

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 23, 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 24-12: Washington Park Commercial Subdivision – Preliminary Plan and Final Plat

APPLICATION INFORMATION

APPLICANT	Ben Beitel, Washington Park Plaza LLC
SUBJECT OF REQUEST	Plat of Washington Park Commercial Subdivision
ADDRESS	17750 Halsted Street, Homewood, IL 60430
PIN	29-32-200-095, 29-32-200-059

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Parking Area
PROPOSED	B-4 Shopping Center	Commercial/Retail
SURROUNDING	N: B-4 Shopping Center	Commercial/Retail
	E: B-4 Shopping Center	Commercial/Retail
	S: B-4 Shopping Center	Commercial/Retail
	W: B-4 Shopping Center	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	05/13/2024
Application for Resubdivision	2	Ben Beitel, Owner/Applicant	05/09/2024
Final Resubdivision Plat Drawing	5	Manhard Consulting Inc.	05/06/2024
Site Plan Concept Drawing	1	Manhard Consulting Inc.	05/06/2024

BACKGROUND

The subject property is a 15.72-acre commercial center, referred to as the Washington Park Plaza, located on the west side of Halsted Street north of Ridge Road. The application is for resubdivision of the northeast corner that is currently used as a parking area for the surrounding retail businesses. The parking area is immediately adjacent to the Best Buy store within the Washington Park Plaza commercial center.

The applicant has proposed the Washington Park Commercial Subdivision to allow for the development of a single outlot near the intersection of Halsted Street and Maple Avenue. This resubdivision will create a 37,266 square feet (0.85-acre) outlot (“Lot 2”) from a primary lot of this subdivision (“Lot 1”). Lot 1 includes the Washington Park Plaza shopping center. The proposed new outlot (“Lot 2”) also includes “Parcel 2” which is a part of “Richard Hoffman’s Consolidation” at the corner of Halsted and Maple. The applicant plans to construct a quick-service restaurant on the new proposed outlot, Lot 2.

