

ORDINANCE NO. M - 2451

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN
INDOOR COMMERCIAL PLACE OF ASSEMBLY USE AT 1820 RIDGE
ROAD 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 a learning center for emerging healthcare professionals (classified as an *indoor commercial place of assembly*) at 1820 Ridge Road in Homewood, Illinois; 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 Downtown Transition zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its 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 proposed use is located at 1820 Ridge Road, a tenant space within an existing office center, within property identified with Cook County PIN 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046.
2. The subject property is located within the B-2 Downtown Transition zoning district;
3. The subject property is currently owned by 1820 Building LLC of Wilmette, IL;
4. The proposed use is classified as an indoor commercial place of assembly, which is a special use within the B-2 Downtown Transition zoning district;
5. The proposed use on the subject site meets applicable use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
6. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
7. The proposed indoor commercial place of assembly use is consistent with the standards for special use permit approval as set forth in Section 44-07-11(c) of the Village Zoning Ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lots 42, 43, 44, 45, 46, 47 and 48 in Robertson and Young's Second Addition to Homewood, being a Subdivision in the Northwest ¼ of the Southeast ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 29-31-401-040, 29-31-401-041, 29-31-401-042, 29-31-401-043, 29-31-401-044, 29-31-401-045, 29-31-401-046

Common Address: 1820 Ridge Road
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Kytori Tolbert (Healthcare Innovator Institute) to allow an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS

None.

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 August 20, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of September 8, 2026, 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 8th Day of September, 2026.

Village President

Village Clerk

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