

ORDINANCE NO. M-2382

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A
SALON AND SPA ESTABLISHMENT AT 18124 MARTIN 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 occupy a 960-square-foot tenant space in the existing mixed-use building at 18124 Martin Avenue to operate a salon; and

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

WHEREAS, salon and spa establishments are allowed as a special use in the B-2 zoning district; and

WHEREAS, all decisions arrived at by the Planning and Zoning Commission reviewed require a majority vote of all members (four votes) for passage or approval; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on October 23, 2025, and failed to vote for approval with three (3) ayes to two (2) nays, with two members absent; 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 located at 18124 Martin Avenue, a leasable tenant space within a building at 18106-18124 Martin and located on a 0.69-acre parcel near the northwest corner of Martin Avenue and Hickory Road.
2. The subject property is owned by Yan Cui of Park Ridge, Illinois;
3. The property has been approved for a zoning map amendment to rezone the property from the current B-1 Downtown Core zoning district to the B-2 Downtown Transition zoning district;
4. The proposed use requires approval of a special use permit to operate at the subject property;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
6. The proposed salon business is consistent with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot One in the Plat of Consolidation of Lots 1, 2, 3, and 4 in Block 2 in Thornton Station, a Subdivision in the SE ¼ of the SW ¼ of Section 31, Township 36N, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-13-031-0000

Common Address: 18124 Martin Avenue
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Tatiana Perkins to allow operation of a salon and spa establishment at the above-described property.

SECTION FOUR – CONDITIONS:

1. Hours of Operation are limited to 9:00 a.m. to 10:00 p.m.

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 October 23, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of November 11, 2025, 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 11th Day of November, 2025.

Village President

Village Clerk

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