

ORDINANCE NO. MC-1064

**AN ORDINANCE AMENDING CHAPTER 44 OF THE HOMEWOOD
MUNICIPAL CODE CLARIFYING THE PURPOSES OF BUSINESS DISTRICTS
WITHIN THE VILLAGE, AND AMENDING TABLES OF PERMITTED AND
SPECIAL USES WITHIN RESIDENTIAL AND BUSINESS DISTRICTS**

WHEREAS, Section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) authorizes a municipality to divide the entire municipality into districts of such number, shape, area, and of such different classes as may be best suited to protect public health, safety, and economic development, among other considerations; and

WHEREAS, Section 11-13-1 further authorizes a municipality to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses; and

WHEREAS, the Village of Homewood proposed text amendments to clarify the purposes of business districts within the village and to revise permitted and special uses within these districts; and

WHEREAS, the Planning and Zoning Commission conducted public hearings on the proposed text amendments on December 3, 2020, and November 18, 2021, and thereafter unanimously recommended approval of the proposed amendments; and

WHEREAS the President and Board of Trustees of the Village of Homewood find it to be in the community's best interests to revise the village's zoning ordinance as provided in this ordinance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, as follows:

SECTION ONE - AMENDMENTS TO THE HOMEWOOD MUNICIPAL CODE:

A. Section 44-172 of the Homewood Municipal Code is amended as follows (additional language underlined, deletions ~~stricken~~):

Sec. 44-172. Purposes of the business districts.

(a) The purpose of the B-1 central business district is to ~~allow~~ encourage commercial uses that provide goods and services to the village

as a whole. The district provides for a mix of commercial, residential and entertainment uses. The standards are designed to maintain the pedestrian-oriented environment while accommodating larger scale uses.

(b) The purpose of the B-2 community business district is to protect and maintain the scale of commercial areas that provide goods and services primarily for the convenience of the surrounding neighborhoods. The standards are designed to promote the continuation of small-scale commercial districts.

(c) The purpose of the B-3 service business district is to provide for higher volume and higher intensity of commercial uses. Since these uses may affect the overall character of the village, the standards are designed to maintain and enhance the appearance of major thoroughfares.

(d) The purpose of the B-4 shopping center district is to provide retail and related commercial uses that serve the residents of the village and the surrounding areas. The district allows for medium-scale development that generates a significant amount of traffic. The standards provide flexibility in the mix and scale of commercial uses.

(e) All of the business districts are designed to set aside defined areas within the village that are best suited for commercial development to generate tax revenues to pay for governmental services benefiting the entire community.

B. Table 44-144.1 (Summary Table of Permitted and Special Uses in Residential Districts) of the Homewood Municipal Code is amended as shown in the attached Exhibit A (additional language underlined, deletions ~~stricken~~).

C. Table 44-175.1 (Summary Table of Permitted and Special Uses in Business Districts) of the Homewood Municipal Code is amended as shown in the attached Exhibit B (additional language underlined, deletions ~~stricken~~).

D. Table 44-268.1 (Summary Table of Permitted and Special Uses in the Public Land and Open Space District) of the Homewood Municipal Code is amended as shown in the attached Exhibit C (additional language underlined, deletions ~~stricken~~).

E. Section 44-355(j) of the Homewood Municipal Code is amended as follows (additional language underlined, deletions ~~stricken~~):

- (j) *Places of worship.* Places of worship shall be treated as special uses in all residential districts and the PL-2 district. When operated by the place of worship, the following are considered accessory uses and do

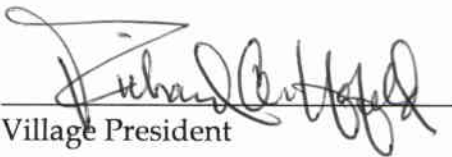
not require separate special use approval: the rectory, parsonage, or convent; childcare centers; meeting facilities, and bookstores. In addition to the special use standards in section 44-81, places of worship shall meet the following requirements:

- (1) The facility shall be located on a collector or arterial street.
- (2) Off-street parking shall be provided in compliance with article VII of this chapter.
- (3) When abutting residential uses, a landscaped buffer shall be provided in accordance with article VIII of this chapter.

SECTION TWO - EFFECTIVE DATE:

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

PASSED and APPROVED this 23rd day of August 2022.


Village President

ATTEST:


Village Clerk



Ayes: 6

Nays: 0

Abstain: —

Absent: —

Use	Zoning District				Specific Use Standards
	R-1	R-2	R-3	R-4	
Agricultural uses					
Agriculture, growing of crops	S	S			
Residential uses					
Congregate housing, assisted living			S	S	See section 44-355(h)
Convent/monastery/seminary	S	S	S	S	
<u>Clubs, Lodges</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	
Dwellings, multiple-family			S	P	
Dwellings, single-family	P	P			
Dwellings, two-family			P	P	
Dwellings, townhouse (5 units/building, 10 feet separation between buildings)			P	P	
Elderly housing, independent			S	S	
Group home	P, S	P, S	P, S	P, S	See section 44-355(e)
Home-based business	P, S	P, S	P, S	P, S	See section 44-355(d)
Nursing homes, sanitariums			S	S	See section 44-355(h)
Specialty residential uses					See section 44-412
Cultural, religious, recreational uses					
Art galleries and museums	S	S	S	S	
Indoor recreation, community center, health club, YMCA/YWCA	S	S	S	S	
Outdoor recreation, golf/country club, playing field, tennis court, swimming pool	S	S	S	S	See section 44-355(f)
Parks, playgrounds	P	P	P	P	
Places of worship	S	S	S	S	See section 44-355(j)
Governmental and educational uses					
Government offices, police, fire stations	S	S	S	S	
Municipally-operated health center				S	
Public libraries, post offices	S	S	S	S	
Schools, boarding or preschools	S	S	S	S	

