

**ORDINANCE NO. M - 2347**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW  
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 18111 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 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 fitness classes in a 1,495-square-foot tenant space in the existing commercial building at 18111 Dixie Highway; and

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

**WHEREAS**, indoor commercial places of assembly are allowed as a special use in the B-2 zoning district; and

**WHEREAS**, all decisions arrived at by the Planning and Zoning Commission reviewed require a majority vote of all members (four votes) for passage or approval; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 27, 2025, and failed to vote for approval with three (3) ayes to two (2) 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 18111 Dixie Highway on a 0.14-acre parcel, near the northeast corner of Dixie Highway and Hickory Road;
2. The subject property is owned by FMM Properties Inc., an Illinois corporation;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The proposed business is to be located within a space with 1,495 square feet of gross floor area;
5. The applicant has proposed an indoor commercial place of assembly use, which is allowed as a special use within the B-2 Downtown Transition zoning district;
6. The applicant will operate the proposed use within the space currently operated as a permitted carryout restaurant use with hours of operation distinct from the existing use;
7. The subject property has four (4) parking spaces dedicated to the existing carryout restaurant business. The parking requirement for the proposed indoor commercial place of assembly use is lower than the requirement for carryout restaurant use. The business is not required to add additional parking spaces as a building erected before January 10, 2023, per Section 44-05-1(a)(4) of the Village Zoning Ordinance;
8. The applicant will operate classes once per week after the posted closing hour of the existing business, Epiq Nutrition, with classes on Mondays or Wednesdays to avoid conflicts with neighboring businesses which could cause congestion on public streets;
9. The site meets applicable development standards for this use in Section 44-04 of the Village Zoning Ordinance.
10. The proposed event business will operate within the existing commercial building that is adequately served by utilities, access, and on-site parking.

**SECTION TWO – LEGAL DESCRIPTION:**

The subject property is legally described as follows:

*Lots 9, 10, 11, 12 and 13 in Homewood Realty Trust Resubdivision of Part 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: 29-31-408-006-0000

Common Address: 18111 Dixie Highway  
Homewood, IL 60430

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

A special use permit is hereby granted to Erbey Solis, Epiq Nutrition to allow indoor commercial place of assembly at the above-described property.

**SECTION FOUR - CONDITIONS:**

1. The proposed use shall not operate when the existing carryout restaurant it shares space with is open.
2. The total capacity of the use shall not exceed twenty (20) people.

**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 February 27, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of March 11, 2025, 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 11<sup>th</sup> Day of March.

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

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

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