

ORDINANCE NO. M-2242

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO JING WANG
TO ALLOW MASSAGE THERAPY AT 1131 175TH STREET UNIT A,
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, Jing Wang has requested a special use permit for massage therapy at 1131 175th Street, Unit A; and

WHEREAS, Simborg Industrial Real Estate, Inc, owner of the subject property has authorized such request for a special use; and

WHEREAS, massage therapy is a special use in the M-1 Limited Manufacturing District per Table 44-03-04 of the Homewood Zoning Ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on March 9, 2023 and by a vote 6-0 unanimously recommended 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 at 1131 175th Street, Unit A is zoned M-1 Limited Manufacturing District, and Massage Therapy is a special use in the zoning district.
2. The proposed business will operate within an existing multi-tenant office building that is adequately served by utilities, access, and on-site parking.
3. The proposed business will not have a negative impact on other surrounding businesses or properties.

SECTION THREE - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 in Simborg Subdivision, being a subdivision in part of the Northeast ¼ of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat recorded August 29, 1986, as Document No. 86383195, in Cook County, Illinois.

Permanent Index Number: 29-32-200-029-0000

Common Address: 1131 175th Street, Unit A
Homewood, IL 60430

SECTION FOUR - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Jing Wang to allow massage therapy 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:

The Homewood Planning and Zoning Commission minutes of March 9, 2023, as they relate to the subject zoning.

The Homewood Village Board minutes of March 28, 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 28th day of March 2023.

Village President

Village Clerk

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