Use	Zoning District				Specific Use Standards
	R-1	R-2	R-3	R-4	
Schools, elementary, junior high, high school	P	P	P	P	
Utilities, local	S	S	S	S	See section 44-355(i)
Utilities, community	S	S	S	S	See section 44-355(i)
Retail, service, transportation uses					
Adult day care	S	S	S	S	See section 44-355(h)
Bed and breakfast	S		S	S	See section 44-355(o)
Childcare centers	S	S	S	S	See section 44-355(c)
Hospitals				S	
Hotels, motels				S	
Office or personal service-accessory to multifamily .				P	
Retail uses, accessory to multifamily				S	See section 44-355(m)
Transit terminals, transportation stations	S	S	S	S	
Other uses					
Planned unit developments	S	S	S	S	Subject to article VI of this chapter
Satellite dishes	P, S	P, S	P, S	P, S	
Wireless communication facilities					See section 44-355(p)
Temporary uses					See section 44-384

Use	Zoning District				Specific Use Standards
	B-1	B-2	B-3	B-4	
Residential Uses					
Clubs, lodges	S	S	S	S	
Convent/monastery/seminary	S	S	S	S	
Congregate housing, assisted living	S	S	S	S	See section 44-355(h)
Dwellings, multiple-family		S	S	S	
Dwelling units above ground floor	P	P	S	S	Subject to section 44-144
Dwelling units on ground floor	S	S			Subject to section 44-355(u)
Elderly housing, independent	S	S	S	S	
Nursing homes, sanitariums			S	S	See section 44-355(h)
Specialty residential uses	P				See section 44-412
Cultural, Religious, Recreational, and Entertainment Uses					
Art galleries, museums	P	S	P	P	
Funeral homes	S	P	P	P	
Indoor amusement, movie theatres	S	P S	P S	P S	
Outdoor recreation, golf course, country club	S	S	S	S	See section 44-355(f)
Parks/playgrounds	S	S	S	S	
Places of worship	S	S	S	S	See section 44-355(j)
Governmental and Educational Uses					
Parking lots-off street	P	P	P	P	
Parking decks	P			S	
Government office, police, fire stations	S	S	S	S	
Public libraries, post offices	S	S	S	S	
Schools, trade or business	S	P	P	P	
Utilities, local	S	S	S	S	See section 44-355(i)
Utilities, community	S	S	S	S	See section 44-355(i)
Retail, service, transportation uses					

Use	Zoning District				Specific Use Standards
	B-1	B-2	B-3	B-4	
Adult day care	S	S	S	S	See section 44-355(h)
Bed and breakfast	P	S	S		See section 44-355(o)
Childcare centers	*	S	S**	*	See section 44-355(c)
Carryout facilities	P	P	P	P	See section 44-355(b)
Domestic pet grooming	P	P	P	P	See section 44-355(l)
Drive-through facilities	S	S	S	P	
Financial institutions	S	S	S	S	
Hotels, motels	S	S	S	S	
Laundry, self-service		S	S	S	
Learning centers	P	S	S	S	
Motor vehicle sales and rental			P	P	
Motor vehicle service and repair	S	S	S	P	
Office professional	P	P	P	P	
Personal service	P	P	P	P	
Restaurants, taverns, banquet halls, live entertainment	P	S	P	P	Subject to noise standards in section 44-303
Retail	P	P	P	P	
Salon/spa establishments	S	S	P	P	
Sports arenas, exhibit hall				S	See section 44-355(k)
Transit, transportation stations	S	S	S	S	
Other uses					
Craft brewery	S	S	S	S	
Outdoor storage	P	P	P	P	See section 44-355(g)
Satellite dishes	P, S	P, S	P, S	P, S	See section 44-355(a)
Tattoo parlors/body piercing facilities			S		See section 44-355(r)

<i>Use</i>	<i>Zoning District</i>				<i>Specific Use Standards</i>
	B-1	B-2	B-3	B-4	
Wireless communication facilities		S	S	S	See section 44-355(p)
Planned unit developments	S	S	S	S	Subject to article VI of this chapter
Temporary uses					See section 44-384
Veterinary clinic	S				

Use	Zoning District		Specific Use Standards
	PL-1	PL-2	
Governmental and Educational Uses			
Animal shelter and adoption center operated by a nonprofit corporation organized and operated exclusively for exempt purposes set forth in Internal Revenue Code section 501(c)(3)		S	
Community centers, indoor recreation		P S	
Government offices, police and fire stations		P	
Natural area preserves	P	P	
Outdoor amusement		P	
Outdoor recreation: golf courses, swimming pools, tennis courts, playing fields		P	
Parks and playgrounds	P	P	
Places of Worship		S	See section 44-355 (j)
Public library		P	
Schools: elementary, junior high, high school		P	
Utility, community	P	P	See section 44-355(i)
Utility, local	P	P	See section 44-355(i)
Retail, Service, and Transportation Uses			
Childcare centers, accessory use only		S	See section 44-355(c)
Parking lot, off-street	S	P	
Transportation stations and terminals		S	
Other Uses			
Planned unit developments		S	Subject to article VI of this chapter
Satellite dishes		P, S	See section 44-355(a)
Wireless communications facilities		P, S	See section 44-355(p)
Temporary uses	S	S	See section 44-384