

## **ORDINANCE NO. MC - 1062**

### **AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE TO ALLOW OPERATION OF A VETERINARY CLINIC AS A SPECIAL USE IN THE B-4 SHOPPING CENTER 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**, David Rojas as authorized by Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC has petitioned to amend the Zoning Ordinance to allow operation of a veterinary clinic in the B-4 Shopping Center District as a special use; and

**WHEREAS**, operation of a veterinary clinic currently is not allowed as a permitted use or a special use in the B-4 Shopping Center District of the Zoning Ordinance; and

**WHEREAS**, notice of a meeting of the Planning and Zoning Commission called to consider the requested text amendment was published June 29, 2022, in accordance with 65 ILCS 5/11-12-7; and

**WHEREAS**, a public hearing was held before the Planning and Zoning Commission on July 14, 2022, and the Planning and Zoning Commission and by a vote 4-0 unanimously recommended approval of the proposed text amendment; and

**WHEREAS**, the President and Board of Trustees find it to be in the best interests of the citizens and businesses within the Village of Homewood to amend the Zoning Ordinance as requested.

**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 applicant, David Rojas as authorized by Washington Park Plaza, LLC c/o M&J Wilkow Properties, LLC a property owner in the Village of Homewood, has requested an amendment to the Zoning Ordinance to allow the operation of a veterinary clinic in the B-4 Shopping Center District as a special use.
2. Section 44-173 and Table 44-175.1 of the Zoning Ordinance establish permitted and special uses allowed in the business zoning districts of the Village.

3. Allowing operation of a veterinary clinic in the B-4 Shopping Center District as a special use is consistent with the goals of the Comprehensive Plan and is compatible with existing uses and development patterns of the zoning district.
4. It is appropriate to classify the proposed use as a special use since operation of a veterinary clinic in the B-4 Shopping Center District may require additional considerations to ensure compatibility with adjacent uses.

**SECTION TWO – AMENDMENTS TO ZONING ORDINANCE:**

The Village’s Zoning Ordinance is amended as follows:

- A. Table 44-175.1, Summary Table of Permitted and Special Uses is amended by addition of the following under “Retail, Service, Transportation Uses” (new text in **bold-underline**):

**TABLE 44-175.1: Summary Table of Permitted and Special Uses**

P= Permitted Use    S= Special Use

Use	Zoning Districts				Specific Use Standards
	B-1	B-2	B-3	B-4	
Veterinary Clinic	S			<b><u>S</u></b>	

**SECTION THREE – EFFECTIVE DATE:**

This Ordinance shall be effective from and after its passage and approval as provided by law.

PASSED and APPROVED this 26<sup>th</sup> day of July 2022.

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_