

ORDINANCE NO. M-2236

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE OPERATION OF A SALON/SPA ESTABLISHMENT FOR
“bbHOLISTIC, LLC”
AT 18203 DIXIE HIGHWAY, HOMEWOOD, COOK COUNTY, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance; and

WHEREAS, Benita Best, proprietor of “bbHOLISTIC, LLC” has requested a special use permit for a salon/spa establishment to operate a holistic wellness establishment at 18203 Dixie Highway; and

WHEREAS, David Albrecht of Unchecked Capital, LLC, owner of the subject property has authorized such request for a special use; and

WHEREAS, this business is classified in the Homewood Zoning Ordinance as a special use in the B-1 Central Business District; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on December 8, 2022 and by a vote 6-1 recommended approval of the requested special use; 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 - INCORPORATION OF RECITALS:

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

SECTION TWO - FINDINGS OF FACT:

1. The subject property is located at 18203 Dixie Highway, in the B-1 Central Business District.
2. The applicant, Benita Best, is the business owner and the property owner, David Albrecht, has consented to the application.
3. A salon/spa is a special use in the B-1 Central Business District and the proposed holistic wellness business is classified as a salon/spa by the Definitions (Sec 44-04) of Homewood Zoning Ordinance.
4. The subject property is within the Downtown Overlay District, as identified in the 2005 Village of Homewood Downtown Master Plan.
5. The applicant requests a Special Use Permit for a Salon/Spa Establishment in the B-1 Central Business District to operate a business providing massage therapy and other personal services.
6. The proposed establishment will be approximately 2,173 sf and include 6 treatment rooms.

SECTION THREE - 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 1/2 of the SE 1/2 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 West 1/2 of the SE 1/4 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 1/4; 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 1/4; 346 feet to place of beginning, in Cook County, Illinois.

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

Common Address: 18203 Dixie Highway
Homewood, IL 60430

SECTION FOUR - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Benita Best to operate a salon/spa establishment "bbHOLISTIC, LLC" for holistic wellness at the above-described property.

SECTION FIVE - DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

1. Homewood Planning and Zoning Commission minutes of December 8, 2022, as they relate to the subject zoning.
2. Homewood Village Board minutes of January 10, 2023, as they relate to this ordinance.

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 January 2023.

Village President

Village Clerk

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____