

ORDINANCE NO. M-2210

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW OPERATION OF A BASEBALL ACADEMY
17829 BRETZ DRIVE 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, a request has been received for a special use permit to locate a baseball academy in an existing multi-tenant commercial building at 17829 Bretz Drive; and

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

WHEREAS, learning centers are allowed as a special use in the M-1, Limited Manufacturing District; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on January 13, 2022, and recommended approval of a special use to allow operation of a learning center; 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:

- The subject property is located at 17829 Bretz Drive;

- The space is owned by Nola North;
- The space is leased by Homewood Baseball Academy, Inc.
- Homewood Baseball Academy proposes to operate batting cages within the current multi-tenant commercial building at the subject location;
- The subject property is located in the M-1 Limited Manufacturing District;
- A baseball academy, defined as a “learning center,” is permitted as a special use in the M-1 district; and
- The subject property has adequate onsite parking spaces;
- The proposed use complies with the standards for special uses in Section 2.16 of the Homewood Zoning Ordinance.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

Units A-1, A-2, A-3, A-4, and A-5 in Homewood Business Park Condominium, in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 36 North, Range 14, East of the Third Principal Meridian, as delineated on a survey attached as Exhibit “E” to the Declaration recorded August 20, 2009, as Document 0923210013 together with an undivided percentage interest in the Common Elements appurtenant thereto, as set forth and defined in the Declaration aforesaid, in Cook County, Illinois.

Permanent Index Number: 29-33-100-067-1005

Common Address: 17829 Bretz Drive
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to Homewood Baseball Academy, Inc. to operate a learning center in the commercial building at the above-described property.

SECTION FOUR – 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 January 13, 2022, as they relate to the subject zoning.

The Homewood Village Board minutes of January 25, 2022, as they relate to this ordinance.

SECTION FIVE – 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 25th day of January 2022.

Village President

Village Clerk

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