

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: May 14, 2026

**To:** Planning and Zoning Commission

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

**Topic:** Cases 26-08, 26-33 and 26-37: Special Use Permit, Variance and Site Plan Review for 7Brew Drive-Through Coffee Shop at 17855 Halsted Street

## APPLICATION INFORMATION

APPLICANT	Laura Pacino/Matthew Nyweide
ACTION REQUESTED	Special Use Permit, Variance and Site Plan Review
ADDRESS	17855 Halsted Street, Homewood, IL 60430
PIN	29-33-100-063

## ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center	Vacant (former Boston Market)
SURROUNDING	N: B-4 Shopping Center	Restaurant (Krispy Kreme)
	E: B-4 Shopping Center	Retail (Home Depot)
	S: B-4 Shopping Center	Retail (various)
	W: B-4 Shopping Center	Retail (various)

## LEGAL NOTICE

Legal notice was published in *Daily Southtown* on April 22, 2026. Mailed notice was sent to property owners and residents within 250' on May 8, 2026.

## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	3	Matthew Nyweide, WhoBrew LLC	04/15/2026
Narrative	2	Matthew Nyweide, WhoBrew LLC	04/13/2026
Special Use Standards	3	Matthew Nyweide, WhoBrew LLC	04/13/2026
Variance Standards	2	Matthew Nyweide, WhoBrew LLC	05/19/2026
Site Plan	1	DVG Team Inc., Architect/ Engineer	04/13/2026
Landscape Plan	1	DVG Team Inc., Architect/ Engineer	05/19/2026
Floor Plan	1	Veritas Architecture and Design, Architect	04/13/2026
Roof Plan	1	Veritas Architecture and Design, Architect	04/13/2026

Elevations	5	Veritas Architecture and Design, Architect	04/13/2026
Additional Site Details	1	Veritas Architecture and Design, Architect	04/13/2026
Colors and Materials	1	WhoBrew LLC, Applicant	05/18/2026
Renderings	1	WhoBrew LLC, Applicant	04/13/2026
Engineering Plans	2	DVG Team Inc., Architect/Engineer	05/21/2026
Staff Exhibits	2	Noah Schumerth, Int. Dir. ECD	05/22/2026

**BACKGROUND**

The applicant has proposed the construction of a drive-through coffee shop restaurant at 17855 Halsted Street. The applicant has proposed the demolition of an existing vacant restaurant building (formerly occupied by Boston Market) to allow for the construction of the coffee shop restaurant. The proposed coffee shop will be operated by national chain brand 7Brew Coffee. The coffee shop will only serve drive-through customers, and will not have interior customer service or a walk-up window for ordering.

The applicant will require three approvals from the Planning and Zoning Commission:

- **Special Use Permit:** For drive-through facility associated with new development
- **Variance:** For reduction of front perimeter landscape buffer width from 15’ to 12’
- **Site Plan Review:** For all improvements associated with new restaurant use

**HISTORY**

The property was constructed as a Sizzler Steakhouse in 1975. The restaurant was remodeled into a Boston Market in 1993-1994. The restaurant closed in 2024.

**DISCUSSION**

Site Layout

The applicant has proposed to demolish the current 4,800 square-foot restaurant building formerly occupied by Boston Market, as well as many of the parking areas on the site.

The applicant will construct a 1,031 square foot building to support a drive-through coffee shop business. The building will be served by two drive-through lanes bringing traffic from the north up to the building. Customers in the drive-through lanes will be served from two large sliding doors in the building where employees can enter and exit the building and walk to customers in vehicles. A pass-through lane will be provided to the west of the drive-through lanes to provide access to parking for employees. Additional parking will be provided on the north side of the site where existing parking is currently located. A large landscape median will be provided between the new aisles and the private drive located to the east of the site.

Drive-Through Facility Details

The 7Brew business model focuses on serving drive-through customers and does not provide any walk-up customer traffic or interior customer service. The company does not use any apps or menu boards for ordering. Drivers provide orders at the pick-up window of the building, and products are “made to order” at the window.

