

ORDINANCE NO. M-2378

AN ORDINANCE REZONING PROPERTY AT 18106 - 18124 MARTIN AVENUE, HOMEWOOD, ILLINOIS, FROM B-1 DOWNTOWN CORE TO B-2 DOWNTOWN TRANSITION DISTRICT

WHEREAS, 65 ILCS 5/11-13-3 *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, Yan Cui has petitioned for a zoning map amendment to rezone the property she owns at 18106-18124 Martin Avenue from the B-1, Downtown Core District to the B-2, Downtown Transition District; and

WHEREAS, the Planning and Zoning Commission reviewed this request at a public hearing on October 23, 2025, and recommended approval; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to amend the Village's zoning map for the property at 18106-18124 Martin Avenue from B-1, Downtown Core District to B-2, Downtown Transition District, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, that:

SECTION ONE – FINDINGS OF FACT:

In connection with this ordinance and based upon the record of public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon evidence presented at the said public hearing, the President and Board of Trustees herewith make findings of fact as follows:

1. The subject property is located at 18106-18124 Martin Avenue and is owned by the petitioner, Yan Cui of Park Ridge, Illinois;
2. The subject property is located in the B-1 Downtown Core District;
3. The property owner wishes to reclassify the property to the B-2 Downtown Transition District.

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: 29-31-313-031

Common Address: 18106-18124 Martin Avenue
Homewood, IL 60430

SECTION THREE – APPROVAL OF MAP AMENDMENT:

The Homewood Zoning Map is hereby amended to designate the subject property as B-2 Downtown Transition District.

SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made a part of this ordinance:

1. Homewood Planning and Zoning Commission minutes of October 23, 2025, as they relate to the subject map amendment.
2. Homewood Village Board minutes of November 11, 2025, as they relate to the subject map amendment.

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 11th day of November, 2025.

Village President

ATTEST:

Village Clerk

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