

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: January 9, 2025

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 25-02: Final Plat of Wind Creek Resubdivision

APPLICATION INFORMATION

APPLICANT	Wind Creek IL, LLC
ACTION REQUESTED	Resubdivision – Final Plat Review
ADDRESS	17400 Halsted Street
PIN	29-29-411-027; 29-29-409-013

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Hotel/Casino
SURROUNDING	N: N/A – East Hazel Crest	Hotel/Casino (portion of property in East Hazel Crest)
	E: M-2 Heavy Manufacturing Legacy	Quarry
	S: B-4 Shopping Center	Restaurant (Chick-Fil-A/Panera)
	W: R-4 Multiple Family Residence	Multi-Family Residential (Garden @ Homewood Place)

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Plat of Resubdivision	4	CAGE Civil Engineering	09/26/2024
Final Approved Site Plan (Case 22-03)	2	CAGE Civil Engineering	03/24/2024

BACKGROUND

The applicant, Wind Creek IL, LLC, has proposed the resubdivision of the 23.878 parcel of the Wind Creek Subdivision. The current configuration of the property is comprised of six parcels, three lots and vacated right-of-way. The applicant proposes the resubdivision of the property into two lots, one in Homewood and one in East Hazel Crest. The portion in the Village of Homewood is 7.075 acres. New easements for access, public utilities and stormwater management are proposed throughout the property.

HISTORY

The Planning and Zoning Commission reviewed the preliminary plan for the resubdivision plat on September 24, 2020, in conjunction with the original special use permit and site plan review applications for the Wind Creek Casino and Hotel parking garage. At the meeting, the preliminary plan for the subdivision was approved unanimously by a vote of 7-0. The approved site plan was amended and approved by the Planning and Zoning Commission on March 24, 2022. **The new proposed subdivision reflects comments provided by the Planning and Zoning Commission at the time of the preliminary plan approval, as well as changes made to the site plan approved by the Planning and Zoning Commission.**

DISCUSSION

The area of the subdivision within the Village of Homewood will be a single zoning lot with two parcels (Parcel 3 and 7, as proposed in the legal description of the proposed resubdivision). The Zoning requirements of Section 44-03-01. *Bulk and Dimensional Standards* for the B-4 Shopping Center Commercial District, in which the property is located, are in **Table 1** below.

Table 1. Zoning Ordinance Requirements

Requirement	Required (B-4 Zoning District)	Proposed
Lot Area (sq. ft.)	N/A	308,207 sq. ft.
Lot Width (ft.)	N/A	592.42 ft.
Lot Depth (ft.)	N/A	502.16 ft.

The proposed lot complies with all applicable regulations of the Homewood Zoning Ordinance and the Village Code of Ordinances.

An access easement is proposed to extend from the primary entrance to the development on Halsted Street (at the former intersection with 174th Street, now vacated) to other entry drives on the site and the self-storage facility located northwest of the subject site. A portion of this easement lies within Village limits.

A stormwater management easement is proposed in the southwest corner of the site, where a new stormwater detention facility has been constructed as part of the casino/hotel project improvements.

Several 10' ComEd utility easements are proposed to run along the south and west boundaries of the site area within the Village of Homewood. All of these easements will be located within Lot 7.

FINDINGS OF FACT

Staff has prepared the following Findings of Fact by the standards outlined in Section 44-07-03 of the Village Code of Ordinances. After consideration of public testimony, the following Findings of Fact (as proposed or amended) may be entered into the record:

1. The subject property is located on the west side of Halsted Street (Illinois Route 1) near the northwest corner of Halsted Street and 175th Street;
2. The subject property is owned by Wind Creek IL, LLC;
3. The subject property is a 7.075-acre (308,207 sq. ft.) portion of a larger 23.878-acre resubdivision proposed in two jurisdictions: the Village of East Hazel Crest, and the Village of Homewood;
4. The underlying zoning district is B-4 Shopping Center, which has no minimum lot size or width standards;
5. The proposed zoning lot within the Village of Homewood conforms to the Homewood Zoning Code and the Village Code of Ordinances, including all subdivision standards in Section 36 of the Village Code of Ordinances.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

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

Recommend approval of Case 25-02 Wind Creek Resubdivision to the Village Board of Trustees, to permit the resubdivision of the 7.075-acre subject property at 17400 Halsted Street into two lots and granting of access, stormwater and utility easements as proposed;

AND

Incorporate the Findings of Fact into the record.