The dual-lane drive-through must meet the following requirements from the Village Zoning Ordinance:

- **Design and Layout:**
  - Provide minimum 6” curbs **(met)**
  - All curb cuts and drive aisles shall be approved by the Village Engineer **(met)**
- **Stacking**
  - Minimum 6 spaces of stacking per order box – **12 required (met)**
  - Minimum 10’ stacking lane width **(met)**
- **Menu Boards**
  - No menu boards proposed
- **Overhead Canopy**
  - No greater than 20’ canopy height **(met)**
  - Canopy shall be uniform in height and maintain consistent roofline with building **(met)**
  - Exterior cladding shall be consistent with the primary building **(met)**
- **Screening from residential use**
  - No residential use
  - Village Engineer or Economic and Community Development may recommend additional screening based on impacts on public streets or access drives **(no additional concerns)**

### Landscaping

The applicant has proposed landscaping along the front of the site, in addition to accent landscaping in the rear and near the side of the building.

The following requirements for landscaping for this development are set forth in the Village Zoning Ordinance (Section 44-05-06):

- Parking lot perimeter landscaping area (along Halsted Street)
- Building foundation landscaping area

The landscape plan must also meet the standards of the 2015 Halsted Street Corridor Landscape Plan. No mature trees are proposed to be removed, and the Village’s tree preservation ordinance does not apply (Section 44-05-07 of the Village Zoning Ordinance).

### *Foundation Landscaping*

The applicant must provide a building foundation landscaping area on the front (Halsted) side of the building with a minimum width of seven feet. This area shall extend along at least 80% of the length of the façade.

The building is not proposed to provide this foundation landscaping, as the drive-through lane will directly abut the front (Halsted) façade of the building. The Village Zoning Ordinance authorizes the director of economic and community development to approve other alternatives as outlined in the

Village Zoning Ordinance, including the use of stormwater detention planters or tree plantings elsewhere on the site in lieu of the foundation landscaping.

The applicant may provide one (1) additional canopy tree planting for each 50' of required building foundation landscaping to be removed. One (1) additional canopy tree must be provided for the 69' of building foundation landscaping to be waived. The applicant has proposed 16 trees along the front and side of the subject site in the perimeter landscape zone along Halsted Street, where 14 canopy trees are required. **The applicant provides an approved alternative to building foundation landscaping and is not required to provide building foundation landscaping.**

#### *Parking Lot Perimeter Landscaping*

The applicant is required to provide a minimum 15' wide landscape area along Halsted Street as a parking lot perimeter landscape area. This area shall be located between parking spaces and the property line adjacent to the right-of-way of Halsted Street. The frontage of perimeter landscaping required is 210' (existing parking areas remaining after construction are not required to add new perimeter landscaping). This landscape area shall meet the following requirements:

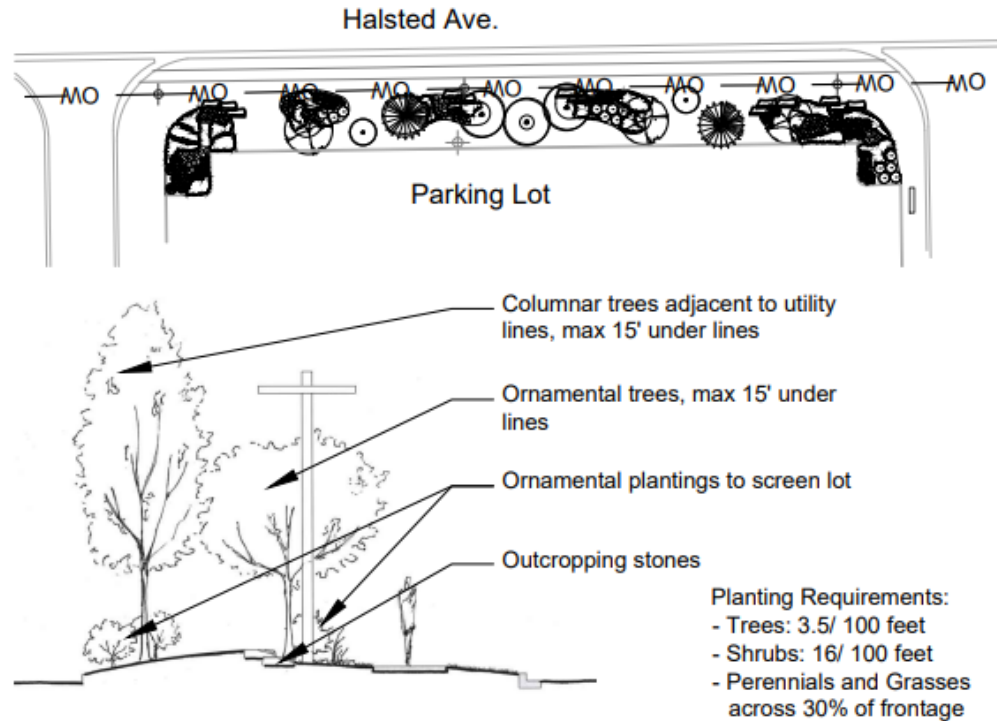
- For every three feet, one shrub or native grass shall be provided – **met required, 57 shrubs and additional native grass areas provided.**
- For every 25' of landscape area length, one understory/evergreen tree shall be provided – **met, 9 provided, 8 required**
- For every 25' of landscape area length, one canopy tree shall be provided – **not met, 7 provided, 8 required**
- The remainder of landscaped area outside of shrubs/plantings shall be planted with live groundcover – **met, multiple groundcovers provided**

