

ORDINANCE NO. M - 2430

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A
DRIVE THROUGH FACILITY AS AN ACCESSORY USE AT 17855
HALSTED 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 the passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit to operate a drive-through facility at 17855 Halsted Street;

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

WHEREAS, drive-through facilities are allowed as an accessory use to an approved use in the B-4 Shopping Center zoning district per the Village Zoning Ordinance, with approval of a special use permit;

WHEREAS, the requested drive-through facility will serve a proposed restaurant use at 17855 Halsted Street, which is a permitted use in the B-4 Shopping Center zoning district;

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 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 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 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 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 special use is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11;

SECTION TWO - 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 THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Who Brew LLC (7Brew Coffee Shop) to allow a drive-through facility at the above-described property.

SECTION FOUR - CONDITIONS

None.

SECTION FIVE - 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 SIX- 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: _____