

**ORDINANCE NO. M - 2323**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A  
CHILD CARE CENTER AT 18341 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 for a child care center at 18341 Dixie Highway; and

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

**WHEREAS**, child care centers are allowed as a special use in the B-2 zoning district provided they are located in a freestanding, single-use building with a minimum 3,000 gross square foot area; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on November 21, 2024, and recommended approval of a special use permit to allow the operation of a child care center; 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 a 0.48-acre site comprised of five parcels located at 18341 Dixie Highway, at the southeast corner of Dixie Highway and Evergreen Drive;

2. The subject property is owned by Geoffrey A. Gendels and Suzanne Gendels;
3. The subject property is located within the R-2 Single-Family Residence zoning district;
4. The subject property was used as a child care center, allowed via approval of a special use permit, from 1990 to 2020. The property has been vacant since 2020;
5. The current zoning designation does not allow child care centers;
6. The applicant has proposed a map amendment to change the zoning designation of the property from the R-2 district to the B-2 Downtown Transition zoning district;
7. Child care centers are proposed as a special use in a text amendment initiated by the Village Staff. With the text amendment child care centers are allowed as a special use in the B-2 Downtown Transition district provided they are located in a freestanding, single use building with a minimum 3,000 gross square feet.
8. The proposed child care center meets all applicable standards in the proposed zoning district (B-2 Downtown Transition).
9. The proposed child care center 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:

*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 - ISSUANCE OF SPECIAL USE PERMIT:**

A special use permit is hereby granted to Wilnetta Robinson of On Cloud Nine Child Care Center to operate a child care center 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:

The Homewood Planning and Zoning Commission minutes of November 21, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of November 26, 2024, 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 26<sup>th</sup> Day of November.

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Village President

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Village Clerk

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