

NON-RESIDENTIAL ZONING REVIEW PROCESS AND REQUIREMENTS



Ground Lease Agreement included.

2020 Chestnut Road, Homewood, IL 60430

APPLICATION CHECKLIST

For *all applications*, provide the following:

<input checked="" type="checkbox"/> Completed application form	<input checked="" type="checkbox"/> Floor of ownership, or Letter of authorization by the owner	<input checked="" type="checkbox"/> Materials, as listed below
<input checked="" type="checkbox"/> Plat of survey with legal description		<input type="checkbox"/> Payment of fee

Based on each action(s) requested, provide the required materials listed below. Staff reserves the right to request additional materials, as required by the scope of the request, to make an informed decision.

Special Use, Limited Use, Temporary Use

- Site plan
- Conceptual floor plan
- Completed worksheet responding to applicable standards or review criteria
- Narrative describing the proposed use, including:
 - services provided
 - hours of operations
 - anticipated average and peak capacity

Site Plan Review

- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Landscape plan, existing and proposed, if impacted by changes

Planned Development

- Proposed plat of record for lot consolidation or subdivision
- Directory of all development team members/consultants with contact information
- Site plan or survey of existing conditions
- Site plan of proposed development
- Conceptual floor plan(s)
- Transportation Impact Study
- Village Impact Study
- Studies or reports by outside agencies

Text or Map Amendment

- Site plan
- Conceptual floor plan
- Narrative describing the proposed land use requiring the amendment to the zoning text or map
- Completed worksheet responding to applicable standards

Variance

- Site plan
- Conceptual floor plan
- Completed worksheet responding to standards
- Letters of support from neighbors, optional

APPEARANCE REVIEW

For applications requiring Appearance Review, submit the following materials:

- Completed Appearance Commission application form
- Narrative describing the proposed new or changed to elevations, landscaping, lighting, and/or signage
- Elevation and/or plan drawings showing the existing and proposed conditions
- Photometric plan for new or changes to exterior lighting
- Material palette board (digital), showing, as applicable:
 - building materials
 - plants and landscape materials
 - cut sheets for lighting fixture
 - cut sheets for site furnishings



VILLAGE OF HOMEWOOD

APPLICATION: NON-RESIDENTIAL ZONING REVIEW

2020 Chestnut Road, Homewood, IL 60430

PROPERTY INFORMATION

Street Address: 17855 S Halsted St Homewood, IL 60430

Property Index Number(s): 29-33-100-063-0000

Lot Size: 32208 sq. ft. 0.74 acres
If the subject property is multiple lots, provide the combined area.

Zoning District:
 R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 M-1 M-2 PL-1 PL-2

Complete this section to determine your required review(s):

Is the subject property more than one lot held in common ownership?

yes no

→ If yes, lots held in common ownership should be consolidated

A Planned Development is required for development of lots >25,000 sf or located in the B-1 or B-2 Zoning Districts.

REQUESTED USE

Requested Use: Coffee Stand - Drive-thru service only

Gross Floor Area: 500 sq. ft. **Parking Provided:** 17

Existing Use: Restaurant

The requested use is:

- Permitted
- Limited
- Special
- Other:

SITE OR BUILDING CHANGES

Existing Development: Boston Market Restaurant

Proposed Development *Check all that apply. Provide a description and metrics below.*
 New Construction Addition Site Alterations Exterior Building Alterations

The existing Boston Market building and signage will be demolished and replaced with a new 7 Brew building and cooler with a reduced building footprint. The site will be reconfigured with reconstructed curb and pavement, resulting in a net reduction in impervious area. New landscaping, photometrics, and signage are proposed.

Development Metrics	Existing	Proposed
Gross Floor Area (sq. ft):	<u>4300</u>	<u>500</u>
Parking Spaces	<u>45</u>	<u>17</u>
Lot Coverage		
Impervious Area (sq. ft.)	<u>24161</u>	<u>20040</u>
Impervious Coverage (%)	<u>.75</u>	<u>.62</u>

New construction?

yes no

→ If yes, requires Site Plan Review

Floor area increase is 20% or more?

yes no

→ If yes, requires Site Plan Review

Does the applicant elect to proceed as a Planned Development?

yes no

Is site circulation or parking impacted?

yes no

→ If yes, requires Site Plan Review

Is site landscaping impacted?

yes no

→ If yes, requires Site Plan Review

Exterior building alterations?

yes no

→ If yes, requires Appearance Review

ZONING RELIEF OR CHANGES

Zoning Variance or Amendment *Describe any requested zoning relief or changes below.*

Variance requested for parking lot perimeter landscaping along Halsted St to be reduced from 15ft to 12 ft.

The applicant requests:

- Variance
- Administrative Exception
- Zoning Text Amendment
- Zoning Map Amendment

APPLICANT

Name Who Brew LLC
 Company Who Brew LLC
 Address 100 Powell Place #1230
Nashville, TN 37204
 Phone 847-342-2586
 Email chrisgeorge@whobrewllc.com
 Role _____

PROPERTY OWNER

Name BSG Homewood LLC
 Company BSG Homewood LLC
 Address 3201 Old Glenview 235
Wilmette, IL 60091
 Phone _____
 Email _____

Check box if the applicant is the property owner

I acknowledge and attest that:

- » All the information and exhibits submitted with this application are true and accurate to the best of my knowledge;
- » Village representatives are permitted to make reasonable inspections of the subject property necessary to process this application;
- » I agree to pay all required fees;
- » No work may be done without first obtaining a Building Permit. All work shall be completed in accordance with Village Codes and Ordinances.

Matthew Nyweide
 Applicant Name


 Applicant Signature

4/15/2026
 Date

Staff Notes

Do not write below this line.

Fee: _____ <input type="checkbox"/> Paid	Date Received: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
CASE NO: _____ REQUEST: _____	
Comments/ Conditions:	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
This application has zoning approvals and may proceed to obtain Building Permits or a Certificate of Occupancy.	
Name: _____	Signature: _____ Date: _____