

ORDINANCE NO. M - 2337

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
CONSTRUCTION OF A FIFTEEN UNIT MULTIPLE-FAMILY DWELLING
AT 18240 HARWOOD AVENUE 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 convert the existing commercial building at 18240 Harwood Avenue to a 15-unit multiple-family dwelling; and

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

WHEREAS, multiple-family dwellings (greater than seven units) are allowed as a special use in the B-2 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on December 12, 2024, and continued to January 23, 2025, and recommended approval of a special use permit to allow the operation of a multiple-family dwelling (7+ units); 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 0.82-acre site comprised of three tax parcels;
2. The project is located at 18240 Harwood Avenue, near the northwest corner of Harwood Avenue and 183rd Street;

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to 18240 Harwood LLC to allow the construction of a fifteen (15) unit multiple-family dwelling on the above-described property.

SECTION FOUR – CONDITIONS:

1. The owner must submit a structural report for approval by the Village’s Chief Building Inspector before the issuance of building permits.
2. The proposed development is to be constructed in general conformity with the Multi-Dwelling Unit Build-Out Plans dated 01/08/2025 prepared by Lucid Engineering Services and submitted to the Village in support of the petitioner’s special use permit application.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

1. Minutes of the Homewood Planning and Zoning Commission from December 12, 2024, and January 23, 2025, pertaining to the special use permit.
2. Minutes of the Homewood Village Board from February 11, 2025, pertaining to the special use permit.

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 11th Day of February, 2025.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____