

ORDINANCE NO. M-2322

**AN ORDINANCE REZONING PROPERTY AT 18341 DIXIE HIGHWAY,
HOMEWOOD, ILLINOIS FROM R-2 SINGLE FAMILY RESIDENCE
TO B-2 DOWNTOWN TRANSITION DISTRICT**

WHEREAS, 65 ILCS 5/11-13-3 *et seq.* authorizes municipalities under 500,000 population to determine and vary application of their zoning regulations relating to the use of land; and

WHEREAS, Geoffrey Gendels has petitioned for a zoning map amendment to rezone the property he owns at 18341 Dixie Highway from R-2, Single Family Residence District to B-2 Downtown Transition District; and

WHEREAS, the Planning and Zoning Commission reviewed this request at a public hearing held on November 21, 2024, and recommended approval; 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 map amendment to the property at 18341 Dixie Highway from R-2, Single Family Residence District to B-2 Downtown Transition District, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, that:

SECTION ONE – FINDINGS OF FACT:

In connection with this ordinance and based upon the record of public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon evidence presented at the said public hearing, the President and Board of Trustees herewith make findings of fact as follows:

1. The subject property is located at 18341 Dixie Highway and is owned by the petitioner, Geoffrey A. Gendels;
2. The subject property is located in the R-2 Single Family Residence District;
3. The property owner wishes to reclassify the property to the adjacent B-2 Downtown Transition District.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 and That Part of the West ½ of the Heretofore Vacated 15 Foot Wide Alley Lying East of and Adjoining the East Line of Lot 1 Lying South of Easterly Prolongation of the North Line of Lot 1;

Lot 2 and That Part of the West ½ of the Heretofore Vacated 15 Foot Wide Alley Lying East of and Adjoining the East Line of Lot 2 Lying South of Easterly Prolongation of the North Line of Lot 2;

Lot 3 and That Part of the West ½ of the Heretofore Vacated 15 Foot Wide Alley Lying East of and Adjoining the East Line of Lot 3 Lying South of Easterly Prolongation of the North Line of Lot 3;

Lot 4 and That Part of the West ½ of the Heretofore Vacated 15 Foot Wide Alley Lying East of and Adjoining the East Line of Lot 4 Lying South of Easterly Prolongation of the North Line of Lot 4;

Lot 5 and That Part of the West ½ of the Heretofore Vacated 15 Foot Wide Alley Lying East of and Adjoining the East Line of Lot 5 Lying South of Easterly Prolongation of the North Line of Lot 5;

All in Block 8 of Gottschalk's Addition, Being a Resubdivision of Blocks 1 to 10, Both Inclusive, in Smith's Addition to Homewood, a Subdivision to the North 20 Rods of the West 80 Rods of the Northeast ¼ of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian (Except Lots 1, 2, 3, 9 and 10 in

Block 1, Lots 1 and 2 in Block 2, Lots 1 to 12 Both Inclusive and Lots 17 to 20 Both Inclusive in Block 3), Together with That Part of the North 1/3 of the Northwest ¼ of Said Section 6 Aforesaid, Lying East of the Chicago and Vincennes Road, All in Cook County, Illinois.

Permanent Index Number: 32-06-204-001
 32-06-204-002
 32-06-204-003
 32-06-204-004
 32-06-204-005

Common Address: 18341 Dixie Highway
 Homewood, IL 60430

SECTION THREE - APPROVAL OF MAP AMENDMENT:

The Homewood Zoning Map is hereby amended to designate the subject property as B-2 Downtown Transition District.

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

The following documents are hereby made a part of this ordinance:

1. Homewood Planning and Zoning Commission minutes of November 21, 2024, as they relate to the subject map amendment.
2. Homewood Village Board minutes of November 26, 2024, as they relate to the subject map amendment.

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 26th day of November, 2024.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____