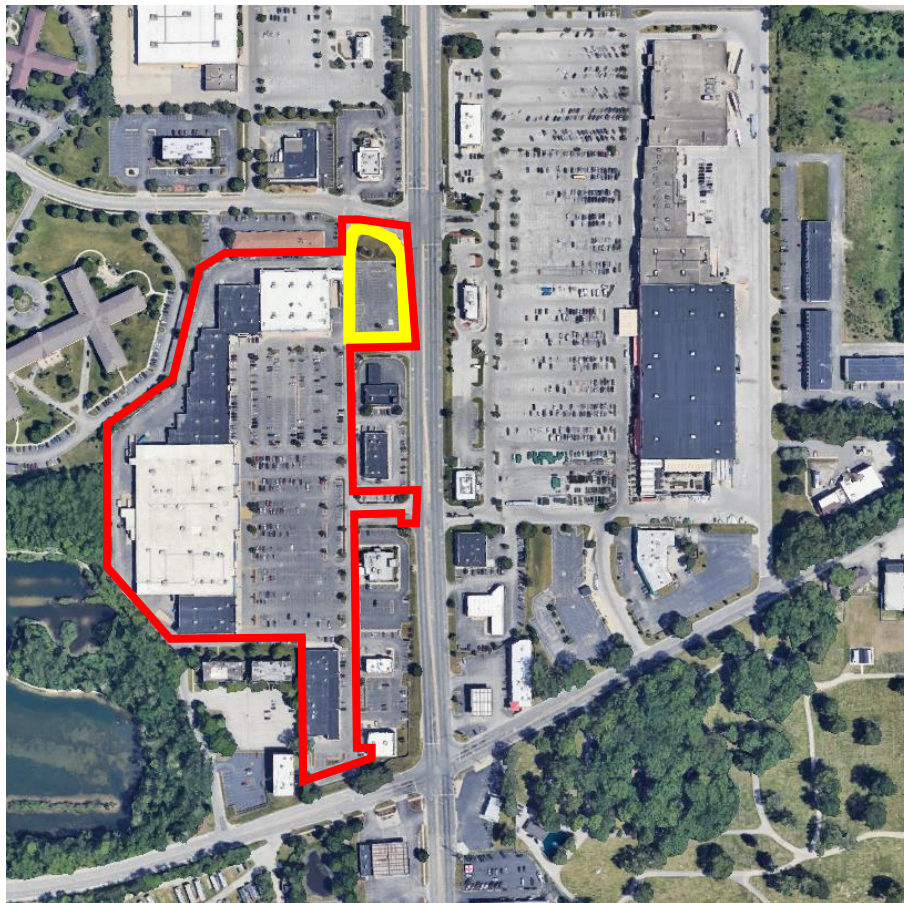


Figure 1. Proposed Resubdivision (outline in yellow). The new lot will be located at the northeast corner of the existing subdivision (outlined in red) near the intersection of Maple Avenue and Halsted Street.

DISCUSSION

The resubdivision will result in the creation of two lots within the Washington Park Commercial Subdivision from a single existing lot. The new lots will have the following measurements:

Lot Number	Lot Area (Existing)	Lot Area (New)	Approx. Lot Dimension
Lot 1	684,909 sq. ft. (15.4 acres)	643,050 sq. ft. (14.76 acres)	1450' x 775'
Proposed Lot 2 (Outlot)	N/A	37,266 sq. ft. (0.86 acres)	278' x 144'

Source: Manhard Consulting (Applicant), Village of Homewood

In addition, the application has proposed that an area of 4,593 square feet (0.1 acres), along Halsted Street and Maple Avenue be dedicated to the Village of Homewood for public improvements. The Village has not agreed to any land being dedicated to us. **Staff recommends that the final plat of subdivision be revised to eliminate the dedication to the Village of Homewood.**

Village staff, including Community Development, Public Works, and the Village Engineer have reviewed the plat of subdivision to determine compliance with standards outlined in the Village Code of Ordinances and the Homewood Zoning Ordinance. We expect to provide comments from the Village Engineer before the meeting on May 23, 2024.

Planning Comments

Land Use/Zoning

The underlying zoning for the subject site is B-4 Shopping Center, designed to support a wide range of more intensive commercial and retail uses. There are no proposed zoning changes for the site.

The current land uses of the subject site are a range of commercial/retail uses. The new outlot (“Lot 2”) created from the subdivision is designed to provide space for quick-service restaurant use which is in harmony with surrounding land uses. The proposed land subdivision is appropriate for accommodating this type of proposed development.

Utilities/Easements

Numerous utility easements bisect the proposed outlot (“Lot 2”) within the subdivision. These easements include:

- Four overlapping utility easements, including:
 - **Utility Easement (ComEd, Illinois Bell Telephone, Gas and Sanitary Sewer):** 25’ easement running west to east through the proposed outlot (“Lot 2”) and neighboring property, terminating at Village of Homewood right-of-way.

