - Landscape Plan, prepared by Arc Design Resources, dated 08/27/2024
 - Renderings, prepared by Shremshock Architects, Inc., dated 08/15/2024



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FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a *drive-through facility* in the B-3 General Business zoning district for “Starbucks” at 3047 W. 183rd Street.

ATTACHMENT(S)

Ordinance