The applicant has also provided a perimeter landscaping area which is narrower than the required width for the landscaping area (11' 7" vs. 15'). The applicant has submitted a variance for this reduction in required width, which is reviewed in detail in this memo. The proposed perimeter landscape area meets Village standards, provided the following conditions are met:

1. **The Planning and Zoning Commission and Village Board approve a request for a variance to reduce the required width for the perimeter landscape area from 15' to 11' 7"**
2. **The applicant submits a revised landscape plan which incorporates preferred species from the Village Arborist and replaces one (1) understory/evergreen tree with one (1) canopy tree.**
3. **The applicant submits a revised landscape plan with a full plant list pursuant recommendations of the Village Arborist, including native grasses and groundcovers.**

#### *Halsted Street Landscape Plan*

The applicant must also meet the minimum requirements of the 2015 Halsted Street Corridor Landscape Plan. This site would be subject to the planting prototype for a parking lot with a buffer, as found in Exhibit 2 of the landscape plan (shown below).



**2** Planting Prototype, Parking Lot with Buffer

This plan recommends the following landscaping improvements with new development:

- Tree plantings (minimum 3.5' per 100' frontage) – 13 trees minimum **(met)**
- Shrubs – 57 shrubs minimum **(met)**
- Perennials or native grasses – across 30% of the frontage **(met)**

**The proposed landscape plan meets the requirements of the Halsted Street Corridor Landscape Plan.**

Site Engineering

The applicant proposes the following utility improvements to support the use:

**Storm Sewer/Site Drainage:** The applicant will construct a new 6" storm sewer line to an existing 10" storm sewer main on the northwest corner of the site, which drains to a larger storm sewer main along Halsted Street. The applicant will construct downspouts from the new building and canopy to this storm sewer. The northern portion of the site will not be altered and will utilize existing storm sewer connections.

**Sanitary Sewer:** A new 6" sanitary service line will connect to an existing 8" sanitary sewer main on the southeastern corner of the site.

**Electrical:** The applicant will construct a new transformer on the south side of the site. The transformer will be screened from Halsted Street with landscaping. The building will be connected with new service from this transformer.

**Water:** The applicant will connect a new 1.5” Type K water line from the existing capped 6” main which terminates on the southern boundary of the site. A new water connection and meter will be added on the southwestern corner of the building. A new Buffalo Box will be installed on the southern end of the site near the connection to the existing Village main.

**Grease Trap:** A new 277-gallon Schier GB-250 grease interceptor will be constructed on the southeastern corner of the building.

Elevations

The proposed 1,031 square-foot restaurant building will be constructed as a modular building. Modular components are constructed off-site and assembled at the restaurant location.

All new development must meet the requirements of the Village Zoning Ordinance, including requirements for building materials, transparency and façade articulation. Staff has provided a review of this development against these standards in this memo.

*Materials*

The building will be clad in full-depth smooth-face brick on all sides. The brick cladding will be comprised of panels of smooth-face brick material. Brick will be used on all four elevations of the building, in accordance with recommendations provided by the Village’s Appearance Commission.

