

ORDINANCE NO. M - 2253

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW MASSAGE THERAPY FOR “BBHOLISTIC, LLC” AT 920 W 175TH
STREET, SUITES 1 & 2, 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 Massage Therapy at 920 W 175th Street, Suites 1 & 2; and

WHEREAS, the property owner, 920 175th Street LLC, through its manager, John Harrell, has authorized such request for a special use; and

WHEREAS, massage therapy is a Special Use in the B-4 Shopping Center District per Table 44-03-04 of the Homewood Zoning Ordinance; and

WHEREAS, the Homewood Planning and Zoning Commission considered the request at its regular meeting on May 25, 2023 and by a vote 4-1 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 a 1,900 sf tenant space located at 920 W 175th Street, Suites 1 & 2 in the B-4 Shopping Center District, where Massage Therapy is a Special Use per Table 44-03-04 of the Homewood Zoning Ordinance.
2. The proposed business will operate within an existing commercial building that is adequately served by utilities, access, and on-site parking.

SECTION THREE – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Parcel 1: Lot 2 in M-R Bank Subdivision, a Resubdivision of Lot 2 in Richmond Subdivision, a Subdivision of Part of the East 1/2 of the Southeast 1/4 of Section 29, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: Lot 2 in the Garden at Homewood Place Subdivision of Part of the East 1/2 of the Southeast 1/4 of Section 29, Township 36 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 29-29-409-023-0000 (Parcel 1) and
29-29-409-029-0000 (Parcel 2)

Common Address: 920 W 175th Street, Suites 1 & 2
Homewood, IL 60430

SECTION FOUR – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Benita Best to operate massage therapy 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:

The Homewood Planning and Zoning Commission minutes of May 25, 2023, as they relate to the subject zoning.

The Homewood Village Board minutes of June 13, 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 13th day of June 2023.

Village President

Village Clerk

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