

VILLAGE OF HOMEWOOD



PERMIT REQUIREMENTS

DATE: May 21, 2024

Project: 2124 183rd Street

Attendees:

Village of Homewood

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|-----------------|--|
| Terrence Acquah | Assistant Village Manager |
| Joshua Burman | Assistant Director of Public Works |
| Bob Grabowski | Fire Chief |
| Napoleon Haney | Village Manager |
| Dennis Johnson | Chief Building Inspector |
| Max Massi | Village Engineer |
| Angela Mesaros | Director of Economic and Community Development |
| John Schaefer | Director of Public Works |
| Noah Schumerth | Assistant Director of Economic and Community Development |
| Amy Zukowski | Finance Director |

PROJECT DESCRIPTION:

Animesh (Andy) Kumar of Ultra Energy Group LLC has an interest in the purchase and rehabilitation of the property at 2124 183rd Street, a former Citgo gas station now owned by the Village. The property is a vacant one-story commercial structure with parking. Village Staff met to discuss the requirements for redevelopment of the property.

PERMIT REQUIREMENTS:

1. No Further Remediation (NFR) Letter – the following restrictions will be part of the NFR:
 - a. Limited to industrial/commercial land use.
 - b. No installation or use of a private water well.
 - c. Construction worker safety caution.
 - d. Any soil or groundwater removed from the site must be profiled and disposed of at a permitted disposal or recycling facility.
 - e. Any buildings must be completely slab-on-grade or have a full concrete basement with no sumps.
 - f. The area shown on the attached map (the engineered barrier area hatched in the southern portion of the site) must be paved, whether concrete or asphalt.
2. Grease Interceptor required for a restaurant with the following details:
 - a. Requires a Thorn Creek Sanitary Basin District connection permit. Contact: Jeremy Stubbs, 708-754-0525 x.14.
 - b. Per the Municipal Code Sec. 42-177, grease interceptors shall be provided when, in the opinion of the public works director, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts. All interceptors shall be of a type and capacity approved by the public works director and shall be located as to be readily and easily accessible for cleaning and inspection.

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3. The parking lot must be replaced and restriped to meet zoning and ADA accessibility standards, Section 44-05-02:
https://library.municode.com/il/homewood/codes/code_of_ordinances?nodeId=COOR_CH44ZO_ARTVDEST_S44-05-02OREPAST
4. Stormwater Detention is required on-site per the Village Code.
5. Dedication of Right-of-way: Six feet (or more) of right-of-way along 183rd must be dedicated to the Village to provide a sidewalk.
6. Lighting – must comply with zoning ordinance standards, Section 44-05-12:
https://library.municode.com/il/homewood/codes/code_of_ordinances?nodeId=COOR_CH44ZO_ARTVDEST_S44-05-12OULI
7. Landscaping – must meet zoning ordinance standards, Section 44-05-06:
https://library.municode.com/il/homewood/codes/code_of_ordinances?nodeId=COOR_CH44ZO_ARTVDEST_S44-05-06LARE
8. New curbs are required on 183rd Street if driveway entrances are eliminated.
9. A new driveway entrance may be required.
10. Building permits require a full set of architectural plans
11. Appearance Review – the Appearance Commission meets the first Thursday of each month at 6:00 p.m. Applications are available on the village website:
<https://www.village.homewood.il.us/home/showpublisheddocument/3512/638089406520300000>
12. Site Plan Review – Staff Committee review with Planning & Zoning Commission approval.
13. Signs require a permit and compliance with Chapter 30 of the Code of Ordinances:
https://library.municode.com/il/homewood/codes/code_of_ordinances?nodeId=COOR_CH30IS30-1DE
14. Fire alarms
15. Fire suppression for kitchen
16. Business License: Applications are available through the Village’s website:
<https://www.village.homewood.il.us/how-do-i/apply-for/business-licensing>
17. Security Cameras inside + outside
18. The existing sanitary service line will need to be televised by the owner/contractor and a DVD of the televising given to the Department of Public Works to evaluate the condition of this line for re-use.