

ORDINANCE NO. M - 2355

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A
CARRY-OUT FACILITY AT 18035 DIXIE 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 occupy a 1,100-square-foot tenant space in the existing commercial building at 18035 Dixie Highway to operate a carry-out facility; and

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

WHEREAS, carry-out facilities are allowed as a special use in the B-2 zoning district; and

WHEREAS, all decisions arrived at by the Planning and Zoning Commission reviewed require a majority vote of all members (four votes) for passage or approval; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on May 8, 2025, voted 5-0 (two members absent) to recommend approval of a 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 – FINDINGS OF FACT:

1. The subject property is located at 18035 Dixie Highway on a 0.24-acre parcel, at the northeast corner of Dixie Highway and Ridge Road;
2. The subject property is owned by UMC Meds LLC of Mokena, Illinois;
3. The subject property is located within the B-2 Downtown Transition zoning district;
4. The proposed business is to be located within a space with 1,100 square feet of gross floor area;
5. The applicant has proposed a carry-out facility to occupy the subject property;
6. The current zoning designation of the property allows a carryout restaurant as a special use;
7. The subject property has four (4) parking spaces on-site, shared with other businesses adjacent to the proposed business, with one (1) dedicated parking space.
8. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
9. The existing commercial building is adequately served by utilities, access, and parking.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 1 in Panos Resubdivision of that part of the West 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-400-054-0000

Common Address: 18035 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Kathy Bracy Smith to allow a carry-out facility 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 8, 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.

Village President

Village Clerk

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