

**ORDINANCE NO. M - 2413**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW  
PROFESSIONAL OFFICE AT 18219 DIXIE HIGHWAY IN  
HOMEWOOD, COOK COUNTY, ILLINOIS.**

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**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 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 occupy a 4,425-square-foot space in the existing commercial building at 18219 Dixie Highway to operate a professional office; and

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

**WHEREAS**, Professional Offices, 2,500 sq. ft. or more 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 9, 2026, and voted for approval with four (4) 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 18219 Dixie Highway and is located within the B-2 Downtown Transition zoning district, with Cook County PIN #29-31-409-046-0000;
2. The subject property is currently owned by Carmela Wallace of Lake Success, New York;
3. The property is currently vacant and was formerly utilized as a restaurant use;
4. The proposed use is a professional office > 2,500 square feet, which is designated as a special use in the B-2 Downtown Transition zoning district;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
6. The proposed use as professional offices 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:

*Lot 1 (Except the East 99 Feet Thereof) in the Subdivision of Lot 6 in County Clerk's Division of the West 1/2 of the SE 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded October 21, 1927 as Document 9816722 in Book 253 of Plats Page 2, in Cook County, Illinois.*

Permanent Index Number: 29-31-409-046

Common Address: 18219 Dixie Highway  
Homewood, IL 60430

**SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:**

A special use permit is hereby granted to Carmela Wallace to allow a professional office of more than 2,500 square feet at the above-described property.

**SECTION FOUR – CONDITIONS:**

1. The applicant must revise site plan drawings to indicate the location of one (1) ADA-accessible parking space adjacent to the rear entrance of the building, as required by the 2018 Illinois Accessibility Code.

2. The applicant receives approval for an administrative variance to reduce the on-site parking requirement by one (1) parking space.
3. The applicant must provide a stop sign on the access road to the south of the building at the sidewalk along Dixie Highway, subject to approval by the Village Engineer.

**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 April 9, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of April 28, 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 28<sup>th</sup> Day of April.

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_