The building will also feature a series of canopies clad in aluminum paneling. These panels will be colored blue to match the brand colors of 7Brew. The largest canopy will cover the drive-through lanes of the building, while additional smaller canopies will be installed over service doors.

The roof will be designed with a curved, concave shape sloping toward the southern end of the building. The roof structure will be constructed of aluminum panels with seams running lengthwise along the roof. The roof structure will also be colored blue to match the brand colors of 7Brew.

The following requirements for materials are set forth in the Village Zoning Ordinance (Table 44-05-11.(b)):

Building Facade Elevation	Tier I	Tier II	Tier III
Front and Exterior Side	Minimum 50%	Maximum 50%	Maximum 25%
Interior Side and Rear	Minimum 25%	Maximum 75%	Maximum 25%

The building will be fully clad in Tier I materials. **The applicants meets requirements for material selection for this development.**

*Façade Articulation*

The proposed building will be approximately 69’ x 15.5’. Façade articulation is required on the front (Halsted) and rear (private drive aisle) elevations of the building which will be greater than 60’ in length. Façade articulation may be achieved through a variety of architectural features or design methods, including the addition of:

- Changes of depth of the facade such as projections and recesses
- Architectural features such as pilasters, cornices or other ornament
- Change in materials
- Windows and doors
- Awnings and canopies
- Public art



Both facades include several changes in the depth of the façade. The front (Halsted) elevation includes opaque glass panels to simulate windows (example from Florida location, left) and projections in the façade. The rear façade includes two canopies and several changes in materials.

**The applicant meets requirements for façade articulation for this development.**

#### *Building Transparency*

The building is required to meet transparency requirements “to the extent possible within existing conditions, unless otherwise approved by the director of economic and community development.” This requirement requires that a minimum of 60% of the front (Halsted) elevation include transparency.

The applicant has provided a front elevation with approximately 8% of the façade as transparent area. The building is not proposed to be a building which services customers outside of their vehicles, and the entire floor area of the proposed building will be occupied by kitchen areas or interior cooler space. To account for this proposed layout, the applicant has provided spandrel glass (faux windows) across the entire front façade. With these areas considered as transparent area, approximately 40% of the façade area would be considered as transparent area.

**Staff has recommended a waiver of transparency requirements as permitted with approval by the economic and community development director. See Recommended Planning and Zoning Commission Action.**

#### **SPECIAL USE PERMIT REVIEW**

Drive-through facilities require a *special use* in any zoning district where such a facility is permitted. Any special use must be reviewed against the Special Use Standards found in Section 44-07-11 of the Village Zoning Ordinance.

Staff has reviewed the application utilizing the Special Use Standards. The full responses to the Special Use Standards, completed by the applicant, are attached with this application.

- 1) *Is the special use deemed necessary for the public convenience at that location?* The 7Brew drive-through is focused primarily on serving drive-through customers. The restaurant’s business locations are selected to capture traffic along commercial corridors with high volumes of regional vehicle traffic, such as Halsted Street. The drive-through facility is designed with two lanes to accommodate the uniquely high traffic load created by the lack of interior service.

- 2) Will the special use be detrimental to the economic welfare of the community? The proposed 7Brew location will replace a restaurant space which has been vacant since 2024. The special use will generate sales tax and places of eating taxes for the Village and provide additional employment opportunities in the Halsted corridor.
- 3) Will the special use be consistent with the goals and policies of the comprehensive plan and other adopted plans of the village? The Halsted Street corridor is designated for regional commercial uses in the 1999 Comprehensive Plan. The Comprehensive Plan encourages the expansion of commercial activity within the Halsted Street corridor. The arrangement of the site is consistent with the Village's adopted Halsted Street Corridor Landscape Plan.

The use is not consistent with the land use and transportation goals of the Far South Halsted TOD Plan, a regional plan which is designed to shape future land use and transportation decisions along the Halsted Street corridor between Chicago to the north and Chicago Heights to the south. However, transit service and transportation investments to support future transit-oriented development in this corridor is not yet implemented.

The Village participated in the development of this regional plan but has not yet implemented zoning or land use policies considered by this plan. The site is not currently zoned or surrounded by compatible land uses to support this type of development. The use is appropriately in alignment with current adopted plans and land use policies of the Village.

