

**ORDINANCE NO. M - 2220**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW  
OPERATION OF A CRAFT BREWERY AND A VARIATION REDUCING  
THE AMOUNT OF REQUIRED PARKING LOT LANDSCAPING, ALL AT  
18225 DIXIE HIGHWAY, HOMEWOOD, COOK COUNTY, ILLINOIS.**

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**WHEREAS**, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

**WHEREAS**, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance; and

**WHEREAS**, 65 ILCS 5/11-13-5 authorizes the granting of a zoning variation by passage of an Ordinance; and

**WHEREAS**, a request has been received for a special use permit for construction of a craft brewery at 18225 Dixie Highway; and

**WHEREAS**, the subject property is located in the B-1, Central Business District; and

**WHEREAS**, craft breweries are allowed as a special use in the B-1, Central Business District; and

**WHEREAS**, Section 12.5 of the Homewood Zoning Ordinance requires both perimeter landscaping and internal landscaping;

**WHEREAS**, the petitioner has requested a reduction of the interior landscaping in order to maximize the number of parking spaces, and reduction in the landscape treatment in order to provide adequate turnaround area for loading trucks; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 10, 2022, recommended approval of a special use and zoning variation to allow operation of a craft brewery; and

**WHEREAS**, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant a special use permit and variance, subject to the terms and provisions hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

**SECTION ONE – FINDINGS OF FACT:**

- The subject property is located at 18225 Dixie Highway;
- Homewood Brewing, LLC proposes to construct and operate a two-story restaurant and craft brewery on the subject property;
- 18255 Dixie Highway, LLC is the contract purchaser of the property;
- Homewood Brewing, LLC and 18255 Dixie Highway, LLC are owned by the same individuals;
- The property is zoned B-1 Central Business zoning district/DO Downtown Overlay district;
- Craft breweries are allowed as a special use in the B-1 Central Business zoning district;
- The subject property has 38 onsite parking spaces plus 10 spaces available after deliveries and during dining hours;
- The proposed development is to be constructed in general conformity with the following plans, unless amended with the village's approval:
  - Exterior Elevations prepared by the Linden Group Architects and Cross Town Design-Build, dated 02/10/2022;
  - Exterior Materials, dated 2/10/2022; and
  - Landscape Plan prepared by Linden Group Architects and Eriksson Engineering, dated 02/10/2022.

**SECTION TWO – LEGAL DESCRIPTION:**

The subject property is legally described as follows:

Parcel 1: Lot 2, 3 and 4 in the resubdivision of Lot 6 in the County Clerk's Division of the West $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The East 99 feet of Lot 1 in the subdivision of Lot 6 in the County Clerk's Division of the West  $\frac{1}{2}$  of the Southeast $\frac{1}{4}$  of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded October 21, 1927 as document 9816722, in Book 253 of Plats, Page 2; also the East 99 feet of that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 31 bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the South of Lot 6 aforesaid; thence West along the North line of said Lot 1, 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 27.07 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southeast  $\frac{1}{4}$  of said Section 31, 27.07 feet to the point of beginning, in Cook County, Illinois.

Parcel 3: The East 99 feet of the North 53.93 feet of the South 81 feet of that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 in the County Clerk's Division of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section, according to the Plat thereof recorded October 21, 1927, as document 9816722, in Book 253 of Plats, Page 2; thence West along the North line of said Lot 1, 297 feet to the East line of Dixie Highway; thence North along said East line of Dixie Highway, 346 feet; thence East parallel with the North line of Lot 1 aforesaid, 297 feet; thence South parallel with the West line of the Southwest  $\frac{1}{4}$  of said Section, 346 feet to the place of beginning in Cook County, Illinois.

Permanent Index Number:       29-31-409-037-0000;  
  29-31-409-038-0000;  
  29-31-409-010-0000;  
  29-31-409-041-0000  
  29-31-409-072-0000

Common Address:               18225 Dixie Highway  
  Homewood, IL 60430

**SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:**

A special use permit is hereby granted to Homewood Brewing, LLC to operate a craft brewery at the above-described property.

**SECTION FOUR – GRANTING OF VARIATION:**

The following variations are granted to the petitioner:

1. A variation from Section 12.5A of the Zoning Code to decrease the interior parking lot landscaping coverage area from 5% to 2.5%.
2. A variation from Section 12.5B of the Zoning Code to allow a reduction of the perimeter landscape treatment along the southern portion of the east property line by reducing the five-foot landscape buffer to zero feet to allow adequate space for the turnaround of loading trucks.

**SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:**

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of February 10, 2022, as they relate to the subject zoning.

The Homewood Village Board minutes of April 12, 2022, as they relate to the subject zoning.

**SECTION SIX – RECORDING:**

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Recorder of Deeds in Cook County, Illinois.

PASSED and APPROVED this 12<sup>th</sup> day of April, 2022.

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Village President

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Village Clerk

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_