

ORDINANCE NO. M - 2427

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN  
INDOOR COMMERCIAL PLACE OF ASSEMBLY USE AT 1820 RIDGE  
ROAD 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 the 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 a healthcare professional learning center (classified as an *indoor commercial place of assembly*) at 1820 Ridge Road in Homewood, Illinois; 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 Downtown Transition zoning district; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on May 14, 2026, and voted for approval with six (6) 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 proposed use is to be located at 1820 Ridge Road, a tenant space within an existing office center, within property identified with Cook County PIN 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046.
2. The subject property is located within the B-2 Downtown Transition zoning district;
3. The subject property is currently owned by 1820 Building LLC of Wilmette, IL;
4. The proposed use is classified as an indoor commercial place of assembly, which is a special use within the B-2 Downtown Transition zoning district;
5. The subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
7. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11 of the Village Zoning Ordinance.

**SECTION TWO – LEGAL DESCRIPTION:**

The subject property is legally described as follows:

*Lots 42, 43, 44, 45, 46, 47 and 48 in Robertson and Young's Second Addition to Homewood, Being a Subdivision in the Northwest ¼ 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: 29-31-401-040-0000, 29-31-401-041-0000, 29-31-401-042-0000, 29-31-401-043-0000, 29-31-401-044-0000, 29-31-401-045-0000, 29-31-401-046-0000

Common Address: 1820 Ridge Road  
Homewood, IL 60430

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

A special use permit is hereby granted to Kasey Reed (Advanced Healthcare Plus) to allow an indoor commercial place of assembly at the above-described property.

**SECTION FOUR - CONDITIONS**

None.

**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 May 14, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of May 26, 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 26<sup>th</sup> Day of May, 2026.

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

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

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