- 4) Is the special use at the subject property so designed, located, and proposed to be operated, that the public health, safety, and welfare will be protected? The site is designed to hold at least 22 vehicles on-site for queueing purposes (minimum of 12 required). Additional overflow capacity is planned to flow into the private access aisle of the larger shopping development, which may cause temporary impacts on overall circulation within the larger development. Pedestrian routes have been provided within the site to ensure safe access for employees, customers, and those requiring ADA parking access. The design of the drive-through has been arranged in a manner which minimizes potential health and safety hazards.
- 5) Is the special use a suitable use of the property and, without the special use, could the property will be substantially diminished in value? The Halsted Street corridor is a suitable location for drive-through businesses which require access to corridors with high levels of vehicle traffic. The property has diminished in value due to the aging existing development on the site and may face further property value decline without redevelopment.
- 6) Will the special use cause substantial injury to the value of other property in the neighborhood in which it is located? Drive-through queueing overflow has been designed to minimize potential direct impacts on private property, such as overflow into neighboring properties. However, overflow in the private access drive adjacent to the development may cause minor impacts to circulation within the larger development. The applicant has maximized queueing on-site to minimize potential impacts on surrounding development to the maximum extent possible given the size and dimensions of the site.
- 7) Will the special use be consistent with the uses and community character of the neighborhood surrounding the subject property? There are six (6) other drive-through facilities within ¼ mile of

the proposed business for other restaurants or financial institutions. The surrounding area is primarily occupied by regional commercial uses which require access by vehicle. The use is consistent with the surrounding area.

- 8) Will the special use be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the zoning district? The impact of traffic on the private drive aisle may cause minor impacts on surrounding development. However, impacts are not anticipated to impact the full enjoyment and use of other property, including the ability to access these properties for the purposes permitted in the B-4 Shopping Center zoning district.
- 9) Will the special use impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district? The use is not anticipated to impact the development of surrounding properties. The applicant has planned the site to minimize disruption to surrounding private property which may be improved or redeveloped in the future. The use will not impacts utilities or other facilities necessary to support surrounding land uses in a manner which will disrupt future development.
- 10) Does the proposed special use at the subject property provides adequate measures of ingress and egress in a manner that minimizes traffic congestion in the public streets? The site has adequate ingress and egress for vehicles accessing the site. The site does not have interior customer access nor walk-up service, and minimal customer ingress/egress is required to support the use. The proposed drive-through facility is designed to minimize any impacts of queueing or congestion on local streets. The driveway to the south of the site will likely serve as the primary point of access to the use from Halsted Street. The driveway provides full access for traffic arriving or departing in either direction on Halsted Street. The existing driveway has sufficient capacity for handling traffic entering and exiting the use without causing congestion or vehicle hazards on Halsted Street.
- 11) Is the subject property adequately served by utilities, drainage, road access, public safety and other necessary facilities to support the special use? The site is proposed in a manner which meets Village requirements for utility access, drainage, road access, safety infrastructure and other facilities. The drive-through facility is designed in a manner which does not impact the site's ability to meet these requirements.
- 12) Will the special use have a substantial adverse effect on one or more historical, archeological, cultural, natural or scenic resources located on the parcel or surrounding properties? No impacts are anticipated.

## VARIANCE REVIEW

The proposed development requires a "parking area perimeter landscape zone," which buffers and screens parking areas from public right-of-way. The applicant has requested a variance to reduce the required width of this landscape area from 15' to 11' 7".

The variance must be reviewed against the two sets of Variance Standards found in the Village Zoning Ordinance – one set of required minimum standards for a variance, and an additional set of standards evaluating the degree of hardship and impacts on neighboring property. Staff has reviewed the proposed

variance with these standards. The full responses to the Variance Standards, completed by the applicant, are attached with this application.

**(1) The Planning and Zoning Commission shall use the following standards when considering this variance request, as set forth in Section 44-07-12 of the Village Zoning Ordinance. No variance shall be granted unless findings of fact for each specific application demonstrate a suitable degree of hardship outside of the control of the property owner, and the minimal deviation from this chapter necessary, as provided in the applicant's response to each of the following standards:**

*a. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?*

The proposed 7Brew coffee shop restaurant is designed to exclusively serve drive-through customers. To accommodate peak levels of traffic for the restaurant development, the applicant has proposed two drive-through lanes. These two lanes will provide space for queueing on-site for up to 22 vehicles and is designed to maximize queueing on-site and minimize off-site overflow queueing. The development is required to maintain an additional passing lane to provide emergency vehicle access or egress for vehicles leaving the drive-through facility. The site also requires five parking spaces, including one (1) ADA-accessible space which is located near the building. The applicant has attempted to fit these improvements on a site that is approximately 89' wide.

