

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 5, 2024

To: Appearance Commission

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

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 24-29: Starbucks at 3047 W 183rd Street

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application Form	1	George Arnold, Applicant	08/20/2024
Site Plan	1	Arc Design Resources Inc.	08/27/2024
Site Details	5	Arc Design Resources Inc.	08/15/2024
Landscape Plan	1	Arc Design Resources Inc.	08/27/2024
Lighting and Electrical Plan	1	Shremshock Architects, Inc.	08/15/2024
Renderings	1	Shremshock Architects, Inc.	08/13/2024
Color Plan Exhibits	2	Arc Design Resources Inc.	08/26/2024
Color and Material Board	1	Shremshock Architects Inc.	08/13/2024
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	08/27/2024

BACKGROUND

Homewood Retail Management LLC has proposed the construction of a new drive-through coffee restaurant on a commercially-zoned outlot at 3047 W 183rd Street. Starbucks Coffee will occupy the 2,424-square-foot building. The proposal includes all building design, grading and drainage improvements, landscaping, parking, and lighting installations associated with development of the site.

DISCUSSION

Site Context

The subject property is located on a commercially-zoned outlot (B-3 General Business), formed from a recently approved resubdivision of the original "Brunswick Zone/Big Lots" retail center at 3043-3055 W 183rd Street. The new building will be constructed on an area formerly utilized for parking for the retail property. The outlot site is approximately 0.72 acres (31,353 square feet) in area. The site has approximately 143 feet of frontage along 183rd Street.

Site Plan

The building will be centrally located on the site, with a drive-through proposed around the west, south and east sides of the building. The drive-through will have menu boards and order boxes on the south side of the building, and a pick-up window along the east side of the building. The drive-through will require a Special Use Permit. The Special Use Permit will be reviewed by the Planning and Zoning Commission and the Village Board prior to construction.

The site is proposed with 25 parking spaces, including 1 ADA-accessible space. The site requires 13 parking spaces, including 1 ADA-accessible space. The development complies with all parking requirements in Sections 44-05-01 and 44-05-02 of the Homewood Zoning Ordinance, including the number, location, and design of spaces.

The development includes an outdoor patio north of the principal building. The patio will include a range of patio furniture to provide shade and seating for patrons detailed in the site information in this agenda packet. The patio will require a Limited Use Permit. The Limited Use Permit is an administrative (staff) review process completed by staff before the patio can be used.

Staff finds that all proposed site improvements comply with the Homewood Zoning Ordinance and all other applicable Village ordinances.

Landscape Plan

The site is currently fully covered in impervious surfaces due to its previous use as a parking area to support the adjacent retail building. The site will include installations of interior landscape islands and medians, perimeter landscaping, building foundation landscaping, and transition zone landscaping as required by Section 44-05-05 of the Homewood Zoning Ordinance. Staff finds that all landscaping proposed complies with the Homewood Zoning Ordinance and all other applicable Village ordinances.

In addition to compliance with the Village Code of Ordinances, the Appearance Commission may wish to note the following criteria relevant to guidelines in Appearance Plan Section D (Landscape and Site Treatment):

2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas, and provide shade.

The applicant has chosen flowered chokeberry bushes for the foundation landscaping to create architectural interest of the building. The applicant has provided a number of prairie drop seed grass plantings in the median between the parking area and the drive-through to provide screening and visual interest when viewing the building from public right-of-way and other publicly accessible areas. The applicant has chosen a variety of tree types in the front of the site to enhance planting diversity and strengthen vistas along 183rd Street.

3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.

The applicant has carried over seven species of plants (3 tree varieties, 3 shrub varieties, 1 grass variety) from the approved plant palate of the adjacent development (Ollie's/Lot 1). Landscape screening is

consistent along the western property line, with an alternating line of tree lilacs and linden trees providing the required screening. Consistent plantings of sumac and hydrangeas are used throughout all parking lot landscaping to create a consistent appearance. Mulching is used in all landscaping beds in parking islands.

6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall extensions, plantings, fences and other means so as to largely screen parking from public view.

Parking areas contain consistent clusters of trees and shrubs, including honey locust and hornbeam trees and a mixture of sumac and hydrangea bushes. Drop seed grasses, lilac bushes and other dense plantings are used to screen the drive-through from both residents and motorists along 183rd Street and from adjacent parking areas. Landscaping materials selected for the parking area exceed code requirements for canopy tree and bush counts.

Building Design/Renderings

The building is designed to balance patrons using the drive-through and spending time in interior or exterior restaurant space. The frontage of the building is oriented toward 183rd Street with large windows and high transparency oriented toward the northwestern corner of the building. The building is proposed to have two entrances: a double-door main entrance on the west side and a patio entrance on the north (front) side. The drive-through window is on the east side within a large architectural accent extending from the main building. Service doors and mechanical equipment are located on the south (rear) side of the building.

Staff finds that the building design meets design requirements in the Homewood Zoning Ordinances, including all transparency and façade articulation in Section 44-05-11.

Colors/Materials

The building is proposed to be clad in brick veneer, fiber cement board, and EIFS stucco systems. The building meets and exceeds building material requirements in the Homewood Zoning Ordinance (76% Tier I on front elevation; 30% Tier I on side elevation). Less than 25% of the total elevation area on the building uses Tier III materials.

Staff finds that the proposed colors and materials meet design requirements in the Homewood Zoning Ordinances, including all transparency and façade articulation in Section 44-05-11.

Lighting

Several types of lighting are employed on the site, including 18' LED parking pole lights, 11' LED pole lights for pedestrians, exterior wall sconce lighting at 7' in height, and security lighting at service entries that is 9' 6" above grade.

Staff finds that lighting proposed for the site complies with all applicable requirements in the Homewood Zoning Ordinance and all other applicable Village ordinances.

In addition to compliance with lighting requirements in the Homewood Zoning Ordinance, the Appearance Commission may wish to consider the following facts relevant to guidelines in Appearance Plan Section H (Lighting):

2. All exterior lighting shall be part of the architectural landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.

Exterior lighting on the building improves architectural interest. Exterior wall sconce lighting colored to match other building materials provides focused security lighting that blends into the architecture of the building. Canopy lighting adds to the visual interest of overhangs at night while increasing safety for pedestrians and motorists. Light poles near the patio area are reduced in height and wattage to provide lighting that is harmonious with the pedestrian areas around the building.

Signage

The applicant has proposed conceptual wall signage in the renderings attached to the memo, including channel letter signs with the Starbucks name and Starbucks branding.

The applicant will submit a separate sign permit application, which will be reviewed by staff at a later date.

RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

Approve Case 24-29 Starbucks at 3047 W 183rd Street as proposed on the site plan, site details, landscape plans, lighting, electrical plans, and renderings submitted by Homewood Retail Management LLC, dated August 20, 2024, subject to the following conditions:

1. Revise landscape plan, replacing juniper shrubs (*juniperus chinensis* and *juniperus horizontalis*) with semi-evergreen woody shrub, chamaecyparis, or another alternative approved by the Village Arborist, prior to Site Plan approval.
2. Revise landscape plan, indicating mulch cover on all interior parking landscape areas with material approved by Village Arborist, prior to Site Plan approval.
3. Submit a detail drawing indicating electrical and trash enclosure screening materials and dimensions prior to Site Plan approval.
4. Submit a revised lighting and electrical plan indicating revised photometric values and lighting details prior to Site Plan approval.