

# VILLAGE OF HOMEWOOD



**MEMORANDUM**

**DATE OF MEETING: November 21, 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 24-32: Site Plan Review for Redevelopment at 2124 W 183<sup>rd</sup> Street

## APPLICATION INFORMATION

APPLICANT	Animesh (Andy) Kumar
ACTION REQUESTED	Site Plan Review
ADDRESS	2124 W 183 <sup>rd</sup> Street
PIN	29-31-315-014

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-2 Downtown Transition	Vacant (Former Gas Station)
SURROUNDING N:	B-2 Downtown Transition	Professional Office
E:	B-2 Downtown Transition	Single-Family Residential
S:	B-2 Downtown Transition	Retail (Bicycle Shop)
W:	B-2 Downtown Transition	Gas Station

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Site and Landscaping Plan	1	J. Scott McKay, Architect	09/27/2024
Existing Floor Plan and Site Details	1	J. Scott McKay, Architect	09/27/2024
New First Floor Plan	1	J. Scott McKay, Architect	09/27/2024
Elevations	1	J. Scott McKay, Architect	09/27/2024
Additional Site Details	1	J. Scott McKay, Architect	09/27/2024
Color and Material Board	1	J. Scott McKay, Architect	10/15/2024
Environmental Restrictions Map	1	TriCore Engineering	8/22/2022
Site Plan Review Notes	2	Angela Mesaros, Dir. ECD	10/29/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	11/05/2024

## BACKGROUND

The applicant has proposed the redevelopment of a 0.35-acre site located at 2124 W 183<sup>rd</sup> Street. The applicant plans to repurpose the existing building on the site for a restaurant. In addition, they propose to construct an outdoor patio and site improvements necessary to support a restaurant use.

## HISTORY

The original use of the property was a gas station, constructed in 1954. The property was used as a gas station until 2014, and has been vacant since that time. Due to the previous use as a gas station, the property was classified as a brownfield site requiring environmental review.

In 2021, the Village bought the property. The Village approved a Letter of Intent with Animesh (Andy) Kumar of Ultra Energy Group LLC. The Village published the solicitation for alternate proposals. No bids were received.



Figure 1: The building's previous use, Jetsonic convenience store and Citgo gas station, in 2013.

## DISCUSSION

### Site Plan

The applicant has proposed site redevelopment at 2124 W 183<sup>rd</sup> Street to support a new restaurant. The redevelopment will include improvements to the parking area, landscaping, a new outdoor patio, and other improvements required by the Village Zoning Ordinance to support restaurant use. The applicant will renovate the existing 2,370-square-foot building on the site for use as a restaurant.

The applicant has proposed reconstruction of the parking area on the site to create 12 new parking spaces. The restaurant use requires 12 parking spaces: *1 space per 200 s.f. \* 2,370 s.f. = 11.85 parking spaces needed, (rounded up to 12 parking spaces).*

The use requires one (1) ADA-accessible parking space; two (2) spaces are provided. One (1) off-site loading space is provided as the Village Zoning Ordinance requires.

The applicant will construct a 6' public sidewalk along 183<sup>rd</sup> Street along the southern perimeter of the site and a new 5' walkway to connect the building and patio to the public sidewalk on 183<sup>rd</sup> Street, meeting pedestrian access requirements in the Village Zoning Ordinance. The sidewalk will connect ADA-accessible parking spaces to the building.

Vehicular access to the site will be provided by the two existing driveways off 183<sup>rd</sup> Street and Morris Avenue. An existing third curb cut, on Morris Avenue to the south, will be removed. A final set of drawings showing planned improvements instead of the existing driveway must be submitted prior to the issuance of building permits. *See Planning and Zoning Commission Recommendation.*

The applicant proposes a 430-square-foot patio for outdoor dining on the east side of the building. This will provide space for approximately 6 dining tables, as shown in the applicant's floor plan exhibits. The patio will be enclosed by a 4' 6" fence as required by the Village's liquor ordinance. The fence will be constructed with a "faux wood" and black metal frame.

A trash enclosure will be constructed near the northeastern corner of the site. The enclosure will open onto the alley to align with neighboring structures that receive trash pick-up service from the public alley north of the property. The enclosure will match the materials used on the primary structure, including a gate that matches the materials of the patio fence and building parapet. The enclosure meets all requirements of the Village Zoning Ordinance, including perimeter landscaping around the enclosure.

**The site plan meets all standards for off-street parking and loading, trash enclosure and screening, and access.**

### Landscaping

The current property is fully covered by impervious surfaces with no landscaping. The applicant proposes new landscaping along the building foundation, site perimeter, and within new parking lot islands and other open areas of the property. The applicant also proposes landscaping to screen the trash enclosure and outdoor patio.

The applicant proposes the addition of three canopy trees (Japanese lilac trees) on the property; two located on the perimeter of the site adjacent to the Shell gas station to the west and one within a large parking lot landscape island. The applicant will provide shrubs and perennials in landscape beds throughout the property. Additional annuals will supplement landscape materials located near the foundation of the building.