The minimum width of all required areas (drive-aisle, two drive-through lanes, and required landscape buffers) is 68'. The requirements are as follows (from front of proposed development to rear):

- **Perimeter Landscape Area: 16'**
- **Minimum 60-degree parking stall depth: 17'**
- **One-way drive-aisle width: 16'**
- **Minimum drive-through aisle width (2 aisles): 10'**

These requirements for this drive-through business limit space for the commercial building and other improvements on the site as required by the zoning ordinance. The design of this use on the proposed site in a manner which meets all requirements of the Zoning Ordinance would be exceedingly difficult and may limit the ability for the business to be constructed and operated on the site. **The ability for the site to be developed and yield a reasonable return would be significantly impacted under the conditions allowed by the regulations otherwise governing this development in the B-4 zoning district.**

*b. Is the plight of the owner due to unique circumstances?*

The subject site has a depth of 89', which is narrower than all other commercial properties in the vicinity, including nearby outlots (which range from 103' to 154' in depth). Many of these sites were also developed prior to the adoption of additional landscape buffering requirements as established in the current Zoning Ordinance.

The site is also adjacent to an additional 25' parkway along Halsted Street, which is controlled by the Illinois Department of Transportation (IDOT), which creates an additional setback between the public street and any improvements on the subject property.

**The subject site has unique constraints and circumstances which were not created by the property owner which impact the ability of the property to be developed under the regulations otherwise governing this site.**

*c. If granted, will the variance alter the essential character of the locality?*

The site is adjacent to a large 25' parkway along Halsted Street, controlled by IDOT, which further sets the property back from Halsted Street. This parkway creates an additional setback and buffer between the public street and required parking areas, and further reduces the visual impact of parking and drive-through facilities from the public street.

Though the applicant has proposed a parking lot perimeter landscape zone which is narrower than the Zoning Ordinance allows, the applicant has also proposed landscape materials which fully meet the requirements of the Village Zoning Ordinance, as well as the standards set forth in the Halsted Street Corridor Landscape Plan.

**The reduction in the width of the required parking lot perimeter landscape zone is not expected to alter the essential character of the surrounding commercial area, and the proposed landscaping within the zone meets the requirements and recommended standards of the Village's Zoning Ordinance and adopted plans.**

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**(2) Supplemental to the above standards, the decision-making authority shall also consider findings on the character of the alleged hardship and the potential impacts to neighboring properties of granting the variance, as provided in the applicant's response to each of the following standards. Not one of the standards is controlling.**

*d. Do the particular physical surroundings, shape, or topographical conditions of the subject property pose a particular hardship upon the owner, as distinguished from a mere inconvenience, under the strict application of these regulations?*

The subject site has a depth of 89', which is narrower than all other commercial properties in the vicinity, including nearby outlots (which range from 103' to 154' in depth). Many of these sites were also developed prior to the adoption of additional landscape buffering requirements as established in the current Zoning Ordinance. This narrow lot creates additional constraints on the development, the primary use being permitted by-right and the accessory drive-through facility use being designed in a manner to minimize impacts on surrounding development. **The narrow lot shape creates additional constraints on the development and pose a unique hardship to develop the site as proposed.**

*e. Would the conditions upon which the petition for variance is based be generally applicable to other properties within the same zoning classification?*

Most other existing commercial developments on outlots in the immediate vicinity of the proposed development would not meet the current requirements for perimeter landscaping along Halsted Street. Of the six nearest outlot developments (Krispy Kreme, Huntington Bank, Chili's, Panda Express, and two multi-tenant strip centers), four developments have perimeter landscaping along Halsted Street which would not meet the requirements for width of the perimeter landscape area, nor the materials required

within the landscape area. The lot on which the proposed 7Brew development is to be located is significantly narrower than any of these lots.

