

ORDINANCE NO. M - 2383

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT
18065 HARWOOD 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 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 5,000-square-foot tenant space in the existing commercial building at 18065 Harwood Avenue to operate a fitness center; and

WHEREAS, the subject property is located in the B-1, Downtown Core zoning district; and

WHEREAS, indoor commercial places of assembly are allowed as a special use in the B-1 zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on November 13, 2025, and voted for approval with five (5) 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 18065 Harwood Avenue and is located within the B-1 Downtown Core zoning district;
2. The subject property is currently owned by Fred Sierzega of Homewood, Illinois;
3. The subject property is under contract for ownership with the applicant, Philip Glapion;
4. The proposed indoor commercial place of assembly use is a special use within the B-1 Downtown Core zoning district;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance;
6. The proposed fitness business is consistent 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:

Units A, B, C, D, E, C-1, C-2, C-3, Together with their Undivided Percentage Interest in the Common Elements in 18065 Harwood Condominium as Delineated and Defined in the Declaration Recorded as Document No. 0021039030, in the Northeast 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: 29-31-310-020-0000

Common Address: 18065 Harwood Avenue
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Phillip Glapion to allow an indoor commercial place of assembly at the above-described property.

SECTION FOUR – CONDITIONS:

1. Hours of operation shall be restricted to 5:00 AM to 10:00 PM.
2. The applicant shall provide a security plan indicating the location of security cameras and other security features for approval from the Police Department prior to issuance of a building permit.

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 13, 2025, as they relate to the subject zoning.

The Homewood Village Board minutes of November 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 25th Day of November, 2025.

Village President

Village Clerk

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