

ORDINANCE NO. M - 2431

**AN ORDINANCE GRANTING A VARIANCE AT 17855 HALSTED STREET
IN HOMEWOOD, COOK COUNTY, ILLINOIS, TO ALLOW FOR
MODIFICATIONS TO REQUIRED LANDSCAPE AREAS.**

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 zoning variation by the passage of an Ordinance;

WHEREAS, BSG Homewood LLC is the owner of the property at 17855 Halsted Street;

WHEREAS, the petitioner for a zoning variance, Who Brew LLC, is an approved lessee of the property at 17855 Halsted Street, as defined by legally recorded memorandum;

WHEREAS, the petitioner proposes the construction of a restaurant use with a drive-through facility;

WHEREAS, the property at 17855 Halsted Street is located within the B-4 Shopping Center zoning district;

WHEREAS, the petitioner has requested a variation from Section 44-05-06.(f).(3).b to reduce the required width of a parking area perimeter landscaping area from the required 15 feet to 11 feet and seven inches;

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its May 28, 2026 regular meeting and voted six votes to zero to recommend approval of the requested variances; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request for a special use permit to operate the proposed drive-

through facility at its regular meeting on May 28, 2026, and voted for approval with six (6) ayes to zero (0) nays; and

WHEREAS, the Homewood Planning and Zoning Commission also concurrently reviewed a Site Plan Review application for the proposed restaurant development on May 28, 2026, and reviewed the proposed design and layout of the development including the drive-through facility, which received an approval vote with six (6) ayes to zero (0) nays; 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 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 - INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO - FINDINGS OF FACT

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 (Who Brew LLC is an approved lessee of property 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 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";
5. The subject site meets the use-specific standards for restaurants in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;

7. The proposed variance meets the applicable standards for variance approval as set forth in Section 44-07-12.

SECTION THREE - LEGAL DESCRIPTION

The subject property is legally described as follows:

Lots 1-5 in the Homewood Home Depot Subdivision being a resubdivision of the North 20 feet of the West 20 Feet of the West 870 Feet (except that part taken for South Halsted Street) of the Southwest ¼ of Section 3, Township 36 North, Range 14 East of the Third Principal Meridian, also the South 1350 Feet of the East 800 Feet of the West 870 Feet of the Northwest ¼ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-33-100-063

Common Address: 17855 Halsted Street
Homewood, IL 60430

SECTION FOUR - GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variation from Section 44-05-06.(f).(3).b Landscape Requirements to permit the reduction of the required parking area perimeter landscape zone from 15 feet to 11 feet and seven inches, on the property located at 17855 Halsted Street.

SECTION FIVE - CONDITIONS

None.

SECTION SIX - 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 May 28, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of June 9, 2026, as they relate to the subject zoning.

SECTION SEVEN- 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 9th Day of June, 2026.

Village President

Village Clerk

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