

ORDINANCE NO. MC-1100

**AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE
RELATED TO OFF-STREET PARKING REQUIREMENTS**

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, a notice of a public hearing of the Planning and Zoning Commission called to consider such an amendment was posted on April 8, 2026, in accordance with 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on April 23, 2026, and that body voted 6-0 to recommend text amendments related to off-street parking requirements;

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 the public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

1. The current text of the Village Zoning Ordinance was most recently amended and adopted on August 26, 2025;
2. Section 44-05-01 of the Village Zoning Ordinance includes all off-street parking requirements of the Village of Homewood, and Section 44-05-02 of the Village Zoning Ordinance includes all requirements for location, placement and layout of off-street parking facilities;

3. The proposed amendment to Section 44-05-01 of the Village Zoning Ordinance exempts all properties located in the B-1 Downtown Core zoning district and in the B-2 Downtown Transition zoning district from the use-based parking requirements found in Section 44-05-01;
4. The proposed amendment to Table 44-05-01(c) amends required parking ratios for multiple-family dwellings (including buildings with up to 6 units, buildings with greater than 7 units, and buildings with units above the ground floor, as designated as use categories in the Village Zoning Ordinance), townhouse dwellings, and manufactured home parks;
5. The proposed amendment to Section 44-05-02 amends requirements for location and authorization of off-site parking requirements, and amends where reductions in required parking from shared parking may occur;
6. The proposed amendment to Table 44-03-04 creates off-site parking facilities as a unique use category and designates off-site parking as a limited use in all non-residential zoning districts, including manufacturing districts and special districts, and all off-site parking facilities would be required to meet the criteria of the limited use permit application review process;
7. The proposed amendments are in conformance with current, pending, or un-enacted state statutes, including S.B. 2111; 50 ILCS 845, Art. 2 adopted October 31, 2025 (also known as the “People over Parking Act”), and do not create new non-conformities with any state statute; and
8. The Village of Homewood consulted peer communities, engineering standards, input from other practitioners and guidance on best practices to assess this amendment.

SECTION TWO – AMENDMENT TO ZONING ORDINANCE:

The Village’s Zoning Ordinance is hereby amended as follows:

* * *

A. Section 44-05-01 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

(a) *General provisions.* Off-street parking is permitted as an accessory use in all zoning districts, provided that it complies with this section. Off-street parking as a principal use is permitted only when expressly authorized by the regulations of the applicable zoning district.

~~(1) Reduction of required spaces. Any off-street parking or loading space required in connection with buildings or structures existing on January 10, 2023, shall not be removed, except in conformance with the requirements of this chapter. Any~~

~~building or structure that is erected or substantially altered after the effective date of the ordinance from which this chapter is derived shall provide off-street parking and loading spaces in accordance with this section, unless otherwise approved by the director of economic and community development as an administrative exception (section 44-07-06).~~

~~(2) *Change in land use.* When the existing use of a building or structure is changed to a new type of use, parking and loading facilities shall be provided as required for such new type of use, unless otherwise approved by the director of economic and community development as an administrative exception (section 44-07-06).~~

~~(3) *Change in intensity of use.* When a building or structure shall undergo any increase in the number of dwelling units, gross floor area, or other unit of measurement, parking and loading facilities shall be provided for such density increase, unless otherwise approved by the director of economic and community development as an administrative exception (section 44-07-06).~~

~~(4) *Buildings erected prior to January 10, 2023.*~~

~~a. This article shall not be construed to require the addition of any parking or loading spaces for uses in buildings or structures existing on the effective date of the ordinance from which this chapter is derived.~~

~~b. Notwithstanding subsection 44-05-01(a)(3) and subsection 44-05-01(a)(4), no building or structure existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional parking spaces unless and until the aggregate increase in the required number of spaces shall be greater than 50 percent of the spaces existing on the effective date of the ordinance from which this chapter is derived.~~

~~c. Notwithstanding subsection 44-05-01(a)(3) and subsection 44-05-01(a)(4), no building or structure existing on the effective date of the ordinance from which this chapter is derived shall be required to provide any additional loading spaces unless and until the aggregate change shall equal the full square footage for which one additional loading space is required.~~

(1) *Applicability of requirements.* This article shall not be construed to require the addition of any parking or loading spaces for uses in building or structures existing on the effective date of the ordinance from which this chapter is derived unless one or more of the following apply:

a. *New development or substantial alteration:* Any building or structure that is erected or substantially altered after the effective date of the ordinance from which this chapter is derived shall provide off-street parking and loading spaces in accordance with this section, unless the building or structure is located within a zoning district or overlay area which is exempted from such requirements by the provisions of this section. *This requirement shall only apply to buildings and structures erected prior to January*

10, 2023 if the number of required spaces after alteration is greater than 50% of the existing spaces constructed on the site.