The Village Arborist has reviewed the landscape plans and provided recommendations for species changes to promote the use of native flora and hardy plant materials based on Village landscape policies and the Appearance Plan. The applicant has provided a plant list in alignment with the recommendations of the Village Arborist.

Based on the State's remediation standards, the property is required to maintain an "engineered barrier" across the southern portion abutting 183<sup>rd</sup> Street to mitigate the effect of underground contaminants. This area must remain 100% paved so that no landscaping is permitted in this area. Other improvements, such as lighting and utilities, may be located inside the engineered barrier area.

The applicant has provided foundation landscaping along less than 80% of frontage in front and exterior side yards. Section 44-05-05.E.3 of the Village Zoning Ordinance permits the Director of Economic and Community Development to approve an alternative design for foundation landscaping that includes landscaping across less than 80% of the length of the building façade.

**All zoning requirements for landscape areas (foundation, perimeter, interior parking lot island, enclosure screening) are met.**

### Site Engineering/Grading and Drainage

After acquiring the property, the Village engaged and TriCore, an environmental firm, to remediate the site under the State's Leaking Underground Storage Tank (LUST) program so it could be safely redeveloped. TriCore has outlined the state's requirements to obtain a No Further Remediation Letter (NFR) for the property, including restrictions on use and improvements to be constructed on the site. A restaurant is a permitted commercial use, provided all other standards are met. The following restrictions apply to all improvements and should be accounted for by the Planning and Zoning Commission:

- All soils excavated from the site shall be tested and disposed of at an appropriate hazardous waste disposal facility.
- An engineered barrier shall be established over a designation portion of the site along 183<sup>rd</sup> Street (see exhibit provided from TriCore Engineering). The engineered barrier area must remain paved with no exposed soils.

The proposed site plan meets all the required environmental standards.

The site currently drains surface runoff into drainage channels along 183<sup>rd</sup> Street. This adds to flooding in the south viaduct where drainage from the site is eventually diverted. In order to provide additional on-site detention, the Village Engineer requires that on-site drainage facilities be expanded with an oversized diameter pipe and a restrictor. A curb inlet will be installed to funnel runoff into an on-site facility.

An outdoor underground grease interceptor is required. A revised site plan indicating the location of the grease interceptor is required before the issuance of building permits. *See Recommended Planning and Zoning Commission Action.*

**The site meets all engineering requirements for the site, including drainage improvements.**

Elevations

The existing building is clad in concrete masonry blocks with various finishes, including split face, smooth face, and fluted finishes. The finishes are distributed across each elevation of the building, with split face block covering most of the building (particular the rear and interior side facades). Smooth block is primarily used above the storefront, fluted block is used for to create architectural accents. The smooth block covers an area where a canopy was removed. The building has a large storefront window with black and red aluminum framing. The front entrance to the building is oriented to the southeast, facing the corner of Morris Avenue and 183rd Street.



Figure 1: Existing structure on the site with materials identified. Plans for use of materials in redevelopment identified on image.

The elevations largely preserve the design of the existing building. The applicant has proposed to maintain the beige split face and fluted block across all four elevations of the building, including split-face block with a smoother finish above the storefront system of the building. The proposed building will maintain the existing storefront and concrete cap lining the roofline on each façade of the building.

Screening panels will be attached to the roof line of the building above the storefront. The screening panels will be constructed from NewTechWood composite board (recycled wood fiber and HDPE molded plastic) framed with black powder coated steel components. The new composite screens meet the screening requirements for roof-mounted equipment while creating the appearance of an even roof line across all four elevations of the building. The steel panels will match the material and finish used for the patio fencing on the east side of the building.

The concrete masonry cladding on the north, west, and east elevations has sustained wear and damage. The applicant will repair all areas where concrete masonry material has been damaged.

**The Appearance Commission approved the building elevations, colors, and materials at its meeting on November 13, 2024.**

Lighting

A photometric plan must be provided to complete the Site Plan Review. The applicant has proposed wall sconce lighting on the building near the front entrance as shown in the attached renderings. See *Recommended Planning and Zoning Commission Action*.

**STAFF COMMENTS**

A Limited Use Permit approval will be required for the outdoor patio. This review is administered by staff as part of the Business License review for the restaurant use.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

The Planning and Zoning Commission may wish to consider the following motion:

**Approve** Case 24-32, Site Plan Review for 2124 W 183<sup>rd</sup> Street, as proposed on the drawings submitted by J. Scott McKay, Architect, subject to the following conditions:

1. The location of an outdoor grease interceptor to accommodate the proposed restaurant must be identified in revised site drawings submitted to Village staff before the issuance of any building permit;
2. Proposed improvements within public right-of-way with the removal of a curb cut on Morris Avenue, including parkway improvements, must be identified in revised site drawings; and
3. A photometric plan showing the location of lighting fixtures, photometric values, and any proposed lighting product details shall be submitted prior to the issuance of any building permits.