

ORDINANCE NO. M-2295

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
OPERATION OF A MOTOR VEHICLE RENTAL FACILITY AT 17803 BRETZ
DRIVE 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 for motor vehicle rental at 17803 Bretz Drive; and

WHEREAS, the proposed use is to be located within an existing structure classified as a multi-tenant; and

WHEREAS, the subject property is located in the M-1, Limited Manufacturing zoning district; and

WHEREAS, motor vehicle rentals are allowed as a special use in the M-1, Limited Manufacturing zoning district; and

WHEREAS, use-specific regulations in Subsection 44-04-09D of the Village of Homewood Zoning Ordinance require that all motor vehicle rentals meet specific use standards, including a minimum lot size of 3 acres; and,

WHEREAS, the subject property meets the required use standards; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on April 25, 2024, and recommended approval of a special use permit to allow the operation of motor vehicle rental; 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 – FINDINGS OF FACT:

1. The subject property is located at 17803 Bretz Drive and is within the M-1 Limited Manufacturing zoning district.
2. The applicant, Lakeisha Williams, is the proprietor of the proposed motor vehicle rental facility, 119 Tranzit. The property owner is General Brooks.
3. The proposed use, cited by the applicant as a “motor vehicle repair and rental facility,” is classified as a motor vehicle rental use, per definitions outlined in Section 44-09-15 of the Village Zoning Ordinance.
4. The applicant, Lakeisha Williams, has requested a Special Use Permit in the M-1 zoning district to operate the motor vehicle rental use, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a tenant space totaling 1,850 square feet of total floor area.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-09.D of the Village Zoning Ordinance, which requires motor vehicle rental facilities to meet specific standards through the duration of the operation of the use.
8. The proposed use is located within a multi-tenant shopping center; 78 spaces are required for the 23,400 sq. ft. shopping center. The subject tenant space requires a minimum of 6 parking spaces dedicated to the proposed use.
9. The subject site has 145 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Unit C-3 together with its undivided percentage interest in the common elements in Homewood Business Park Condominium as delineated and defined in the Declaration recorded as Document No. 0923210013, as amended from time to time in the Southwest ¼ of the Northwest ¼ of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 29-33-100-067-1001

Common Address: 17803 Bretz Drive
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to 119 Tranzit, applicant Lakeisha Williams to operate a motor vehicle rental facility at the above-described property.

SECTION FOUR – CONDITIONS:

1. No more than 4 parking spaces shall be utilized for overnight vehicle storage, including vehicles available for rent or serviced vehicles.
2. All vehicle storage shall be located within marked off-street parking spaces. No vehicles shall be stored in a manner that impedes building access or access to the rear drive aisle of the site.
3. Any vehicle receiving service shall not be stored on the site for greater than 30 days, as required for uses providing automotive repair service.
4. No materials used for the service of rental vehicles or private vehicles shall be stored in outdoor areas.
5. No vehicle storage shall occur in a location that creates obstructions to traffic circulation on public streets.
6. No vehicle repair services offered with the proposed use shall include the services classified as auto body repair in the Village of Homewood Zoning Ordinance, including but not limited to major painting and undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services, such as body, frame, or fender straightening and repair, overall painting or undercoating.

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

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of April 25, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of May 14, 2024, as they relate to the subject zoning.

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 14th Day of May.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____