

# VILLAGE OF HOMEWOOD



**SITE PLAN REVIEW – Upham Subdivision Lot 2 (Coffee Shop)**

**DATE:**

**July 24, 2024**

**Project:** 3047 183<sup>rd</sup> Street

## Attendees:

### Village of Homewood

Terrence Acquah	Assistant Village Manager
Josh Burman	Public Works Director
Bob Grabowski	Fire Chief
Dennis Johnson	Chief Building Inspector
Max Massi	Village Engineer
Denise McGrath	Police Chief
Angela Mesaros	Director of Economic and Community Development
Noah Schumerth	Assistant Director of Economic and Community Development

### Development Team

Lauren Downing	Arc Design Resources
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## PROJECT DESCRIPTION:

Lauren Downing presented the site plan, which included: parking accommodations made to comply with the Village’s landscape requirements, one monument sign to the north that is 5 to 6 feet tall, a drive-through along the west, an order board, an order window on the east side of the building, 25 parking stalls plus one ADA parking space, patio in front, trash at the south end, MWRD stormwater detention requirements. The renderings are preliminary at this point. They will submit materials and colors for the Appearance Commission meeting in September.

Max Massi stated the following are required:

- Thorn Creek Sanitary District Permit
- 1,000-gallon gravity or hydro mechanical equivalent grease trap;
- MWRD WMO permit
- Village requires that detention meet the difference between today’s standards and existing standards.
- Fire sprinkler system is not required since the building is under 5,000 square feet
- Blanket easement for the water, gas utilities

Lauren asked if they could tap off of the 8” water line. Max Massi stated that the Village wants it off of the 10 “, but he thinks there is a closer one than the sidewalk.

Max Massi stated that the sanitary connection through Thorn Creek will require closing one lane of 183<sup>rd</sup> Street and requires only IDOT details (as opposed to customized traffic control).

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Max Massi stated that the barrier curb needs to be continued on the west side. They must make sure that the water passes each way. (They do not need to detain the water from the Jewel store to the west.)

Max Massi asked about the intent of the west side of the south entrance being wider. Lauren answered that is for garbage truck access. Max stated that this may be confusing for people driving in and out. The plans should be revised to establish a visual difference between the asphalt and curb.

Max Massi stated that photometrics are required.

Denise McGrath asked that security cameras be provided both interior and exterior.

Denise McGrath stated that she would like to see plenty of lighting outside.

Bob Grabowski stated that they would need a recessed KNOX BOX at the front door. Fire alarm plans need to be submitted through the Building Department.

Noah Schumerth stated that an Appearance review is required. A special use is required for the drive-through.

Noah Schumerth asked if they could shift the northeast corner parking spaces so they are not cut off on the site.

Noah Schumerth stated that the landscape plan appears to comply with the zoning ordinance and that Tier I materials are represented

Noah Schumerth stated that any ground or roof-mounted equipment must be screened.

Noah Schumerth stated that the monument size complies with the sign code.

Lauren Downing asked about the zoning process. Angela Mesaros confirmed that one meeting with the Appearance Commission is required. In addition, a public hearing with the Planning & Zoning Commission and one meeting with the Village Board for the special use permit.

Lauren Downing asked permitting. Staff answered the following requirements:

- Cook County Health Department reviews plans and hard copies must be submitted.
- Plans for building, engineering, and fire permitting must be submitted through the Village website.
  - Building plans will be sent to an outside consultant for review. Turnaround time is usually two weeks.
  - Civil engineering plans are reviewed in-house.
- They will not request a liquor license.
- Outdoor seating requires a limited-use permit.
- Pre-construction meeting is not required.
- A separate demolition permit is not required.
- Grading and utility as-built drawings must be submitted.