

**ORDINANCE NO. M - 2345**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW  
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 18035 DIXIE  
HIGHWAY IN HOMEWOOD, COOK COUNTY, ILLINOIS.**

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**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 an events space; and

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

**WHEREAS**, indoor commercial places of assembly are allowed as a special use in the B-2 zoning district; and

**WHEREAS**, all actions by the Planning and Zoning Commission require a majority vote of all members (four votes) for approval; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on November 21, 2024, and continued to January 23, 2025, and failed to vote for approval with three (3) ayes to three (3) nays; 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, near the northeast corner of Dixie Highway and Ridge Road;
2. The subject property is owned by Omar Hassad of Tinley Park, Illinois;
3. The applicant has proposed an events space, classified as an indoor commercial place of assembly in the zoning ordinance;
4. The proposed business would be within a 1,100-square-foot gross floor area tenant space in a multi-tenant building;
5. The subject property is located within the B-2 Downtown Transition zoning district;
6. Indoor commercial places of assembly are a special use in the B-2 district;
7. The subject property has one (1) dedicated on-site parking space and additional public parking spaces on Dixie Highway, shared with adjacent businesses;
8. The applicant has a signed agreement with Eldridge Dental Group (1944 Ridge Road) to use up to 20 parking spaces during events;
9. The site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
10. The proposed event business will operate within the existing commercial building that is adequately served by utilities.

**SECTION TWO - LEGAL DESCRIPTION:**

The subject property is legally described as follows:

*Lot 1 in Panos Resubdivision of That Park 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 Niya Jones to allow an indoor commercial place of assembly at the above-described property.

**SECTION FOUR - CONDITIONS:**

1. Total occupancy for events shall be determined by the Fire Department (not to exceed 50 people at any specific time); and
2. No alcohol is allowed on the premises without a liquor license issued by the Village.
3. The applicant shall provide a parking lease agreement for 20 parking spaces.

**SECTION FIVE - 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 November 21, 2024, and January 23, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of February 25, 2025, as they relate to the subject zoning.

**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 25<sup>th</sup> Day of February 2025.

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_