

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 12, 2022

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Special Use and Building Height Variance to allow a parking deck, Wind Creek IL, LLC at 17400 Halsted Street, north of 175th Street, east of Garden Lane, and south of I-80/294.

PURPOSE

Wind Creek IL, LLC has submitted an application for the redevelopment of the property at the west side of Halsted Street (Illinois Route 1) between the Halsted Street Exchange on Interstate I-80/294 and 175th Street. The proposal is for a parking garage within a planned casino/hotel complex on 23.4 acres. The casino and hotel will be constructed on 16.3 acres of land in East Hazel Crest. The portion of the project located in Homewood is a parking garage on a 7.1-acre parcel.

A parking garage is classified as a parking deck in the zoning ordinance use lists. Parking decks are a special use in the B-4 (Shopping Center) zoning district. A special use permit is required for uses that have a unique character that must be individually evaluated for potential impact on adjacent properties and the perceived public need for the use at a specific location.

The maximum building height in the B-4 district is 40 feet. The proposed parking deck would be 51 feet tall at the west elevation and 64 feet tall at the east elevation. A variation from the provisions of Section 5.3, Table 5.2 of the Zoning Code from building height is required.

PROCESS

In September 2020, the Village Board approved a special use permit for a parking deck and a surface parking lot. Since that time, Wind Creek has been selected as the winning bid for a south suburban casino license. Therefore, further design of the casino has led to a need for additional parking spaces. The applicant has submitted a revised site plan for review, which includes a larger parking deck extending into the previously planned surface parking lot directly to the east of the approved parking deck.

The Site Plan Review Committee reviewed the revised site plan on January 26, 2022, and requested changes to the plan. Wind Creek made the requested revisions and provided an updated site plan.

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On February 3, 2022, the Appearance Commission reviewed and unanimously approved the site design.

At its regular meeting, on February 10, 2022, the Homewood Planning & Zoning Commission reviewed the requests for site plan approval, special use permit, and variation. The Commission, with five members present, voted to table this case and requested information from the applicant on topics that included snow management, elevation changes, noise impact, parking counts, tour bus parking, updated traffic study, and stormwater mitigation.

On March 24, 2022, the applicant presented additional information in response to the Commissioners' questions at the previous meeting. Members of the audience, including several residents of the Gardens of Homewood directly to the west of the project, asked questions. The applicant presented revised site plan, elevations, updated parking study and a sound study. Revisions to the proposal included: added absorptive panels to the west façade; changed materials of the proposed fence; seven tour bus parking spaces were added to the plan; and tour bus staging will be located off-site.

The Planning and Zoning Commission unanimously recommended approval of the special use permit and variation with the condition that the fence height be increased to nine feet (on top of the proposed three-foot berm for a total of 12 feet barrier).

In making its recommendations, the Planning & Zoning Commission reviewed the applications, comments received at the public hearing, and the standards set forth in the zoning ordinance.

OUTCOME

After consideration of public testimony, the following Findings of Fact (as proposed or amended) by the standards set forth in Section 2.16 may be entered into the record:

1. The subject property is located at 17400 Halsted Street, north of 175th Street, east of Garden Lane, and south of I-80/294;
2. The subject property is under contract to purchase by Wind Creek IL, LLC;
3. Wind Creek IL, LLC proposes one parking deck, 51 feet tall at the west elevation and 64 feet tall at the east elevation, 578,500 gross square feet with 1,515 parking stalls.
4. The subject property is 7.097 acres;
5. The underlying zoning district is B-4 Shopping Center District;
6. A parking deck is allowed as a special use in the B-4 district; and
7. The proposed development is to be constructed in general conformity with the following plans or as they are subsequently amended:
 - Site Plan and Elevation Concept prepared by the Daly Group LLC dated 03/18/2022;
 - Landscape Plan for Project No. 8651;

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- Snow Removal Exhibit prepared by SCB Architecture, Interior Design, and Planning;
- Homewood Zoning Exhibit dated 3/24/2022;
- Landscape Plans Schematic Design Section B, Section C, as amended at the Planning & Zoning Commission meeting on March 24, 2022, to include a 3 feet high berm and 9 feet tall fence; and
- Schematic Design Native Tree and Non-native tree dated 07/01/2020 prepared by site design group.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit and variation to allow construction of a parking deck at 17400 Halsted Street, north of 175th Street, east of Garden Lane, and south of I-80/294; on application by Wind Creek IL, LLC in the B-4 Shopping Center zoning district.

ATTACHMENT(S)

Ordinance

Site plan and renderings