

ORDINANCE NO. M - 2269

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE
OPERATION OF A SALON AND SPA ESTABLISHMENT AT 18350 KEDZIE
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 for the operation of a salon/spa establishment in a vacant tenant space at 18350 Kedzie Avenue; and

WHEREAS, the proposed use is to be located within an existing structure classified as a multi-tenant commercial center; and

WHEREAS, the subject property is located in the B-3 General Business zoning district; and

WHEREAS, salon/spa uses are allowed as a special use in the B-3 General Business zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission considered the request at its regular meeting on October 19, 2023 and recommended approval of a special use permit to allow the operation of a salon/spa use; 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 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:

- The subject property is located at 18350 Kedzie Avenue, Suite 202;
- The subject property is classified as a multi-tenant commercial center as defined by the Village Zoning Ordinance.
- The applicant Jocelyn Alamoodi proposes to construct and operate a 585-square-foot salon use on the subject property;
- The property is zoned B-3 General Business zoning district;
- Salon/spa uses are allowed as a special use in the B-3 General Business zoning district;
- The subject property currently has 30 onsite parking spaces plus 9 spaces available on the street; the multi-tenant commercial center requires a minimum of 1 off-street space per 300 square feet of gross floor area. The center requires a minimum of 36 off-street parking spaces.
- The Village Zoning Ordinance states that no existing building shall be required to provide any additional parking spaces unless the total aggregate parking requirement for the site increases by 50%. This use would increase the aggregate parking requirements by 8%. Therefore, additional parking spaces are not required.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 12 in Homewood Gardens Acres Unit Number 1, being a subdivision of the North ½ of the Northeast ¼ of the Northeast ¼ of Section 2, Township 36 North, Range 13 East of Third Principle Meridian, in Cook County, Illinois.

Permanent Index Number: 31-02-201-012-0000;

Common Address: 18350 Kedzie Avenue, Suite 202
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Jocelyn Alamoodi of Ian Terrell Hair Design Studio to operate a salon at the above-described property.

SECTION FOUR - 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 October 19, 2023, as they relate to the applicant's special use request.

The Homewood Village Board minutes of November 14, 2023, as they relate to the applicant's special use request.

SECTION FIVE - 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 14th day of November, 2023.

Village President

Village Clerk

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