

ORDINANCE NO. M - 2243

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE OPERATION OF A SALON FOR “THE NATURAL YOU, LLC”
AT 18668 DIXIE HIGHWAY, HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance; and

WHEREAS, De Shola Spencer, proprietor of “The Natural You, LLC” has requested a special use permit for a salon at 18668 Dixie Highway located in the Village’s B-3 General Business District; and

WHEREAS, EMA Building Corporation, owner of the subject property has authorized such request for a special use; and

WHEREAS, a salon is a special use in the B-3 district per Table 44-03-04 of the Homewood Zoning Ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed the request at its regular meeting on April 13, 2023 and voted 5-0 to recommend approval of the requested special use; 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 – INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if fully restated here.

SECTION TWO – FINDINGS OF FACT:

1. The subject property is a 540 sf tenant space located at 18668 Dixie Highway in the B-3 General Business District, where a salon is a special use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing multi-tenant shopping center that is adequately served by utilities, access, and on-site parking.
3. The proposed use is consistent with the uses and community character of the surrounding neighborhood and will not cause substantial injury to the values of other surrounding properties.

SECTION THREE – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 178 feet of the South 236 feet of that part of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows: beginning at a point which is 33 feet North and 33 feet West of the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence North parallel with the East line of said Southeast 1/4 of the Northwest 1/4, 869 feet; thence West parallel to the North line of said Southeast 1/4 of the Northwest 1/4, 250.65 feet; thence South 869 feet; thence East 250.65 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Number: 32-06-118-016-0000

Common Address: 18668 Dixie Highway
Homewood, IL 60430

SECTION FOUR – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to DeShola Spencer to operate a salon at the above-described property.

SECTION FIVE – DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

1. Homewood Planning and Zoning Commission minutes of April 13, 2023, as they relate to the subject zoning.

2. Homewood Village Board minutes of April 25, 2023, as they relate to this ordinance.

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 25th day of April 2023.

Village President

Village Clerk

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