

# 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 24-35: Site Plan Review, Ollie's/Brunswick Zone, 3041-3045 W 183<sup>rd</sup> Street



## APPLICATION INFORMATION

APPLICANT	Silken Patel
ACTION REQUESTED	Site Plan Review
ADDRESS	3041-3045 W 183 <sup>rd</sup> 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	Commercial/Retail
SURROUNDING	N: R-1 Single-Family Residential	Single-Family Residential
	E: B-3 General Business/R-4 Multi-Family Residential	Commercial/Multi-Family Residential
	S: R-4 Multi-Family Residential	Multi-Family Residential
	W: B-3 General Business	Commercial/Retail

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Site Plan	1	PFDA Architects, Inc.	05/31/2024
Subdivision Plat	1	Arc Design Resources Inc.	02/07/2024
Landscape Plan	1	Daniel Weinbach and Partners, Ltd.	07/11/2024
Elevations	2	John C. Robins Architects	02/24/2024
Lighting Cutsheets	3	Orion Lighting	05/31/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	09/06/2024

## BACKGROUND

The applicant has proposed the renovation of an existing vacant commercial center at 3041-3045 W 183<sup>rd</sup> Street. The subject site is 5.44 acres and is located within the B-3 General Business zoning district. The existing commercial center previously housed a bowling alley (Brunswick Zone) and a retail store (Big Lots). The applicant has proposed the renovation of the 86,100-square-foot building with three tenants (Ollie's, Bevda Wine and Spirits, and a future third tenant), with improvements to the parking lot, landscaping, lighting and signage.

## DISCUSSION

### Site Context

The subject property is the largest of three lots created from the resubdivision of the former "Brunswick Zone" retail and commercial center at 3041-3045 W 183<sup>rd</sup> Street. The lot is 5.44 acres. The existing 86,100-square-foot building will be renovated for three new commercial tenants. The site is zoned B-3 General Business and has approximately 250 feet of frontage along 183<sup>rd</sup> Street.

### Site Details

Building Improvements: The applicant has proposed renovation of the existing 86,100-square-foot commercial building, measuring approximately 360' x 245'. The project includes full interior renovation to create three new tenant spaces, ranging from 25,000 square feet to 31,000 square feet. Each tenant will have a separate exterior entrance and be separated by a party wall. The front façade of the building will be reconstructed with a design approved by the Appearance Commission, and the remainder of the building will be repaired and cleaned. The applicant does not propose the construction of additional structures on the site.

Parking and Site Circulation: The property is classified as a *multi-tenant commercial center* use and requires a minimum of one (1) parking space per 300 square feet. Under the current zoning ordinance, the property would require 287 parking spaces. The existing parking lot has 221 parking spaces.

Per Section 44-05-01(A) (4) of the Homewood Zoning Ordinance, no building or structure shall be required to provide any additional parking spaces until the total requirement for the number of spaces on the site increases by 50%. This threshold is not met on this site; therefore, the site may have fewer parking spaces than would otherwise be required by the current zoning ordinance. No additional parking spaces are required. The parking lot must meet ADA accessibility standards, as applicable.

The applicant has proposed repairs to the existing parking lot that include milling, resurfacing and restriping. The improvements will be completed prior to occupancy of the first commercial tenant (Ollie's). The property complies with parking space design standards in Section 44-05-02 of the Homewood Zoning Ordinance.

In total, combined with the commercial outlots (Lots 2 and 3) the area will have more parking than will be required by the Homewood Zoning Ordinance to allow shared parking in the future.

Multiple off-street loading areas are adjacent to the existing building, and the applicant has proposed the reuse of these areas to support the three new commercial tenants. Per Section 44-05-01(A) (4) of the Homewood Zoning Ordinance, additional loading spaces are not required. The existing off-street

loading spaces meet the requirements for location, dimensions and circulation found in Section 44-05-03 of the Homewood Zoning Ordinance.

Landscaping: Per Section 44-05-05 of the Homewood Zoning Ordinance, this property is required to provide perimeter landscaping along 183<sup>rd</sup> Street, transition zone screening landscaping (as applicable), and foundation landscaping along the front elevation of the building. The applicant has proposed perimeter landscaping and transition zone landscaping as required.

