

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: April 11, 2024

To: Planning and Zoning Commission

From: Noah Schumerth, AICP, Assistant Director of Economic and Community Development

Through: Angela Mesaros, AICP, Director of Economic and Community Development

Topic: Case 24-07: Upham Subdivision (Brunswick Zone) – Final Plat

APPLICATION INFORMATION

APPLICANT	DP Homewood, LLC c/o George Arnold, Attorney
ACTION REQUESTED	Plat of Upham Subdivision
ADDRESS	3043-3055 183 rd Street, Homewood, IL, 60430
PIN	31-01-100-012

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Vacant
PROPOSED	B-3 General Business	Commercial/Retail
SURROUNDING	N: R-1 Single-Family Residential	Single-Family Residential
	E: B-3 General Business/R-4 Multi-Family Residential	Commercial/Multi-Family Residential
	S: R-4 Multi-Family Residential	Multi-Family Residential
	W: B-3 General Business	Commercial/Retail

LEGAL NOTICE

Legal notice is not required for a resubdivision plat per Section 36, Article II of the Village Code of Ordinances.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	03/22/2024
Application for Resubdivision	1	George Arnold, Attorney	03/13/2024
Final Resubdivision Plat Drawing	2	Arc Design Resources Inc.	02/07/2024

BACKGROUND

The subject site is a 7.1-acre vacant commercial center located at 3043 W 183rd Street. The site currently has a single commercial building which previously housed a bowling alley (Brunswick Zone) and a retail store (Big Lots). The commercial building has suffered from excessive vacancies, and the overall condition of the site has deteriorated. The site is currently owned by the Village of Homewood and is slated for commercial redevelopment.

The subject site is within the Kedzie Gateway Tax Increment Financing (TIF) District and is included within the Redevelopment Project Area for the TIF. This property is under review for a new TIF, the 183rd West TIF, which is recommended for adoption in 2024. This proposed resubdivision is required for the redevelopment of the larger of the two parcels on the 183rd West TIF District (3043-3055 183rd Street), fulfilling the Redevelopment Plan for the proposed 183rd West TIF District.

The resubdivision plat proposes that the existing property (PIN: 31-01-100-012) be split into four parcels, to create two outlots abutting 183rd Street, and a separate lot for the Village’s pump station. This subdivision will support the creation of additional commercial buildings in the large parking field in front of the existing building. Appropriate easements for parcel cross-access, sewer, and stormwater drainage are proposed to support the scale of commercial development. Proposed easements and planned utilities are sufficient for the proposed development and are compliant with Section 36 of the Village of Homewood Code of Ordinances.

