

ORDINANCE NO. M - 2405

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
INDOOR COMMERCIAL PLACE OF ASSEMBLY AT 2000-2010 WEST
183rd STREET 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, Monique Gill has requested a special use permit to occupy a 2,348-square-foot tenant space in the existing commercial building at 2000-2010 W. 183rd Street to operate a fitness center; 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, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on February 26, 2026, and voted for approval with five (5) ayes to one (1) nay; 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 2000 W 183rd Street and is in the B-2 Downtown Transition zoning district, with PIN 29-31-317-022-0000;
2. The subject property is owned by Keith Hoogland of Springfield, IL;
3. The proposed indoor commercial place of assembly use is a special use within the B-2 Downtown Transition zoning district;

4. The subject site meets use-specific standards in Section 44-04-04 of the Village Zoning Ordinance;
5. The subject site meets applicable development standards in Section 44-05 of the Village Zoning Ordinance; and
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:

The East ½ of Lot 19 and Lots 20, 21, 22 in Block 4 in Thornton Station, a Subdivision of the Southeast ¼ of the Southwest ¼ of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian (Excepting that Part of Lot 22 Described as Follows:

Beginning at the Southeast Corner of said Lot 22; thence westerly along the South Line of said Lot 22 for a distance of 20.0 feet; thence northeasterly for a distance of 32.04 feet to a Point on the East Line of said Lot 22, lying 25.0 feet northerly of said Southeast Corner of Lot 22; thence southerly the said East Line of Lot 22 for a distance of 25.0 feet to the Point of Beginning, all in Cook County, Illinois.

Permanent Index Number: 29-31-317-022-0000

Common Address: 2000-2010 W. 183rd Street
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

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

SECTION FOUR – CONDITIONS:

1. The Petitioner shall submit load calculations for the proposed business, including specifications of any upgraded panes or other electrical fixtures, prior to issuance of a building permit.
2. The Petitioner shall submit third-party testing approval (*i.e.* UL listing) of any sauna fixture 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 February 26, 2026, as they relate to the subject zoning.

The Homewood Village Board minutes of March 10, 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 10th Day of March, 2026..

Village President

Village Clerk

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