The applicant has proposed the replacement of a 7' foundation landscaping area with concrete planters of landscaping materials to preserve the pedestrian access area in the front of the existing commercial building. The Zoning Ordinance grants the Director of Economic and Community Development the authority to permit alternative plantings where it is not suitable or appropriate to place foundation landscaping as proposed. The Appearance Commission reviewed the proposed landscaping for the site on August 1, 2024. The staff has requested product details for the concrete planters proposed in place of foundation landscaping in the front of the building. See *Recommended Planning and Zoning Commission Action*.

The proposed development does not require median landscaping, parking lot islands, and other parking area landscaping improvements. The Village Engineer has requested that bollards be installed surrounding all fire hydrants within the parking area.

Lighting: The site has five (5) existing parking lot light poles measuring approximately 25' in height. The existing building has security lighting located along the exterior of the building. The applicant has proposed to repair the existing light poles and replace existing fixtures with LED fixtures; no additional lighting changes are proposed.

The staff has requested a photometric plan to ensure sufficient lighting and minimal impacts on surrounding properties, including residential properties to the south, east, and north of the site. The applicant has stated that the final photometric plan will be submitted at the time of building permit submittal. This will include the lighting improvements for the Starbucks commercial outlot, 3047 183<sup>rd</sup> Street ("Lot 2") adjacent to the site. The photometric plans will capture any impacts between the two developments. See *Recommended Planning and Zoning Commission Action*.

Signage: There are two existing pylon/pole signs on the site. Under current Village requirements, only one pole/pylon sign is permitted on the site. However, the signs are legal non-conforming structures and both may be utilized by commercial tenants so long as no substantial alterations are made to the signs. The signs will be included in the total signage allowance for the site. The applicant has proposed wall signage for each of the three tenants on the front elevation of the building. The Village has issued sign permits for one of the two pylon signs and wall signage for Ollie's (3043 183<sup>rd</sup> Street). The total signage allowance for the site is 500 square feet (360' building frontage x 2.5, max. 500 sq. ft.).

Drainage: Staff has identified the need for additional stormwater runoff and drainage management across the large commercial site. Approximately 90% of the site is covered in impervious surfaces. Most surface runoff on the site drains toward the south (rear) property boundary, where a drainage channel funnels runoff into a large storm drain. The two commercial outlots subdivided from the original commercial parcel will provide their detention. All stormwater management on the subject site ("Lot 1") must meet the difference between the existing detention volume and what the code now requires, per the Village Engineer.

The Village Engineer has requested an underground detention system, with a manhole tied into the existing storm drain structure on the southern lot line of the property. The applicant is to provide a restrictor pipe to manage the flow rate into the existing drain structure, and to avoid impacts on existing stormwater retention and detention infrastructure in the region. The Director of Public Works has requested that the applicant perform maintenance on the concrete channel into the existing storm drain structure before the completion of the project.

The applicant must submit a revised site drawing with the location, dimensions, and details of the proposed stormwater improvements. These improvements must be completed after the opening of the first commercial tenant (Ollie’s) but before the issuance of certificates of occupancy for the entire commercial center. See *Recommended Planning and Zoning Commission Action*.

Utilities: The Director of Public Works has requested that each tenant have an individual water service line running to the front of their tenant space. This will require two additional water service lines, as only one line is tapped into the building. Each tenant will have an individual water meter. The Village Engineer has also requested that the fire hydrants on the site be moved closer to the building. The staff has requested a revised site plan and/or utility plan which indicates the revised water line placement. See *Recommended Planning and Zoning Commission Action*.

**ADDITIONAL STAFF COMMENTS**

This Appearance Commission approved the proposed development on August 1, 2024.

**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 outlined in the Village Code of Ordinances, the Commission may consider the following motion:

**Approve** Case 24-35, site plan review for 3041-3045 W 183<sup>rd</sup> Street, as proposed on the drawings submitted by Daniel Weinbach and Partners, Ltd., PFDA Architects, and John C. Robins Architects, subject to the following conditions:

1. A revised photometric plan with photometric values and lighting products for both Lot 1 (“Ollie’s”) and Lot 2 (“Starbucks”), compliant with all Village codes and ordinances, shall be submitted before the issuance of building permits for Lot 2 (“Starbucks”).
2. A revised site drawing including the location, dimensions, and details of the proposed stormwater improvements shall be submitted and approved by the Village Engineer prior to the issuance of a certificate of occupancy for any additional commercial tenant.
3. A revised utility plan, including the revised water service lines and relocated fire hydrants, shall be submitted and approved by the Village Engineer prior to the issuance of a certificate of occupancy for any additional commercial tenant.