

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: June 11, 2024**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Washington Park Commercial Subdivision – Preliminary Plan and Final Plat

## **PURPOSE**

The property owner, Ben Beitel, Washington Park Plaza LLC, seeks approval to subdivide the property at 17750 Halsted Street from one parcel into two parcels. The subject site is a 15.72-acre commercial center, the Washington Park Plaza. The application is for resubdivision of the northeast corner currently used as a parking area immediately adjacent to the Best Buy store within the Washington Park Plaza.

The applicant proposes that the Washington Park Commercial Subdivision be allowed to commercially develop the single outlot near Halsted Street and Maple Avenue – requiring the space to be subdivided. This resubdivision will create a 37,266 square foot (0.85-acre) outlot (“Lot 2”) from a primary lot of this subdivision (“Lot 1”). Lot 1 includes the Washington Park Plaza shopping center. The proposed “Lot 2” includes the new outlot at the corner of Halsted and Maple. The applicant plans to construct a quick service restaurant on the proposed outlot, Lot 2.

Utility easements bisect the outlot (“Lot 2”). While there are a large number of easements on the site, the easements are concentrated on the northern portion of the proposed outlot (“Lot 2”), and the site may be designed in a manner that maintains the usefulness for a variety of commercial uses without interference with the existing easements.

## **PROCESS**

The petitioner is seeking approval to subdivide the property into two lots. The current land uses of the subject site are commercial/retail uses. The new outlot (“Lot 2”) is designed to provide space for quick-service restaurant use with a drive-through which is in harmony with surrounding land uses. Table 44-03-01 of the Homewood Zoning Ordinance sets no minimum lot size in the B-4 zoning district. The lot size and configuration of the proposed lots comply with the zoning standards outlined in Section 44 of the Homewood Zoning Ordinance.

The plat has been reviewed and marked for approval by the Village Engineer and Village staff to ensure compliance with Section 36 of the Municipal Code of Ordinances.

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## *Planning and Zoning Board Review*

At its meeting on May 23, 2024, the Planning and Zoning Commission reviewed the proposed plat and found it to be generally acceptable for the location and design of the layout as submitted and the final subdivision plat was recommend for approval by the Village Board. The Commission, with five members present, voted unanimously 5-0 to recommend approval with the conditions that the plat be revised to remove two areas along Halsted Street that had been dedicated to the Village, and to release the sign easement for the existing monument sign. The applicant revised the final plat to meet both conditions.

The site plans for the proposed quick-service restaurant will be reviewed by the Village Staff Site Plan Review Committee and the Planning and Zoning Commission before final building approval.

## **OUTCOME**

After consideration of the acceptability of the plat, the following Findings of Fact may be entered into the record:

1. The subject property is located at the southwest corner of Halsted Street and Maple Avenue;
2. The subject property is owned by the applicant Ben Beitel of Washington Park Plaza LLC;
3. The subject property is currently comprised of a single parcel within the Washington Park Commercial Subdivision;
4. The subject property is a single lot identified as having two parcel areas, with a total area of 684,909 sq. ft., or 15.72 acres;
5. The underlying zoning district is B-4 Shopping Center;
6. The Homewood Zoning Ordinance and Village Code of Ordinances do not establish a minimum lot area requirement in the B-4 zoning district which would be applied to this property;
7. The applicant, Ben Beitel of Washington Park Plaza LLC, is proposing the resubdivision of the subject property to accommodate a new outlot within the subject property;
8. The proposed resubdivision of the Washington Park Commercial Subdivision would create two lots;
9. Lot 1 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 643,050 square feet, or approximately 14.76 acres;
10. Lot 2 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 37,266 square feet, or approximately 0.86 acres;
11. Proposed Lot 1 and Lot 2 comply with the Homewood Zoning Ordinance and the subdivision ordinances outlined in the Village Code of Ordinances.

## **FINANCIAL IMPACT**

- **Funding Source:** N/A

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- **Budgeted Amount:** N/A
- **Cost:** N/A

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance approving a plat of subdivision in the Washington Park Commercial Subdivision at 17750 Halsted Street.

## **ATTACHMENT(S)**

- Ordinance
- Washington Park Commercial Plat of Subdivision