

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 24-30: Special Use Permit for Drive-Through Facility, Starbucks, 3047 W 183rd Street



APPLICATION INFORMATION

APPLICANT	Homewood Retail Management, LLC
ACTION REQUESTED	Special Use Permit, Drive-Through Facility
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	Single-Family Residential
	E: B-3 General Business	Retail/Commercial (Ollie's Lot)
	S: B-3 General Business	Retail/Commercial (Ollie's Lot)
	W: B-3 General Business	Retail/Commercial (Jewel Osco)

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on August 28, 2024; letters were sent to property owners and residents within 250'. The Village sent letters to 280 property owners.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	George Arnold, Applicant	08/20/2024
Standards for Special Use	2	George Arnold, Applicant	08/20/2024
Site Plan	1	Arc Design Resources Inc.	08/15/2024
Landscape Plan	1	Arc Design Resources Inc.	08/27/2024
Renderings	1	Shremshock Architects, Inc.	08/13/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/05/2024

BACKGROUND

The applicant, Homewood Retail Management, LLC, has proposed the construction of a new 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 building will be served with a single drive-through service window. According to Table 44-03-04 of the Homewood Zoning Ordinance, a drive-through facility requires a Special Use Permit before operation.

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 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.

Drive-Through Facility Zoning Analysis

The proposed 2,424-square-foot building will be a drive-through facility. Section 44-04-14.F of the Homewood Zoning Ordinance states criteria for all drive-through facilities constructed in the Village, which are to be considered for a Special Use Permit for such use.

Design and Layout

The drive-through will have a service window on the east side of the lot, with queueing spaces wrapping around the south and west sides of the building. The drive-through will have a single 12’ service lane bordered by 6” curbs to protect surrounding menu boards and other infrastructure. The drive-through will be accessed from internal drives on the site, and will not have direct access from a public street or right-of-way.

Staff finds that all criteria for the drive-through facility layout and design in Section 44-04-14.F.1 are met.

Stacking

The drive-through restaurant use is required to provide a minimum of six (6) stacking spaces per order box. The proposed use has one order box for a single-lane drive-through. The proposed site has six (6) stacking spaces provided which do not interfere with any site circulation, including the emergency ingress/egress lane for the drive-through located at the rear of the site. The Homewood Zoning Ordinance requires a minimum of four (4) stacking spaces between the pick-up window and order box; there are five (5) proposed on the subject site.

Staff finds that all criteria for drive-through stacking in Section 44-04-14.F.2 are met.

Menu Boards

The applicant has proposed two (2) digital display menu boards that meet the maximum permitted. The menu boards will be 28.1 square feet and 10.1 square feet in area as proposed.

Staff finds that all criteria for menu board design in Section 44-04-14.F.3 are met.

Overhead Canopy

The applicant has proposed a partial canopy over the pick-up window of the drive-through. The canopy will be constructed with grey powder-coated aluminum used on other portions of the building, and be located 11' above grade, which is at an identical height to the pedestrian canopy across the front and side of the building. The canopy includes recessed ceiling-mounted lighting for safety and visibility.

Staff finds that all criteria for overhead canopy design in Section 44-04-14.F.4 are met.

Screening

The drive aisles of the drive-through facility are required to provide screening landscaping adjacent to the public right-of-way. The applicant has provided suitable shrub plantings near the drive aisle entry to the site to screen the drive-through from the public right-of-way. This screening has also been suitably designed to reduce the impact of the drive-through on residential properties across 183rd Street from the drive-through facility. The drive-through is also screened with median landscaping, including native grass plantings, between the parking area and the drive-through facility. The Village Arborist has reviewed and approved the proposed plantings.

Staff finds that all criteria for screening in Section 44-04-14.F.5 are met.

Special Use Standards

Drive-through facilities are subject to review against standards for special use permits to ensure that negative external impacts are mitigated and the site is suitable for the proposed use. The applicant is required to respond to how the proposed development will meet the standards of Section 44-07-11 of the Village zoning ordinance. No special use shall be granted by the Village Board unless the special use:

(1) Is the special use deemed necessary for the public convenience at that location?

(2) Will the special use be detrimental to the economic welfare of the community? The proposed use is unique to the area of Homewood in which it is located and will benefit the economic welfare of the community by generating sales and property tax revenue and creating jobs. The proposal increases the utilization of the former "Brunswick Zone" retail site, which has been vacant for more than 10 years.

(3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village?

(4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The proposed drive-through has adequate screening to mitigate potential noise or light impacts from the proposed use. Order boxes and audio equipment will be located away from nearby residential properties. Traffic circulation, including emergency ingress and egress, is not affected by the design of the proposed drive-through facility.

(5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The proposed drive-through restaurant will be located in a vacant parking area surrounding by other compatible commercially zoned uses. The restaurant business is unlikely to be profitable without the drive-through facility.

(6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located?

(7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? The use is surrounded by other commercial uses primarily designed to be accessed by vehicles. The use will complement surrounding retail and commercial uses. Similar uses, including a McDonald's restaurant with a drive-through, are located in the immediate vicinity of the use.

(8) Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The use has provided adequate screening to avoid impacts on neighboring residential property. The property will not impede circulation and/or general enjoyment of surrounding commercial property.

(9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The development is part of a proposed redevelopment project for the former "Brunswick Zone" retail site, with other similar uses being developed in the immediate vicinity.

(10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The drive-through use does not have direct ingress or egress onto a public street, and circulation and additional stacking is provided to mitigate congestion onto surrounding streets.

(11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The site will have additional utility build-out necessary to support the use.

(12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? N/A.

Staff has reviewed the applicant's responses to the Standards of Special Use and finds that all standards for approval have been met.

STAFF COMMENTS

The proposed project at 3047 W 183rd Street requires the following additional approvals:

- Appearance Review approval by the Appearance Commission
- Site Plan Review approval by the Planning and Zoning Commission

The recommendation of the Planning and Zoning Commission for this proposed Special Use Permit will be forwarded to the Village Board of Trustees for consideration.

FINDINGS OF FACT

The staff has prepared the following *draft* Findings of Fact following the standards outlined in Section 44-07-11(b) of the Homewood Zoning Ordinance. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the public 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
 - Lighting Plan, prepared by Shremshock Architects, Inc., dated 08/15/2024

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for special use, the Planning and Zoning Commission may consider the following motion:

Recommend **approval** of Case 24-30 to grant a Special Use Permit for a Drive-Through Facility in the B-3 General Business zoning district for “Starbucks” at 3047 W 183rd Street;

AND

Incorporate the Findings of Fact into the record.