

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 12, 2024

To: Planning and Zoning Commission

From: Noah Schumerth, Assistant Director of Economic and Community Development

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-36: Site Plan Review, Starbucks, 3047 W 183rd Street



APPLICATION INFORMATION

APPLICANT	Homewood Retail Management, LLC
ACTION REQUESTED	Site Plan Review
ADDRESS	3047 W 183 rd Street
PIN	31-01-100-012-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Vacant
PROPOSED	B-3 General Business	Drive-Through Restaurant
SURROUNDING	N:	R-1 Single-Family Residential
	E:	B-3 General Business
	S:	B-3 General Business
	W:	B-3 General Business

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 28, 2024; letters were sent to property owners and residents within 250'.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	George Arnold, Applicant	08/19/2024
Site Plan Review Committee Comments	2	Angela Mesaros, Director ECD	07/24/2024
Site Plan	1	Arc Design Resources, Inc.	08/27/2024
Site Details	12	Arc Design Resources, Inc.	08/15/2024
Landscape Plan	1	Arc Design Resources, Inc.	08/27/2024
Lighting and Electrical Plan	1	Shremshock Architects, Inc.	08/15/2024
Renderings	1	Shremshock Architects, Inc.	08/13/2024
Color Plan Exhibits	2	Arc Design Resources, Inc.	08/26/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/05/2024

BACKGROUND

The applicant, Homewood Retail Management, LLC, has proposed the construction of a drive-through coffee restaurant on a commercially-zoned outlot at 3047 W 183rd Street. Starbucks Coffee will occupy the 2,424-square-foot building. The site is new development which is integrated into the redevelopment of the “Brunswick Zone” retail/commercial center adjacent to the subject site.

DISCUSSION

Site Context

The subject property is located on a commercially-zoned outlot (B-3 General Business), formed from a recently approved resubdivision of the original “Brunswick Zone/Big Lots” retail center at 3043-3055 W 183rd Street. The new building will be constructed on an area formerly utilized for parking for the retail property. 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.

Site Details

The proposed development includes a 2,424-square-foot building measuring approximately 82’ x 30’. The building will be located in the center of the commercial outlot, with a drive-through facility adjacent to the building and parking to the north and east of the building. The building will be a single-story approximately 20’ in height. The building will be fire alarmed. The proposed patio on the north (front) of the building requires a Limited Use Permit approved by Village staff before building occupancy.

Parking: The proposed development will include 25 parking spaces, including one ADA-accessible space. The required parking is one (1) parking space per 200 square feet for the restaurant use, a minimum of 13 parking spaces. Parking is largely distributed along the eastern portion of the lot. The ADA-accessible space is located adjacent to the front entrance of the building. The development exceeds the required parking.

Circulation: Public access is provided from an existing driveway s originally used to access the parking lot for the former retail/commercial development. The proposed development is integrated into the surrounding project (Ollie’s) via two private circulation drives on the east and south sides. A blanket

cross-access easement will be required prior to occupancy of the proposed building to allow movement between the proposed restaurant and the neighboring retail/commercial development.

A drive-through facility is proposed to serve the restaurant, with a drive-through lane around the west, south and east sides of the proposed building. The drive-through lane will have a single pick-up window, six (6) stacking spaces, and two menu boards along a single-lane drive-through facility. A Special Use Permit is required to operate the drive-through facility, and will be considered at tonight's meeting.

Landscape: The site is currently fully covered in impervious surfaces due to its previous use as a parking area to support the adjacent retail building. The development will include the installation of interior landscape islands and medians, perimeter landscaping, building foundation landscaping, and transition zone landscaping that meets the requirements of the Homewood Zoning Ordinance. The proposed plant selection has been reviewed and accepted by the Village Arborist.

Utilities: New utility connections will be required with the proposed development. Connections to the existing sanitary sewer main and an existing 10" water main will be made, with lines running underneath the parking drive aisle under the east side of the development. The gas connection will be provided at an existing NICOR gas line under the east side. New electrical service will also be provided from the existing electrical service along 183rd Street. A blanket easement will be required to be recorded to permit the water and gas utility connections as determined by the Village Engineer.

Stormwater: The required site drainage will be met with Stormtech detention chambers designed to accommodate the difference between the current detention standards and previous standards required on the existing retail/commercial site. The Village Engineer has reviewed stormwater drainage and detention plans.

Grease Trap: A required 1,000-gallon grease trap to meet the Thorn Creek Sanitary Basin District standards is proposed to be installed to the east of the new building.

Lighting: Several types of lighting are proposed for the site, including 18' LED parking pole lights, 11' LED pole lights for pedestrians, exterior wall sconce lighting at 7' in height, and security lighting at service entries 9' 6" above grade. The two canopies proposed for the building will include recessed lighting. The project will have no lighting impacts on residential properties.

Signage: Proposed signage will include a single monument sign measuring approximately 20 square feet in area along 183rd Street, small monument signs directing motorists to the drive-through on the site, two menu boards, and wall signage. Preliminary plans for signage are attached to this memo. Exact specifications will be submitted as part of a separate sign permit application.

Site Plan Review Committee Action

The Site Plan Review Committee reviewed the development on July 24, 2024. Comments were submitted to the applicant for revisions. The Site Plan Review Committee referred the proposed development to the Planning and Zoning Commission for final approval. Comments from the Site Plan Review Committee meeting are provided as an attachment to this memo.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Planning and Zoning Commission finds that the proposed site plan is compliant with the Homewood Zoning Ordinance, the Village Comprehensive Plan, and all other applicable codes and standards set forth in the Village Code of Ordinances, the Commission may consider the following motion:

Approve Case 24-36, site plan review for Starbucks at 3047 W 183rd Street, as proposed in the drawings submitted by Arc Design Resources Inc. and Shremshock Architects Inc.