

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: March 28, 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)

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
Subdivision Plat Drawing	2	Arc Design Resources Inc.	02/07/2024
Proposed West 183 rd Street TIF Map	1	Christopher B. Burke Engineering	11/27/2023

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 currently 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.

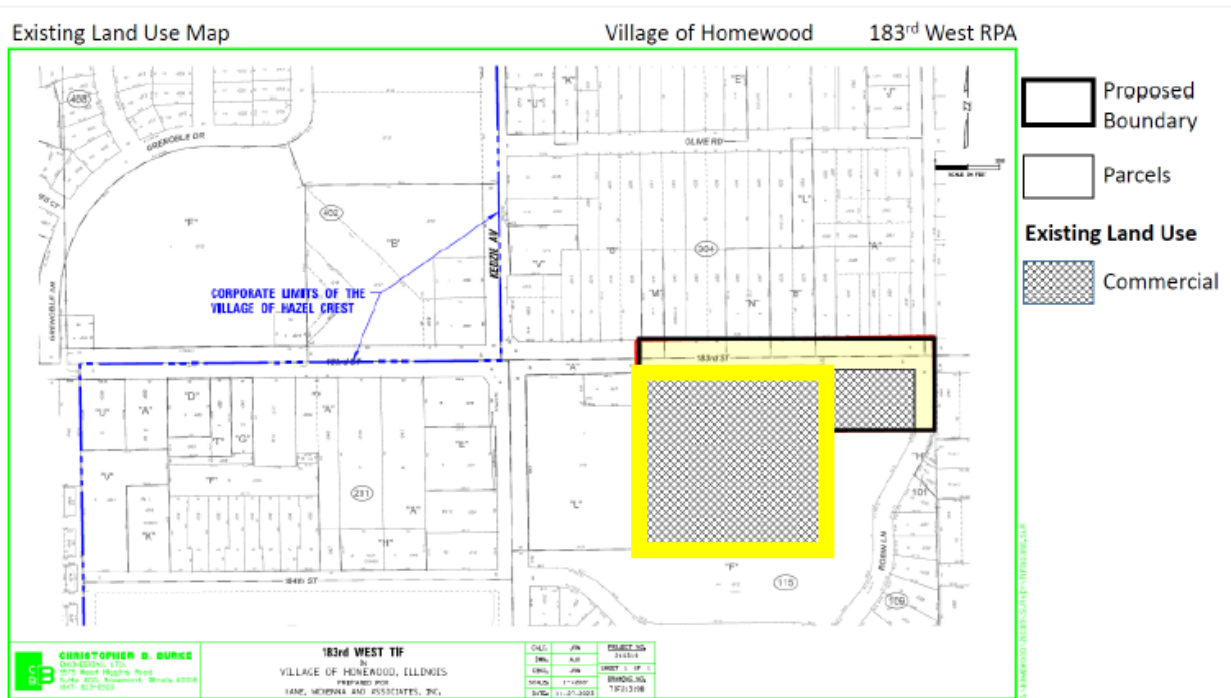


Figure 1. Proposed Resubdivision (outline in yellow), as located on land use map from West 183rd Street TIF Proposal (prepared by Christopher B. Burke Engineering LTD).

DISCUSSION

This resubdivision has been submitted in advance of redevelopment plans to revive the existing commercial center at 3043-3055 W 183rd Street. These redevelopment plans are detailed in the Redevelopment Plan and Project Area document submitted with the ongoing process to approve the 183rd West Tax Increment Financing (TIF) District, which is being formed from a portion of the original Kedzie Gateway TIF District. The plans include the renovation of the existing building on the site to accommodate multiple retail/commercial tenants.

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	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 143.5'
Lot 4	1,289 sq. ft. (0.029 acres)	Dedicated to the Village of Homewood

The plat has been reviewed by Village of Homewood staff to determine compliance with standards set forth in the Village Code of Ordinances and the Homewood Zoning Ordinance. A summary of key findings can be found below:

Land Use/Zoning

The site is currently vacant. The previous land use on the site was commercial/retail use. The purpose of this resubdivision is to support future proposed renovation and modernization of the commercial center. The site will include two additional outlot buildings to add commercial services within an existing vacant off-street parking area. The full capacity of the existing parking area must meet zoning requirements when the redevelopment of the existing commercial building on the site is complete.

The current zoning is B-3 General Business. The zoning will not change with the approval of the resubdivision. Per Table 44-03-01 of the Homewood Zoning Ordinance, no minimum lot size is required in the B-3 zoning district. The lot size and configuration of all proposed lots is in compliance with zoning standards set forth in Section 44 of the Homewood Zoning Ordinance.

Rights-of-Way, Streets, and Pedestrian Facilities

No new collector or local streets are proposed with this resubdivision. No changes are proposed to the two adjacent street, 183rd Street, aside from the required improvements to driveway aprons and parkways adjacent to the new development. No additional alleys or other public access improvements are required for this site. Cross-access easements have been provided to support the construction of private drives sufficient to provide internal site circulation.

Any pedestrian access connecting the proposed parcels and 183rd Street will be located within the proposed cross-access easements. The final design and placement of the pedestrian facilities will be finalized in the site plan review process for this site, which will be reviewed by the Planning and Zoning Commission at a future date.

No additional right-of-way is proposed to be dedicated to the Village. There are no additional improvements required to be included in the plat documents subject to this review.

Easements

The primary site access for all three commercial developments will be centrally located in the front of the subject site, with cross-access easements provided throughout the development. Direct drive aisle access to all three developments is proposed without excessive driveway access onto the 183rd Street arterial. The access easements on the site ensure that the commercial center retains direct drive aisle access to neighboring properties, including the gas station and Jewel-Osco grocery store to the west of the subject site at 3153 W 183rd Street. The cross-access easement connects to the easternmost driveway on the existing site to provide direct access from 183rd Street to one of the new commercial outlots (Lot 3). Access to the westernmost commercial outlot, Lot 2, is provided via a cross-access easement through the primary commercial lot (Lot 1).

A private sanitary sewer easement is proposed to connect Lot 1 and Lot 3. A 7.5' public utility and drainage easement is maintained along the western, southern, and eastern boundaries of the site.

STAFF COMMENTS

The resubdivision plat must be brought forward to the Planning and Zoning Commission to review whether the proposed plat is acceptable for its location and has adequate design. Per Section 36-35(b) of the Village Code of Ordinances, by the Planning and Zoning Commission 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.

This plat has been reviewed and marked for approval by the Village Engineer and Village Attorney. The plat received additional review from Economic and Community Development staff to ensure completeness and compliance with Section 36 of the Municipal Code of Ordinances.

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

- 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 identified by the Planning and Zoning Commission regarding the plat will be reviewed by the Village Board of Trustees, who must submit a formal recommendation for settlement of the concern or dispute. Any recommended changes will be made prior to 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 must be reviewed by the Planning and Zoning Commission upon the time of submittal of a Site Plan Review application.

FINDINGS OF FACT

Staff has prepared the following *draft* Findings of Fact by the standards outlined in Section 2 of the Village Code of Ordinances. After consideration of the Planning and Zoning Commission regarding the acceptability of the 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 affirmation of the acceptability of Case No. 24-07 to grant resubdivision of the property at 3043-3055 183rd Street into four lots with Lot 4 dedicated to the Village of Homewood, with the Findings of Fact included as part of the record.