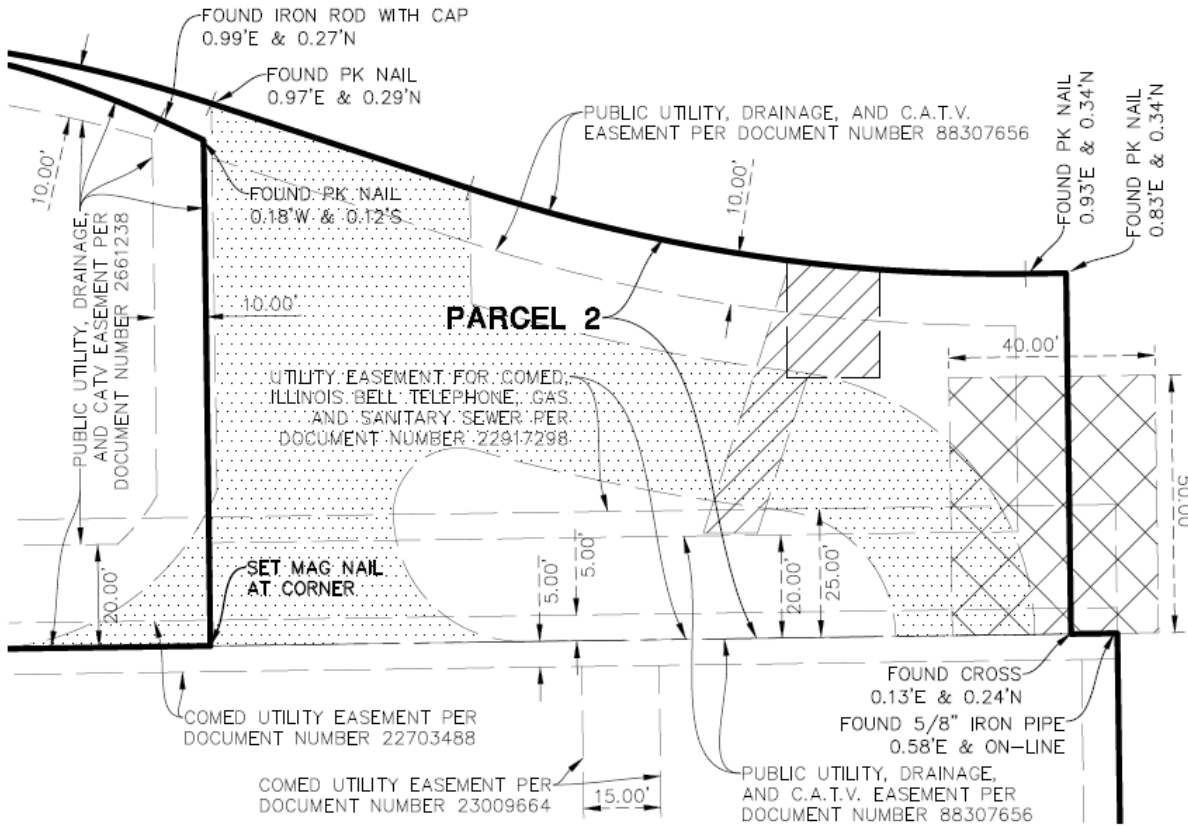
- **Utility Easement (ComEd Electrical):** 10' easement running west to east through the proposed outlot ("Lot 2") and neighboring property, terminating at Village of Homewood right-of-way.
- **Utility Easement (ComEd Utility):** 15' easement running south for approximately 120' from the boundaries of the aforementioned 10' ComEd electrical easement, terminating in the middle of the proposed outlot ("Lot 2").
- **Public Utility Easement (Public Utilities, Drainage and C.A.T.V.):** 20' easement running west to east through the proposed outlot ("Lot 2") and neighboring property, continuing as a 10' easement on the eastern boundary of the proposed outlot ("Lot 2") until the continuing into land dedicated to the Village of Homewood.

These easements accommodate overhead electrical wires which cross the site, in addition to underground sanitary sewer and cable television lines. Additionally, several other easements have minor overlaps with the proposed outlot ("Lot 2"):

- **Monument Easement:** The applicant has provided an easement for the existing historical monument in recognition of the Washington Park Raceway. This easement overlaps with the proposed outlot. The sign easement area is approximately 22' x 20', or 440 square feet, in area. The Village plans to move this monument and will no longer need the easement. ***Staff recommends a condition that the easement be removed as a condition of final plat approval.***
- **Ingress and Egress Easement:** An ingress/egress easement for site access to the existing shopping center ("Lot 1"). The revised preliminary site plan for the site shows drive aisles that are not within these easement areas; however, this easement provides required easement access for the shopping center and other outlots.
- **Vehicle Ingress and Egress Easement:** An existing ingress/egress easement exists along Halsted Street at the northeastern corner of the proposed outlot. This 50' x 40' (2,000 square feet) easement was originally intended to provide space for an additional driveway into the Washington Park Plaza shopping center. This easement will not be utilized for an additional driveway, as a driveway placed at this location would not meet the spacing requirements required by the Village of Homewood.

The easements are detailed in **Figure 2**. While there are a large number of easements proposed on the site, the easements are generally concentrated on the northern portion of the proposed outlot ("Lot 2"), and the site may be designed in a manner that maintains the usefulness for a variety of commercial uses without interference with the existing easements.

Figure 3 overlays the proposed site plan with existing easements, demonstrating the lack of conflicts between the easements and the development being considered for the property.



