

ORDINANCE NO. M - 2453

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN
INDOOR COMMERCIAL PLACE OF ASSEMBLY USE AT 18148 MARTIN
AVENUE 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 the 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 an indoor commercial place of assembly at 18148 Martin Avenue in Homewood, Illinois; and

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

WHEREAS, indoor commercial place of assembly uses are allowed as a special use in the B-2 Downtown Transition zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its rescheduled regular meeting on August 20, 2026, and voted for approval with six (6) ayes to zero (0) 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 18148 Martin Avenue and is located within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is currently owned by Florence Hardy;
3. The proposed use of the property is an indoor commercial place of assembly, which is classified as a special use in the B-2 Downtown Transition zoning district;
4. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
5. The proposed special use complies with the applicable standards for special use permit approval as set forth in Section 44-07-11.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 17 in Block 2 in Thornton Station, a Subdivision in the Southeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-313-018-0000

Common Address: 18148 Martin Avenue
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Florence Hardy of The Nap Lounge Illinois LLC to permit the operation of an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS:

1. The applicant shall receive approval from the Village Board of Trustees of a variance to operate an indoor commercial place of assembly on a local classification street at the subject property;
2. The maximum capacity for the proposed use at the subject property shall not exceed 25 persons.

SECTION FIVE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

- a. Homewood Planning and Zoning Commission minutes of August 20 and August 27, 2026, as they relate to the subject zoning.
- b. Homewood Village Board minutes of September 8, 2026, as they relate to the subject zoning.

SECTION SIX – RECORDING:

The Village Attorney shall record this Ordinance, without attachments, in the Cook County Clerk – Recording Division.

PASSED and APPROVED this 8th Day of September, 2026.

Village President

Village Clerk

YEAS: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____