

ORDINANCE NO. M - 2356

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
A SALON AT 18346 GOVERNORS HIGHWAY
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 operate a salon at 18346 Governors Highway; and

WHEREAS, the subject property is located in the B-3, General Service zoning district; and

WHEREAS, salon and spa establishments are allowed as a special use in the B-3 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on May 22, 2025, and recommended approval of a special use permit to allow the operation of a salon; 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 18346 Governors Highway, a leasable tenant space located on a 5.46-acre parcel near the southwest corner of Governors Highway and 183rd Street;
2. The subject property is owned by Cherry Creek Investors, LLC of Northbrook, Illinois;

3. The subject property is located within the B-3 General Business zoning district;
4. The proposed business is to be located within a tenant space with 1,800 square feet of gross floor area;
5. The applicant has proposed a salon and spa establishment to occupy the subject property;
6. The current zoning designation of the property allows for a salon and spa establishment as a special use;
7. The subject tenant space is included within an 85,610 square-foot multi-tenant shopping center, which requires 285 parking spaces. The center has 391 parking spaces on-site shared between other businesses within the center.
8. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
9. The proposed salon business will operate within the existing commercial building that is adequately served by existing utilities, access, and on-site parking.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 1 and 4 in the Walgreens Resubdivision of Lots 1 and 2 in Cherry Creek Shopping Center Subdivision in Part of the Northeast ¼ of the Section 1, Township 35 North, Range 13, East of the Third Principal Meridian, According to the Plat Thereof Recorded June 6, 2006 as Document No. 0615710069, in Cook County, Illinois.

Permanent Index Number: 31-01-225-004-0000
 31-01-225-007-0000

Common Address: 18346 Governors Highway
 Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Diamond Rowels to allow a salon 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 May 22, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of May 27, 2025, as they relate to the subject zoning.

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 May, 2025.

Village President

Village Clerk

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