EASEMENT DETAIL

SCALE 1"=30'

EASEMENT LEGEND




-  = SIGN EASEMENT PER DOCUMENT NUMBER 9598945
-  = INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 26580500
-  = VEHICLE INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBER 22592742

Figure 2. Easement Details from the proposed final plat drawing prepared by the applicant. All easements affecting the development of the proposed outlot, including utility easements, sign easements, and access easements, are included in this drawing.

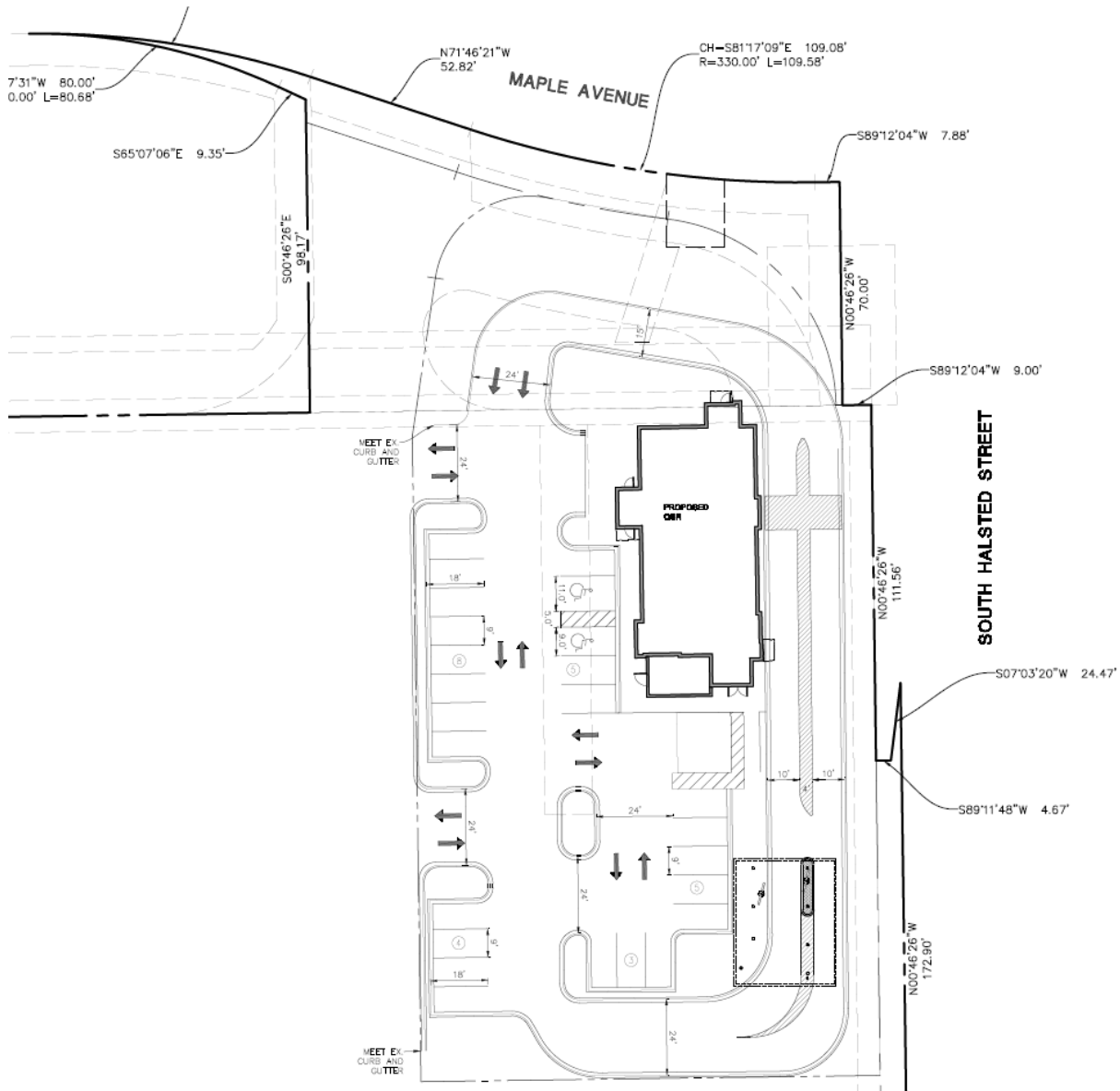


Figure 3. Conceptual site plan drawing submitted by the applicant, showing a potential scenario for a quick-service restaurant (QSR).

