

VILLAGE OF HOMEWOOD



SITE PLAN REVIEW

DATE: October 29, 2024

Project: 2124 183rd Street

Attendees:

Village of Homewood

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

Applicant

Animesh (Andy) Kumar	Owner
J. Scott McKay	Architect
Pinakin Patel	

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 project is an existing gas station, a one-story masonry building constructed in 1970s, proposed renovation into a restaurant. Occupancy is less than 100 people inside with an exterior patio on the east side. Twelve parking spaces. Ingress/Egress on both Morris and 183rd Street. A loading area on northeast side. Requested modification to landscaping due to the soil removal restrictions.

DISCUSSION:

Staff and applicant reviewed Exhibit B of the Purchase & Sale Agreement, Permit Requirements, dated May 21, 2024. **Comments are in bold type below.**

1. No Further Remediation (NFR) Letter – **Applicant asked if they could run underground conduit on the area identified for the engineered barrier.**
2. Grease Interceptor required for a restaurant. **Max Massi stated that a minimum 1,000 gallon underground, outdoor interceptor is required. An alternative option is a smaller gravity...**
3. Parking lot must be replaced and restriped to meet zoning and ADA accessibility standards, Section 44-05-02. **Ok.**
4. Stormwater Detention is required on-site per the Village Code. Andy Kumar asked if a pipe can be used to take out water. **Max Massi stated that a curb inlet can be used. Need to have the civil engineer run calculations. Potential to use an oversize NDS plastic pipe. The project civil engineer, Roger, spoke with Max Massi on the phone. Need to capture some storm water on site. The property's water drains directly onto 183rd Street and into the south viaduct that has started to flood in recent years. The southeast corner has an existing curb inlet that they can connect.**

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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. **Agreed.**
6. Lighting – must comply with zoning ordinance standards, Section 44-05-12. **Photometrics are required.**
7. Landscaping – must meet zoning ordinance standards, Section 44-05-06. **Exception for the area with the required engineered barrier.**
8. New curbs are required on 183rd Street if driveway entrances are eliminated. **Consolidating entrances.**
9. A new driveway entrance may be required. **Utilizing and consolidating existing driveways.**
10. Building permits require a full set of architectural plans.
11. Appearance Review – the **Appearance Commission is scheduled for Wednesday, November 13 at 6 PM.**
12. Site Plan Review – requires Planning & Zoning Commission approval.
13. Signs require a permit and compliance with Chapter 30 of the Code of Ordinances. **Ok**
14. Fire alarms - **Add to construction documents. Tied back to Fire Department**
15. Fire suppression for kitchen
16. Business License: Applications are available through the Village’s website. **Will apply after real estate closing**
17. Security Cameras inside + outside – **yes, will have onsite monitors for Police to review.**
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. **OK.**

Noah Schumerth reviewed the Memorandum dated October 24, 2024 with the applicant.

- Scott McKay discussed the location of the dumpster enclosure and agreed to reorient the enclosure to allow direct access from the public alleyway.
- Dennis Johnson expressed concerns with the site triangle at the corner of Morris and the alleyway. It was agreed that they could remove the landscaping perimeter around the dumpster enclosure.
- General discussion about the location of the loading zone and its proximity to the back patio. Applicant and staff could not identify a better location.
- Max Massi suggested that the applicant plant grass in the areas of the parkway along Morris Avenue that are currently paved.