

ORDINANCE NO. MC- 1059

AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE TO ALLOW OPERATION OF A VETERINARY CLINIC AS A SPECIAL USE IN THE B-1 ZONING DISTRICT

WHEREAS, the Illinois Municipal Code authorizes the President and Board of Trustees of the Village of Homewood to regulate by ordinance the use and development of land within the Village to promote public health, safety, comfort and welfare; and

WHEREAS, Heartland Veterinary Partners proposes to operate a veterinary clinic at 18265 Dixie Highway in the Village of Homewood; and

WHEREAS, operation of a veterinary clinic is not a permitted or special use in the B-1 district of the Zoning Ordinance; and

WHEREAS, notice of a meeting of the Planning and Zoning Commission called to consider such change was published on December 27, 2021, in accordance with 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on January 13, 2022, and that body voted 7-0 to recommend a text amendment that would allow operation of a veterinary clinic in the B-1, Central Business District as a special use.

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:

In connection with this ordinance and based upon the record of public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at the public hearing, the President and Board of Trustees make these findings of fact:

1. The subject property is located at 18265 Dixie Highway;
2. Heartland Veterinary Partners proposes to operate a veterinary clinic at the location;
3. The property is zoned B-1/Central Business District;
4. A veterinary clinic is not a permitted or special use in the B-1, Central Business District;
5. The building is currently operated as a 24-hour fitness use; and
6. Section 2.15 of the Homewood Zoning Ordinance states that any person having a right of ownership in any property in the Village may propose amendments to the zoning text;
7. The proposed text amendment meets the standards set forth in paragraph 2.15 of the Homewood Zoning Ordinance.

SECTION TWO - AMENDMENT TO ZONING ORDINANCE:

The Village’s Zoning Ordinance is amended as follows:

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- A. Table 5.1, Summary Table of Permitted and Special Uses, in the Business Districts is amended as follows: (additions underlined, deletions ~~strike-through~~):

Use	VILLAGE OF HOMEWOOD, ILLINOIS TABLE 5.1: BUSINESS DISTRICT USE TABLE				
	Zoning Districts				Specific Use Standards
	B1	B2	B3	B4	
<u>Veterinary Clinic</u>	<u>S</u>				

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SECTION THREE - ADDITIONAL MATERIALS TO BECOME PART OF ORDINANCE:

The following documents are made a part of this ordinance:

Homewood Planning and Zoning Commission minutes of January 13, 2022, as they relate to the subject text amendment.

Homewood Village Board minutes of January 25, 2022, as they relate to the subject text amendment.

SECTION FOUR - EFFECTIVE DATE:

This ordinance shall be in full force and effect after its passage, approval and publication in accordance with law.

PASSED and APPROVED this 25th day of January 2022

Village President

Village Clerk

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