

ORDINANCE NO. M - 2419

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A
SALON/SPA ESTABLISHMENT AT 18019 DIXIE HIGHWAY 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 salon/spa establishment at 18019 Dixie Highway; and

WHEREAS, the subject property is located in the B-2, Downtown Transition zoning district; and

WHEREAS, salon/spa establishments are allowed as a special use in the B-2 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on April 23, 2026, and voted for approval 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 18019 Dixie Highway, and is located within the B-2 Downtown Transition zoning district, with Cook County PINs 29-31-400-048 and 29-31-400-049;
2. The subject property is currently owned by 18019 Dixie Highway LLC of Chicago Heights, IL;
3. The proposed salon/spa establishment is a special use within the B-2 Downtown Transition zoning district;
4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. The proposed salon/spa business is consistent with the special use permit standards of Section 44-07-11 in that the use is consistent with the goals and policies of the Village’s comprehensive plan and is designed and located in such a manner that will protect public health, safety, and welfare by providing sufficient parking and pedestrian access. The use is consistent with previous uses within the subject property and will not adversely affect neighboring properties.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The South 66.00 Feet of the North 132.00 Feet of Lot 9 in County Clerk’s Division of the West ½ of the Southeast ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-400-048-0000

Common Address: 18019 Dixie Highway
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Yokie Ivy and Karly Ivy (Tranzform Beauty Bar) to allow a salon/spa establishment at the above-described property.

SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

Homewood Planning and Zoning Commission minutes of April 23, 2026, as they relate to the subject zoning.

Homewood Village Board minutes of May 12, 2026, as they relate to the subject zoning.

SECTION FIVE- 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 12th Day of May, 2026.

Village President

Village Clerk

YEAS: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____