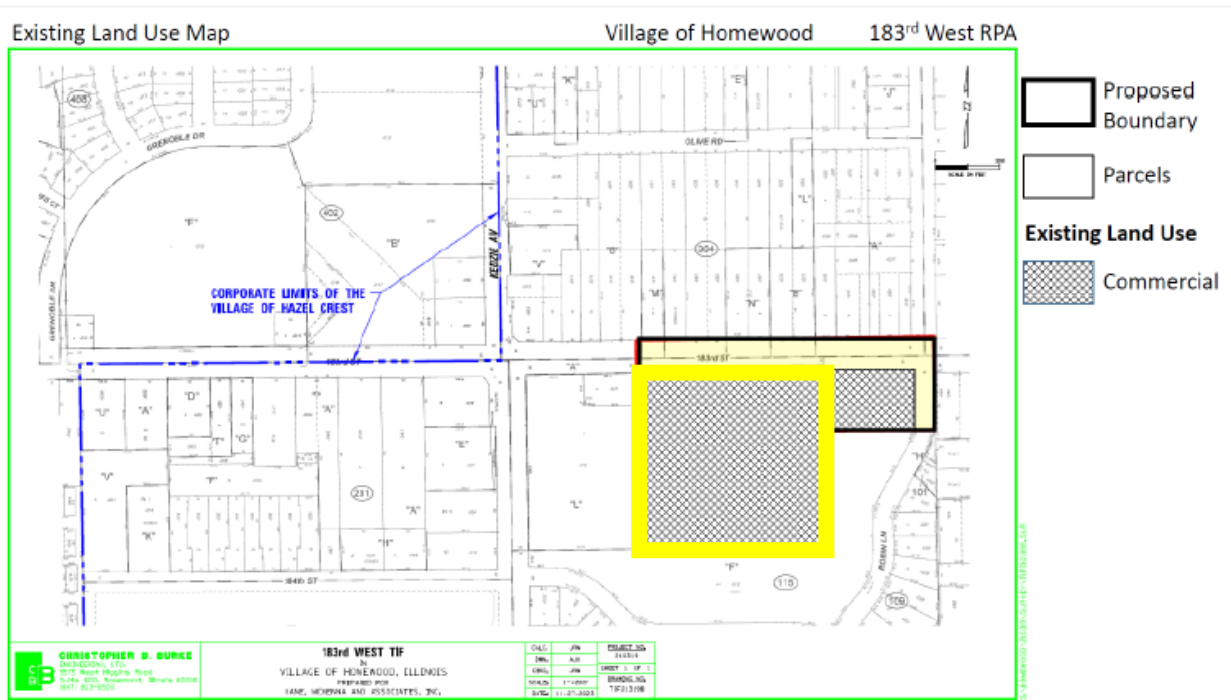


Figure 1. Proposed Resubdivision (outline in yellow), as located on land use map from West 183rd Street TIF Proposal (prepared by Christopher B. Burke Engineering LTD).

DISCUSSION

This resubdivision has been submitted in advance of redevelopment plans to revive the existing commercial center at 3043-3055 W 183rd Street. The plans include the renovation of the existing building on the site to accommodate multiple retail/commercial tenants and the construction of two outlots. The proposed site plan will come before the Planning & Zoning Commission at a future meeting for site plan review and approval.

The existing commercial area is a single 7.1-acre parcel (PIN: 31-01-100-012), which will be split into four parcels with the creation of two commercial outlots along 183rd Street and a dedicated parcel for a Village-owned pump facility.

The new lots will have the following measurements:

Lot Number	Lot Area	Approx. Lot Dimension
Lot 1	237,230 sq. ft. (5.44 acres)	584' x 529' (with outlot areas removed)
Lot 2 (Outlot)	31,353 sq. ft. (0.72 acres)	218.5' x 143.5'
Lot 3 (Outlot)	40,304 sq. ft. (0.925 acres)	218.5' x 184.5'
Lot 4	1,289 sq. ft. (0.029 acres)	37.5' x 41.5' (with area removed as part of Lot 3)

The plat has been reviewed by Village staff to determine compliance with standards set forth in the Village Code of Ordinances and the Homewood Zoning Ordinance. The Village Engineer has also reviewed the final plat. Additional information on this plat was provided at the initial review of the preliminary plan drawings for this resubdivision by the Planning and Zoning Commission on March 28, 2024.

STAFF COMMENTS

The resubdivision plat must be brought forward to the Planning and Zoning Commission to review whether it is suitable for approval as a final plat. The preliminary plat for this subdivision was reviewed by the Planning and Zoning Commission at its meeting on March 28, 2024. The Commission made a motion and voted to affirm the acceptability of the preliminary plat with no disputes forwarded for resolution by the Village Board of Trustees. The applicant has furnished a final plat document, and copies were provided to the Village Manager and Village Engineer as required by Section 36 of the Village Code of Ordinances.

The final plat must be reviewed by the Planning and Zoning Commission for completeness and suitability for the site. Any recommendation for approval will be reviewed by the Village Board of Trustees for formal approval. Upon approval, the final plat must complete the recording process with the Village of Homewood Public Works Department and the Cook County Recorder’s Office.

FINDINGS OF FACT

Staff has prepared the following Findings of Fact by the standards outlined in Section 2 of the Village Code of Ordinances. These draft Findings of Fact were reviewed at the initial meeting to discuss the proposed resubdivision plat. The following Findings of Fact may be entered into the record:

1. The subject property is located at 3043-3055 183rd Street (west of the southwest corner of West 183rd Street and Robin Lane);
2. The subject property is under public ownership of the Village of Homewood with a letter of intent from a developer for future purchase and redevelopment;
3. The subject property is comprised of a single parcel;
4. The subject property is a total of 7.1 acres (approximately 310,000 square feet) and the underlying zoning district is B-3 General Business;
5. The Homewood Zoning Ordinance and the Village Code of Ordinances do not set minimum lot area requirements in the B-3 zoning district;
6. The petitioner is proposing the resubdivision of the subject property to increase suitability for commercial redevelopment of a vacant site;
7. Proposed Lot 1 would be 237,230 square feet, or approximately 5.44 acres;
8. Proposed Lot 2 would be 31,353 square feet, or approximately 0.72 acres;
9. Proposed Lot 3 would be 40,304 square feet, or approximately 0.925 acres;
10. Proposed Lot 4 would be 1,289 square feet, or approximately 0.029 acres;
11. Proposed Lot 4 is the location of a pump station and will be dedicated to the Village of Homewood; and
12. Proposed Lot 1, Lot 2, Lot 3, and Lot 4 are in compliance with the Homewood Zoning Ordinance and the subdivision ordinances set forth in the Village Code of Ordinances.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Recommend approval of final plat for Upham Subdivision, located at 3043-3055 183rd Street, resubdividing the property into four lots with Lot 4 dedicated to the Village of Homewood; and

Incorporate the Findings of Fact into the record.