

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: June 9, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Noah Schumerth, Interim Director of Economic and Community Development

Topic: Special Use Permit and Variance for Drive-Through Restaurant (7Brew) at 17855 Halsted Street

PURPOSE

The applicant, Who Brew LLC (parent company for 7Brew Coffee Shop) has requested a special use permit for a drive-through facility at 17855 Halsted Street. The drive-through will support a proposed coffee shop named 7Brew. 7Brew is a national coffee chain which serves various coffee and energy drinks, exclusively for drive-through customers.

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

The applicant will construct a 1,031 square foot building for the new drive-through coffee shop. The building will be served by two drive-through lanes bringing traffic to the building. The drive-through does not use menu boards and has employees taking orders from the line. 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. The new site plan will create new parking areas along the frontage on Halsted Street, new landscape areas along the west and south sides of the site, and new utility connections to support the new building. The entrance and exit to the site will both be located along the private access drive in front of Home Depot and Burlington Coat Factory.

The proposed drive-through will be designed to handle at least 22 vehicles on-site. Additional overflow traffic will utilize the private drive aisle to the east of the property to minimize disruptions to public streets or private property. The Village has reviewed circulation plans to ensure compliance with Village ordinances and the recommendations of the Village Engineer.

The restaurant use for the site is permitted. The drive-through for the business requires a special use permit, which allows the Village to consider the impacts of the drive-through facility and whether it is appropriately designed and located for the site.

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The applicant has also requested a variance to reduce the “perimeter landscape zone,” which screens parking lots located along public streets, from the required width of 15’ to 11’ 7” due to the narrow shape of the site and the large IDOT parkway located immediately adjacent to the property.

PROCESS

Staff reviewed three applications for this project:

- **Special Use Permit:** For drive-through facility associated with new development
- **Variance:** For reduction of front perimeter landscape buffer width from 15’ to 11’ 7”
- **Site Plan Review:** For all improvements associated with new restaurant use

The Site Plan Review Committee carefully reviewed development plans for this project. Staff also carefully reviewed the project against the special use standards for the project, as well as the standards for approving a variance.

At the regular meeting of the Planning and Zoning Commission on May 28, 2026, the Commission considered the request for a special use permit to allow the proposed drive-through facility, and the variance to reduce the required landscape zone. The Planning and Zoning Commission recommended approval of both applications by a unanimous vote of 6-0. The Commission also unanimously approved the Site Plan Review by a unanimous vote of 6-0, conditioned on Board approval of the special use permit and variance and the completion of minor changes to their site drawings.

While not required for a special use permit or variance application, the Appearance Commission also conditionally approved the Appearance Review (design review) for this project by a 5-0 vote on May 7, 2026.

OUTCOME

The Planning and Zoning Commission reviewed the applicant, heard testimony by the applicant and considered the applicant’s responses to the special use standards of the Village Zoning Ordinance. The following Findings of Fact were incorporated into the record.

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 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.

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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.

FINANCIAL IMPACT

None

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance granting a special use permit for a drive-through facility at 17855 Halsted Street, accessory to a permitted restaurant use at the same location; and, pass an ordinance granting a variance from Section 44-05-06.(f).(3).b. to allow for the reduction of the required width of the parking area perimeter landscape zone from 15' to 11' 7".

ATTACHMENT(S)

- Ordinance – Special Use Permit
- Ordinance – Variance