

ORDINANCE NO. M - 2230

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE OPERATION OF A SALON/SPA ESTABLISHMENT FOR
"NUSOLE WELLNESS SPA, LLC"
AT 18664 DIXIE HIGHWAY, 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, Niya Thompson, proprietor of "NuSole Wellness Spa, LLC" has requested a special use permit for a salon/spa establishment to operate a medical pedicure establishment at 18664 Dixie Highway; and

WHEREAS, E.M.A. Building Corporation, owner of the subject property has authorized such request for a special use; and

WHEREAS, this business is classified in the Homewood Zoning Ordinance as a special use in the B-2 Community Business District; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on October 13, 2022 and by a vote 7-0 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 is located at 18664 Dixie Highway, in the B-2 Community Business District.
2. The applicant, Niya Thompson, is the business owner and has authorization of the property owner, E.M.A. Building Corporation, to request the special use permit to operate a salon/spa establishment.
3. A salon/spa is a special use in the B-2 Community Business District per Table 44-175.1 of the Homewood Zoning Ordinance.
4. The proposed establishment will be approximately 560 sf and include three treatment chairs; the required parking can be accommodated on the site.

SECTION THREE – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 113 feet of the South 263 feet of that part of the Southeast Quarter of the Northwest Quarter of section 6, Township 35 North, Range 14, East of the Third principal Meridian, described as follows: beginning at a point which is 33 feet north and 33 feet west of the Southeast corner of said Southeast Quarter of the Northwest Quarter thence north parallel with the East line of said Southeast Quarter of the Northwest Quarter 869 feet, thence west parallel to the North line of said Southeast Quarter of the Northwest Quarter 250.65 feet; thence South 869 feet, thence East 250.65 feet to the point of beginning
and

That part of the Southeast Quarter of the Northwest Quarter of section 6, Township 35 North, Range 14, East of the Third principal Meridian, described as follows: beginning at a point which is 33 feet north and 33 feet west of the Southeast corner of said Southeast Quarter of the Northwest Quarter of section 6 aforesaid; thence north parallel with the East line of said Southeast Quarter of the Northwest Quarter aforesaid 150 feet; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter aforesaid, 250.65 feet; thence South 150 feet; thence East 250.65 feet to the point of beginning, containing 86/100 of an acre more or less.

Permanent Index Number: 32-06-118-016-0000 and 32-06-1178-004-0000

Common Address: 18664 Dixie Highway
Homewood, IL 60430

SECTION FOUR – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Niya Thompson to operate a salon/spa establishment for medical pedicures at the above-described property.

SECTION FIVE – CONDITIONS:

The business owner, Niya Thompson, must provide proof that she has obtained all certifications required by the State of Illinois for operating a pedicure salon.

SECTION SIX – 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 October 13, 2022, as they relate to the subject zoning.

The Homewood Village Board minutes of October 25, 2022, as they relate to this ordinance.

SECTION SEVEN – 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 25th day of October 2022.

Village President

Village Clerk

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