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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/10/2007 02:36 PM Pg: 1 of 4

Property of Cook County Clerk's Office

ORDINANCE NO. M - 1743

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A TOUCH OF SERENITY CAREER INSTITUTE, INC. TO OPERATE A COSMETOLOGY, ESTHETICIAN AND NAIL TECHNOLOGY LEARNING CENTER AT 18656 DIXIE HIGHWAY, 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, said ILCS 5/11-13-1.1 et seq. further authorizes the granting of a special use by passage of an Ordinance; and

WHEREAS, the subject property is located in the B-3, Service Business District; and

WHEREAS, Learning Centers are special uses in the B-3, Service Business District; and

WHEREAS, a request has been received for a special use permit to locate a cosmetology, esthetician and nail technology learning center for continuing education classes and seminars within the building at 18656 Dixie Highway with; and

WHEREAS, the Homewood Plan Commission reviewed and recommended approval of a special use permit for a learning center for A Touch of Serenity at their regular meeting on August 8, 2007; 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 for the property

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hereinafter described to permit the location of a learning center 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 18656 Dixie Highway and is currently owned by Emil Dicks. Candace Kyles has a lease for a portion of he subject property.
2. The subject property is zoned B-3 Service Business District.
3. Learning Centers are special uses in the B-3 zoning district.
4. The petitioners are seeking to operate a continuing education facility for cosmetologists, estheticians and nail technologists.
5. The operator of the learning center will be A Touch of Serenity Career Institute, Inc., an Illinois corporation.
6. Any change in conditions related to the property or the use requires special use approval.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 43 feet of the South 306 feet of that part of the South East Quarter of the North West Quarter of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point which is 33 feet North and 33 feet West of the South East corner of said South East Quarter of the North West Quarter thence North parallel with the East line of said South East Quarter of the North West Quarter 869 Feet, thence West Parallel to the North line of said South East Quarter of the North West Quarter 250.65 feet; thence South 860 feet, thence 250.65 feet to the point of beginning, otherwise know as 18656 Dixie Highway , Homewood, IL.

PINS: 32-06-118-015-0000

Common Address: 18656 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted for the operation of a learning center by A Touch of Serenity Career Institute, Inc. at the above described property.

SECTION FOUR – CONDITIONS:

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1. Any construction at the above location shall be subject to receipt of a building permit and construction/conversion of the subject property shall begin within 12 months and be completed within 24 months of approval.
2. A Touch of Serenity Career Institute, Inc shall be limited to five parking spaces at any given time in the parking lot on the subject property.
3. If A Touch of Serenity Career Institute, Inc violates either of the above conditions, the Village Board may revoke this Special Use Permit after written notice to the business and an opportunity for an informal hearing before the Village Board.

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

The following documents are hereby made part of this Ordinance:

1. The Homewood Plan Commission minutes of August 8, 2007, as they relate to the subject zoning.
2. The Homewood Village Board minutes of September 11, 2007, September 25, 2007, and November 27, 2007 as they relate to the special user permit in question.

SECTION SIX – RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Recorder of Deeds in Cook County, Illinois.

PASSED and APPROVED this 27th day of November, 2007


 Village President


 Village Clerk

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENCES: 0

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Village of Homewood

Village Hall
 2020 Chestnut Road
 Homewood, IL 60430-1776
 (708) 798-3000
 (708) 206-3496 fax

Village Manager's Office
 (708) 206-3377
 (708) 206-3496 fax

**Community Development
 Department**
 (708) 206-3385
 (708) 206-3947 fax

Finance Department
 (708) 798-3000
 (708) 798-4680 fax

Fire Department
 17950 Dixie Highway
 Homewood, IL 60430-1732
 (708) 206-3400
 (708) 206-3498 fax

Police Department
 17950 Dixie Highway
 Homewood, IL 60430-1788
 (708) 206-3420
 (708) 206-3497 fax

**Public Works
 Department**
 17755 Ashland Avenue
 Homewood, IL 60430-1301
 (708) 206-3470
 (708) 206-3499 fax

I hereby certify that the attached is a true and accurate copy of an Ordinance passed by the President and Board of Trustees of the Village of Homewood on November 27, 2007.

John Marino
 Deputy Village Clerk

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Village of Homewood

homesweethomewood.com