

ORDINANCE NO. M - 2307

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
SALON/SPA AT 18154 HARWOOD 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 for a salon/spa establishment at 18154 Harwood Avenue; and

WHEREAS, the proposed use is to be located within a professional office building; and

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

WHEREAS, salon/spa establishments 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 August 8, 2024, and recommended approval of a special use permit to allow the operation of a salon/spa; 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, 18154 Harwood, is within the B-2 Downtown Transition zoning district.

2. The use of the subject property is a professional office building with approximately 6,000 square feet of floor area.
3. The applicant, Destiny Wheatley, is the proposed tenant for Suite 202 at 18154 Harwood.
4. The applicant has proposed a salon/spa establishment in a vacant tenant space at the subject site and has requested a Special Use Permit for the operation of the business.
5. A salon/spa establishment in the B-2 zoning district is subject to review by the Planning and Zoning Commission for adherence to the Standards for Special Use, as written in Section 44-07-11 of the Village Zoning Ordinance.
6. The proposed use will operate in an existing tenant space of approximately 276 square feet.
7. The proposed use will not harm the health, safety, or public welfare of the surrounding community.

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Beginning at a point 422.19 feet south of the Northeast corner of Block 6 in Thornton Station, a subdivision of the Southeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, thence South along the East line of said Block 6, 60 feet to a point, thence Southwesterly along the Easterly line of Lot 9 in Block 6, 67 Feet to the Southeasterly corner of said Lot, thence Westerly along the Southerly line of said Lot 120 feet to a point, thence North 99 Degrees 29 Minutes a distance of 97.37 feet to a point, thence East 93 Degrees 40 Minutes a distance of 116 feet to the point beginning, in Cook County, Illinois.

Permanent Index Number: 29-31-312-015-0000

Common Address: 18154 Harwood Avenue
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Des Beauty Galore Salon/Spa, applicant Destiny Wheatley, to operate a salon/spa establishment at the above-described property.

SECTION FOUR - 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 August 8, 2024, as they relate to this ordinance.

The Homewood Village Board minutes of August 27, 2024, as they relate to this ordinance.

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 27th Day of August.

Village President

Village Clerk

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