

ORDINANCE NO. M - 2452

**AN ORDINANCE GRANTING A VARIANCE AT 18148 MARTIN AVENUE
IN HOMEWOOD, COOK COUNTY, ILLINOIS, TO ALLOW OPERATION
OF AN INDOOR COMMERCIAL PLACE OF ASSEMBLY ON A NON-
COLLECTOR OR ARTERIAL STREET.**

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 zoning variation by the passage of an Ordinance; and

WHEREAS, the petitioner, Florence Hardy, owns the property at 18148 Martin Avenue; and

WHEREAS, the petitioner proposes the operation of an indoor commercial place of assembly in the existing building at that location, which is in the B-2 Downtown Transition zoning district; and

WHEREAS, indoor commercial places of assembly are classified as special uses within the B-2 Downtown Transition district; and

WHEREAS, Section 44-04-04(b)(1) of the Homewood Zoning Ordinance requires that indoor places of assembly be located on streets classified as collector and/or arterial streets; and

WHEREAS, the petitioner has requested a variation from Section 44-04-04(b)(1) to allow the operation of an indoor commercial place of assembly on Martin Avenue, which is not a collector or arterial street; and

WHEREAS, the Homewood Planning and Zoning Commission considered the special use permit request at its rescheduled regular meeting on August 20, 2026, and voted for approval with six (6) ayes to zero (0) nays, conditioned on the approval of a variance at a regular meeting of the Commission on August 27, 2026; and

WHEREAS, the Homewood Planning and Zoning Commission considered the variance request at its August 27, 2026 regular meeting and voted six (6) votes to zero (0) to recommend approval of the requested variance; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, find it appropriate and are willing to grant a variance, 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 – INCORPORATION OF RECITALS:

The above recitals are incorporated into this ordinance as if restated here.

SECTION TWO – FINDINGS OF FACT:

1. The subject property is located at 18148 Martin Avenue and is within the B-2 Downtown Transition zoning district, with Cook County PIN # 29-31-313-018-0000;
2. The subject property is 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 applicant has requested a variance from Section 44-04-04(b)(1) of the Village Zoning Ordinance to permit the operation of an indoor commercial place of assembly on the subject site, which is not located on a collector or arterial street;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;

6. The proposed variance complies with the applicable standards for variance approval as set forth in Section 44-07-12.

SECTION THREE – 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 FOUR – GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

A variation from Section 44-04-04(b)(1) *Place of Assembly Use Standards, Indoor Place of Assembly Commercial and Non-Commercial, All Sizes*, to permit the operation of an indoor commercial place of assembly at 18148 Martin Ave., which is not a collector or arterial street.

SECTION FIVE – CONDITIONS:

1. The applicant shall receive approval from the Village Board of Trustees of a special use permit to operate an indoor commercial place of assembly at the subject property, which is located in the B-2 Downtown Transition zoning district.

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

The following documents are hereby made part of this Ordinance:

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

SECTION SEVEN- RECORDING:

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

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

Village President

Village Clerk

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