

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: January 14, 2025

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Final Plat of Subdivision, Wind Creek

PURPOSE

The Village of Homewood and the Village of East Hazel Crest are working to facilitate the completion of the redevelopment of properties north of 175th Street, west of Halsted Street, for the casino, hotel, parking structure, and related infrastructure. Wind Creek IL, LLC owns the properties and has proposed the subdivision of the 23.878 parcel of the Wind Creek Subdivision. The current configuration of the property is comprised of six (6) parcels, three lots and vacated right-of-way. The applicant proposes the subdivision 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.

PROCESS

In September 2020, 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.

On September 12, 2023, the Village Board passed Ord. M-2264 approving the vacation of public right-of-way known as 174th Street and transferring ownership to the adjacent property owner, Wind Creek IL, LLC. The Village recorded this vacation ordinance with the Cook County Clerk on September 28, 2023. In October 2024, the Village approved a Plat of Abrogation for 174th Street confirming that the Village has vacated the right-of-way and released any utility easements it may have within the vacated right-of-way. Wind Creek IL, LLC has requested that the Village approve the plat of subdivision.

At its meeting on January 9, 2025, the Planning & Zoning Commission recommended approval of the Final Plat of Wind Creek Subdivision.

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OUTCOME

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. The plat of subdivision accommodates the needs of Wind Creek LLC to complete improvements for the casino development.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance approving the Final Plat of Wind Creek Subdivision attached to the ordinance as Exhibit B.

ATTACHMENT(S)

- Ordinance
- Final Plat of Wind Creek Subdivision