

# 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
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.

## 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

**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:

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. Applicant shall receive a variance from Tier I material standards set forth in Section 44-05-11 of the Village Zoning Ordinance.
4. 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;

The applicant will work with staff to address these conditions prior to final review of the Site Plan Review and other reviews by the Planning and Zoning Commission.

**CONTINUATION**

Staff recommends continuation of the Site Plan Review, Special Use Permit and Variance applications for this project to permit additional time for the applicant to address design and planning conditions following the Appearance Commission review, as well as comments from Village Engineer Max Massi. \

Staff recommends that all three cases be considered at the same hearing(s). The applicant has consented to this timeline.

**RECOMMENDED PLANNING & ZONING COMMISSION ACTION**

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

- Continue** Case 26-33: Special Use Permit for drive-through facility associated with a proposed restaurant use at 17855 Halsted Street;
- AND
- Continue** 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
- Continue** Case 26-08: Site Plan Review for proposed restaurant development at 17855 Halsted Street.