

ORDINANCE NO. M-2315

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A DRIVE-THROUGH FACILITY AT 3047 183RD STREET IN HOMEWOOD, COOK COUNTY, ILLINOIS.

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 in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit for a drive-through facility at 3047 183rd Street; and

WHEREAS, the proposed use is a drive-through facility accessory to a coffee restaurant; and

WHEREAS, the subject property is located in the B-3, General Business zoning district; and

WHEREAS, drive-through facilities are allowed as a special use in the B-3 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on September 12, 2024, and recommended approval of a special use permit to allow the operation of a drive-through facility; 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, 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:

1. The subject property is located at 3047 W 183rd Street.
2. The subject property is within the B-3 General Business zoning district.
3. Drive-through facilities are allowed as a special use in the B-3 General Business zoning district.
4. The subject property is 0.72 acres.
5. The subject property will be located on a new parcel created from the Upham Subdivision approved by the Village Board of Trustees.
6. The applicant has proposed a 2,424-square-foot drive-through building for one tenant.
7. The proposed drive-through facility meets the standards for layout and design, stacking, menu board placement and design, overhead canopy design, and screening requirements outlined in Section 44-04-14.F of the Homewood Zoning Ordinance.
8. The proposed drive-through facility is to be constructed in general conformity with the following plans as they have been submitted:
 - o Site Plan, prepared by Arc Design Resources Inc., dated 08/15/2024
 - o Landscape Plan, prepared by Arc Design Resources, dated 08/27/2024
 - o Renderings, prepared by Shremshock Architects, Inc., dated 08/15/2024

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 2 in Upham Subdivision Plat 2, being a resubdivision of Lot 1 of Upham Subdivision, in Part of the Northwest ¼ of the Northwest ¼ of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois recorded in the Cook County Clerk’s Office on May 16, 2024 as document number 2413711049.

Permanent Index Number: 31-01-100-012-0000 (includes this parcel and additional property)

Common Address: 3047 183rd Street
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Homewood Retail Management, LLC, to operate a drive-through facility at the above-described property.

SECTION FOUR - 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 September 12, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of September 24, 2024, as they relate to the subject zoning.

SECTION FIVE- RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 24th Day of September.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____