

ORDINANCE NO. M - 2268

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
OPERATION OF AN INDOOR COMMERCIAL PLACE OF ASSEMBLY AT
18203 DIXIE HIGHWAY 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 construct an indoor fitness and cycling facility classified as by the Homewood Zoning Ordinance as an indoor commercial place of assembly at 18203 Dixie Highway; 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 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, use-specific regulations in Section 44-04-04 of the Village of Homewood Zoning Ordinance require that all commercial indoor places of assembly requiring a special use permit be located along a street classified as an arterial or collector; and,

WHEREAS, the subject property is located on Dixie Highway, a minor arterial roadway controlled by the Illinois Department of Transportation; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on October 19, 2023 recommended approval of a special use permit as requested; 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 as requested, 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 at 18203 Dixie Highway.
- XFA Cycling and Fitness Studio and applicant Tashyna Willis propose to operate an indoor cycling and fitness studio (indoor commercial place of assembly) in an existing commercial tenant space.
- This space previously housed a dental office and is within an existing multi-tenant commercial center as defined by the Village Zoning Ordinance.
- The existing commercial tenant space is 2,173 square feet in area, within a larger center totaling 19,540 square feet.
- The peak hours for this use will include early mornings and evenings on weekdays, and early morning through early afternoon on weekends.
- David Albrecht, the property owner, has provided landlord approval for the special use application and supports the proposed use.
- The property is zoned B-2 Downtown Transition.
- Indoor commercial places of assembly, such as the proposed cycling and fitness studio use, are allowed in the B-2 zone with a special use permit to assess use-specific regulations and compatibility with surrounding uses.
- The proposed use is located on a minor arterial and meets the use-specific standards outlined in the Village Zoning Ordinance for special use permit applications.
- The subject property has 62 parking spaces. The multi-tenant commercial center requires a minimum of 1 space per 300 square feet of gross floor area. The center requires a minimum of 65 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 site increases to the total parking requirement by 17%.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 265 feet (except the North 100 feet thereof) of that part of the West ½ of the SE ¼ of Section 31, Township 36 North, Range 14, bounded and described as follows: Beginning at the Northeast corner of Lot 1 in the subdivision of Lot 6 County Clerk’s Division of the W ½ of the SE ¼ of said Section 31; thence West along the North line of Lot 1 extended 297 feet to a point 33 feet East of the West line of said SE ¼; thence North parallel to said West line, 346 feet; thence East parallel to said North line of Lot 1, 297 feet; thence South parallel to said West line of said SE ¼; 346 feet to place of beginning, in Cook County, Illinois.

Permanent Index Number: 29-31-409-056-0000

Common Address: 18201-18209 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is granted to XFA Cycling and Fitness Studio and applicant Tashyna Willis to operate a cycling and fitness studio as an indoor commercial place of assembly at the above-described property.

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

These documents are 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: _____