

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 27, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-47: Text Amendment for Accessory Uses for Non-Commercial Places of Assembly

APPLICATION INFORMATION

APPLICANT	Village of Homewood 2020 Chestnut Road Homewood, IL 60430
ACTION REQUESTED	Text amendment to consider addition of some commercial uses as permitted accessory uses for non-commercial places of assembly in Village zoning districts
ADDRESS	N/A
PIN	N/A

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 16, 2026. No mailed notice was required for this text amendment.

The Village will continue to conduct voluntary outreach with operators or owners of impacted non-commercial places of assembly.

ACTION REQUESTED

The Village of Homewood is preparing a proposed text amendment to consider some existing commercial uses as permitted accessory uses for non-commercial places of assembly.

BACKGROUND

The Village has seen an influx of requests in the past 12-24 months to use space previously approved for a non-commercial place of assembly (i.e. places of worship, community centers, etc.). Many non-commercial places of assembly have seen declining demands for space to operate in, or increases in vacancies. These institutions have brought forward requests or applications for the operation of various commercial uses, such as professional offices or personal service uses.

Due to the influx of applications, the Village is currently researching potential text amendments to allow accessory uses in under-utilized spaces (such as closed community centers or places of worship with large unused spaces).

CONTINUATION

The Village continues to research options for moving forward with the proposed text amendments. Village staff continue to conduct various forms of research, including:

- Case studies/best practices from other communities
- Legal guidance from various sources, including the Illinois Municipal League and the American Planning Association
- Feedback from other institutions in the Village (such as places of worship and community centers)

Village staff will continue to present research and feedback to the Planning and Zoning Commission. The Village requests a continuation of this case to provide additional time for research and writing draft language in partnership with other Village departments and the Village Attorney. A first presentation of research will be provided at the August 27 meeting of the Planning and Zoning Commission.

This case was noticed on July 16 for the July 30 meeting of the Planning and Zoning Commission. The July 30 meeting was rescheduled to August 13 due to public severe weather emergency. The August 13 meeting was rescheduled to August 20 due to public severe weather emergency. The Planning and Zoning Commission voted to continue review of this case to August 27 at the August 20 meeting.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Continue Case 26-47: Text Amendment for Accessory Uses for Non-Commercial Places of Assembly until September 8, 2026, to allow additional time to complete research and write draft language for the proposed text amendment.