STAFF COMMENTS

This agenda item reviewing a preliminary plan of a subdivision is not subject to public hearing. The preliminary plan must be brought forward to the Planning and Zoning Commission to review whether the proposed plat is acceptable for its location and adequately designed. Per Section 36-35(b) of the Village Code of Ordinances, the approval of the preliminary plan by the Planning and Zoning Commission is tentative and is only considering the general acceptability of the layout as submitted; the final plat must be reviewed at a public hearing within six months of the decision.

The following items are the areas of authority for the Planning and Zoning Commission when reviewing preliminary plans:

a) Propose changes as deemed necessary in the interest of the Village within specific areas of review discretion. The following areas of review are relevant to this resubdivision application:

- Water supply or distribution
- Easement dedication for storm water or sanitary sewer facilities
- Gas, telephone, or electric utility services
- Soil surveying and analysis

b) Require soil and grade survey work be prepared by a licensed engineer, as is deemed necessary

Any change or matter in dispute regarding the preliminary plan must be reviewed by the Village Board of Trustees, who will submit a formal recommendation for settlement of the concern or dispute. Should a recommendation for the change be made by the Village Board of Trustees, the changes must be made following approval of the preliminary plan and before the filing and noticing for the approval of the final plat.

Additional improvements, including but not limited to specific facilities for storm water retention and detention, parking facilities, access for pedestrians and vehicles, building design and layout, landscaping, screening, or other matters subject to zoning requirements, will be reviewed by the Planning and Zoning Commission and/or the Appearance Commission upon the time of submittal of a Site Plan Review application.

If there are no issues that require the discretion of the Village Board of Trustees, the final plat may be reviewed at the same public meeting as the preliminary plan. 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 *draft* Findings of Fact in accordance with the standards set forth in Section 2 of the Village Code of Ordinances. After consideration of the opinion of the Planning and Zoning Commission regarding the acceptability of the preliminary plan, the following Findings of Fact may be entered into the record:

1. The subject property is located at the southwest corner of Halsted Street and Maple Avenue;
2. The subject property is owned by the applicant Ben Beitel of Washington Park Plaza LLC;

3. The subject property is currently comprised of a single parcel within the Washington Park Commercial Subdivision;
4. The subject property is comprised of a single lot identified as having two parcel areas, with a total area of 670,978 sq. ft., or 15.4 acres;
5. The underlying zoning district is B-4 Shopping Center;
6. The Homewood Zoning Ordinance and Village Code of Ordinances do not establish a minimum lot area requirement in the B-4 zoning district which would be applied to this property;
7. The applicant, Ben Beitel of Washington Park Plaza LLC, is proposing the resubdivision of the subject property to accommodate a new outlot within the subject property;
8. The proposed resubdivision of the Washington Park Commercial Subdivision would create two lots;
9. Lot 1 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 643,050 square feet, or approximately 14.76 acres;
10. Lot 2 of the resubdivided Washington Park Commercial Subdivision is proposed to have an area of 37,266 square feet, or approximately 0.86 acres;
11. Proposed Lot 1 and Lot 2 comply with the Homewood Zoning Ordinance and the subdivision ordinances outlined in the Village Code of Ordinances.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to make the following motions:

(1) *Affirm the acceptability of the preliminary plan to be considered as a final plat;*

And

If no concerns or disputes require resolution by the Village Board of Trustees, the Planning and Zoning Commission may wish to make the following motion:

(2) Recommend **approval** of the final resubdivision plat for Washington Park Commercial Subdivision, located at 17750 Halsted Street, resubdividing the property into two lots with the following conditions:

1. Revise the final plat to remove all areas dedicated to the Village of Homewood;
2. Release Sign Easement for the existing monument sign (Document 9598945);

And

Incorporate the Findings of Fact into the record.