Additionally, the new development has been reviewed by the Village Engineer who has strongly discouraged a site design which places the drive-through on the east side of the lot (away from Halsted Street) in a manner which may increase the likelihood of meeting the perimeter landscaping requirements of the Zoning Ordinance by placing parking areas away from the street. This orientation of the site would require additional left turns to enter the development which may more severely impact circulation in the surrounding shopping center, and would place the building in a manner which would not utilize existing utility connections on the site and would cause challenges for utility placement on the site.

**The condition of the property (including the narrow width of the lot and the placement of existing utilities) are unique to the site and would not apply to other nearby properties in the B-4 zoning district. Most other similar developments in the vicinity (built prior to the adoption of current zoning requirements) would not meet current zoning requirements.**

*f. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property?*

The owner purchased the property in 2026. **The lot has not been modified in any manner by the applicant or any other person having a current interest in the property.**

*g. If granted, will the variance be detrimental to the public welfare or injurious to other neighboring property?*

The applicant has proposed a landscape plan which otherwise meets the requirements for perimeter landscape zone placement and the number of trees, shrubs, and groundcover plantings within the perimeter landscape zone. The property is also setback from Halsted Street by an additional 25' parkway controlled by IDOT. **The variance is unlikely to be detrimental to the public welfare or injurious to other neighboring property.**

*e. If granted, will the variance: impair an adequate supply of light and air to adjacent property; or substantially increase the danger of fire or otherwise endanger the public safety; or substantially diminish or impair values of neighboring property?*

**The variance is unlikely to impair the adequate supply of light and air to adjacent property, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair the value of neighboring property.**

## **APPEARANCE COMMISSION**

On May 7, 2026, the Appearance Commission conditionally approved an Appearance Review for the proposed development. The approval was conditioned on the following, which are incorporated into comments and recommended actions for this Site Plan Review application:

1. Submit a revised landscape plan to provide shrubs/grasses and understory/evergreen trees as required by the Village Zoning Ordinance and the Halsted Street Corridor Landscape Plan, subject to review by Village planning staff and Village Arborist;
2. Director of economic and community development shall provide a waiver of the transparency requirements for the building as permitted in Section 44-05-11.(d) of the Village Zoning Ordinance;
3. Submit a revised material board and elevation drawings to replace proposed fiber cement cladding with brick or similar material, subject to review by Village planning staff and Village Arborist.

**FINDINGS OF FACT**

Staff has prepared the draft findings of fact following the standards outlined in Sections 44-07-11 and 44-07-12 of the Village Zoning Ordinance for special use permit and variance applications. The findings of fact, as proposed or as amended, may be entered into the record upon a recommendation of approval:

1. The subject property is located at 17855 Halsted Street and is located within the B-4 Shopping Center, with Cook County PIN # 29-33-100-063-0000;
2. The subject property is currently owned by BSG Homewood LLC;
3. The proposed use of the property is a restaurant use, which is a permitted use in the B-4 Shopping Center zoning district;
4. The proposed use includes an accessory drive-through facility use, which is a special use in any zoning district where such a facility is allowed as an accessory use;
5. The applicant has requested a variance from requirements for the parking area perimeter landscape zone, reducing the required width of the zone from 15' to 11' 7";
6. The subject site meets the use-specific standards for restaurants in Section 44-04-04 of the Village Zoning Ordinance;
7. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
8. The proposed special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11;
9. The proposed variance meets the applicable standards for variance approval as set forth in Section 44-07-12.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

The Planning and Zoning Commission may wish to consider the following motion:

**Recommend approval** of Case 26-33: Special Use Permit for drive-through facility associated with a proposed restaurant use at 17855 Halsted Street;

AND

**Recommend approval** of Case 26-37: Variance for reduction of required width of perimeter parking lot landscape buffer associated with a proposed restaurant use at 17855 Halsted Street;

AND

**Approve** Case 26-08: Site Plan Review for proposed restaurant development at 17855 Halsted Street, subject to the following conditions:

1. The applicant submits a revised landscape plan which incorporates preferred species from the Village Arborist and replaces one (1) understory/evergreen tree with one (1) canopy tree.
2. The applicant submits a revised landscape plan with a full plant list pursuant recommendations of the Village Arborist, including native grasses and groundcovers.

AND

**Incorporate** the draft Findings of Fact into the record.