

**ORDINANCE NO. M-2219**

**AN ORDINANCE CONSOLIDATING FIVE NON-CONFORMING PARCELS  
INTO A SINGLE, CONFORMING PARCEL AT 18225 DIXIE HIGHWAY  
IN HOMEWOOD, COOK COUNTY, ILLINOIS**

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**WHEREAS**, the property owner, the Village of Homewood, has petitioned for consolidation of five parcels located at 18225 Dixie Highway; and

**WHEREAS**, all of the parcels are vacant and non-conforming;

**WHEREAS**, if consolidated, the subject property would be a conforming property; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 10, 2022, and recommended approval of this consolidation.

**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:**

- The subject property is located at 18225 Dixie Highway;
- The Village of Homewood is the property owner;
- 18255 Dixie Highway, LLC has a contract to purchase the property;
- The subject property is zoned B-1 Central Business zoning district/DO Downtown Overlay district;

- The Homewood Zoning Code and Municipal Code require a minimum lot area of one acre in the B-1 zoning district;
- The proposed lot would be 45,817 Sq. Ft. (1.052 acres) in area; and
- The proposed lot conforms to the Zoning Code requirements.

**SECTION TWO – APPROVAL OF LOT CONSOLIDATION:**

The Final Plat of Consolidation as prepared by Joseph A. Schudt & Associates and identified as 18225 Dixie Highway Consolidation is hereby approved and made part of this ordinance.

**SECTION THREE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:**

The following documents are hereby made part of this Ordinance:

1. Homewood Plan Commission minutes of February 10, 2022, as they relate to the subject lot consolidation.
2. Homewood Village Board of Trustees minutes of April 12, 2022, as they relate to the subject lot consolidation.

**SECTION FOUR– RECORDING:**

The Village Attorney shall cause this Ordinance and the Plat of Consolidation to be recorded in the Office of the Cook County Clerk – Recording Division.

PASSED and APPROVED this 12<sup>th</sup> day of April, 2022.

ATTEST:

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

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

AYES: \_\_\_\_ NAYS: \_\_\_\_ ABSENCES: \_\_\_\_ ABSTENTIONS: \_\_\_\_