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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2019 10:40 AM PG: 1 OF 3

Prepared by & return to:  
Christopher J. Cummings  
2024 Hickory Rd., Suite 205  
Homewood IL 60430

ORDINANCE NO. M - 2096

**AN ORDINANCE GRANTING A PARKING VARIATION  
TO ALLOW A DENTAL OFFICE  
2421 W. 183<sup>rd</sup> STREET, 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 5/11-13-5 authorizes the granting of a zoning variation by passage of an Ordinance; and

**WHEREAS**, the subject property is located in the B-2, Community Business District; and

**WHEREAS**, dental offices are permitted uses in the B-2, Community Business District; and

**WHEREAS**, a request has been received to locate a dental office in an existing building at 2421 W. 183rd Street with four parking spaces; and

**WHEREAS**, based upon the number of employees and examining rooms at the proposed office, the Homewood Zoning Ordinance requires seven parking spaces; and

**WHEREAS**, the Homewood Planning and Zoning Commission reviewed the variance request at its regular meeting on December 13, 2018 and recommended

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approval of a zoning variation to allow operation of the dental office with three fewer spaces than required by the zoning ordinance; and

**WHEREAS**, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant the requested variance, 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 2421 183<sup>rd</sup> Street;
2. Dr. Basit G. Nisbeth, DDS is under contract to purchase the one-story office building;
3. Dr. Nisbeth proposes to operate a dental office in an approximately 900 square feet space within a multi-tenant mixed use commercial center at the subject location;
4. The subject property is located in the B-2 Community Business District;
5. Dental offices are a permitted use in the B-2 district;
6. The subject property has 4 on-site parking spaces within a larger parking area in the commercial center;
7. The Homewood Zoning Ordinance requires seven parking spaces, based upon the number of employees and examining rooms at the proposed office.

## SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

Lot 5 in Block 14 in Flossmoor Park 3<sup>rd</sup> Addition, being a subdivision of the East ½ of Lots 1 and 2 (except the South 660 feet thereof) in the Northeast ¼ of Section 1, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 31-01-205-002-0000

Common Address: 2421 W. 183<sup>rd</sup> Street  
Homewood, IL 60430

## SECTION THREE - GRANTING OF VARIATION:

The following variation is hereby granted to the petitioner:

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A variation from Table 11.2 in Section 11 of the Homewood Zoning Ordinance to allow operation of a dental office at 2421 W. 183<sup>rd</sup> Street with three fewer parking spaces than the minimum required by the zoning ordinance.

**SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:**

The following documents are hereby made part of this Ordinance:

Homewood Planning and Zoning Commission minutes of December 13, 2018, as they relate to the subject zoning

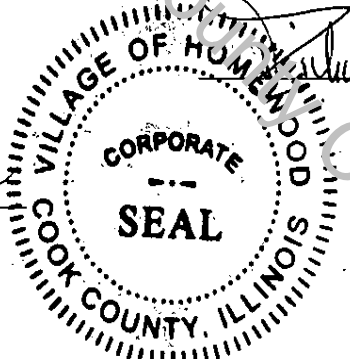
Homewood Village Board minutes of January 8, 2019, as they relate to the subject zoning.

**SECTION FIVE - 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 8<sup>th</sup> day of January, 2019.

Marilyn Thomas  
Village Clerk



[Signature]  
Village President

YEAS: 5 NAYS: 0 ABSTENTIONS: — ABSENCES: 1