- b. Change in land use. When the existing use of a building or structure is changed to a new type of use, parking and loading facilities shall be provided as required for the new use. This requirement shall only apply to uses located in buildings or structures erected prior to January 10, 2023 if the number of required spaces for the new use is greater than 50% of the existing spaces constructed on the site.
- c. Change in intensity or expansion of use. When a building or structure shall undergo any increase in the number of dwelling units, gross floor area, or other unit of measurement, parking or loading facilities shall be provided for such density increase. This requirement shall only apply to uses located in building or structures erected prior to January 10, 2023 if the number of required spaces for the expanded use is greater than 50% of the existing spaces constructed on the site.

(2) Reduction in required spaces. Any off-street parking or loading space required in connection with buildings or structures existing on January 10, 2023, shall not be removed except in conformance with the requirements of this section.

(b) *Computation.*

(1) *Basis for computation.*

- a. The total number of required parking and loading spaces shall be based upon the requirements for the use of the zoning lot.
- b. When more than one use occupies the same zoning lot, the number of required spaces shall be the sum of the separate requirements for each use unless otherwise approved by the director of economic and community development.
- c. When square feet are specified in Table 44-05-01(c) the area measured shall be the gross floor area of the structure(s) on the property within which the use operates.

(2) *Fractional spaces.* When determination of the number of required off-street parking or loading spaces results in a requirement of a fractional space, any fraction of one-half or less may be dropped, while a fraction in excess of one-half shall be counted as one parking space.

(c) Parking requirements established. All uses shall provide at least the minimum number of off-street parking spaces as detailed in the Table 44-05-01(c), except the following exempt uses:

a. Uses located in the B-1 Downtown Core zoning district and B-2 Downtown Transition zoning district

b. Uses otherwise located, in part or in entirety, within a "transit overlay area" designated by the municipality in compliance with state statute.

~~(d) Parking maximums established. No use, including those exempt from providing off-street parking, shall exceed the minimum parking requirements for the use as defined in Table 44-05-01(c) by more than 25% unless otherwise approved by the director of economic and community development.~~

~~(d) All uses shall provide at least the minimum number of off-street parking spaces as detailed in Table 44-05-01(c). No use shall exceed the minimum number of off-street parking spaces required by more than 25 percent unless otherwise approved by the director of economic and community development.~~

Table 44-05-01(c): Minimum Parking Requirements	
Use	Minimum Parking Requirement
Residential Uses	
Dwelling, Duplex	1.5/dwelling unit
Dwelling, Multiple-Family, all units	1/dwelling unit + 1 space per 5 units
Dwelling, Multiple-Family, above ground floor	
Dwelling, Townhouse	
Dwelling, Single-Family Detached	2/dwelling unit
Group Homes, any capacity	
Manufactured Home Park	1.5/dwelling unit 1/dwelling unit + 1 space per 5 units
Senior Housing, Dependent	0.5/dwelling unit
Senior Housing, Independent	1/dwelling unit
Indoor Commercial Place of Assembly	
Less than 5,000 sq. ft.	1/250 sq. ft. or 1/4
5,000 sq. ft. or more	fixed seats, whichever is greater
Outdoor Commercial Place of Assembly	
Indoor Non-Commercial Place of Assembly	
Less than 5,000 sq. ft.	1/250 sq. ft. or 1/4
5,000 sq. ft. or more	fixed seats, whichever is greater
Outdoor Non-Commercial Place of Assembly	
High Schools	1/employee and 1/4 students based on stated enrollment over 15 years
Junior High/Middle Schools	1/1 employee and 1/10 students based on stated enrollment over 15 years
Elementary Schools	1/1 employee and 1/10 students based on stated enrollment over 15 years
Retail and Mixed-Commercial Uses	
Firearms Retailer	1/250 sq ft
Multitenant Shopping Center	
— Less than 5,000 sq ft	1/250 sq ft

—5,000 sq ft or more	1/300 sq ft
<u>Retail</u>	<u>1/250 sq. ft.</u>
— Less than 5,000 sq ft	1/200 sq ft
— 5,000 sq ft or more	1/250 sq ft
Service and Office Uses	
Adult Day Care	1/300 sq ft
Child Care Center	
Coworking Space	
Financial Institution	
Hospital	1/200 sq ft
Laundry, Self Service	1/300 sq ft
Massage Therapy	1/250 sq ft
<u>Medical Office</u>	<u>1/250 sq ft</u>
— Less than 2,500 sq ft	1/200 sq ft
— 2,500 sq ft or more	1/250 sq ft
— Above ground floor	
<u>Personal Service</u>	<u>1/250 sq ft</u>
— Less than 2,500 sq ft	1/200 sq ft
— 2,500 sq ft or more	1/250 sq ft
— Above ground floor	1/200 sq ft
<u>Professional Office</u>	<u>1/250 sq ft</u>
— Less than 2,500 sq ft	1/250 sq ft
— 2,500 sq ft or more	1/300 sq ft
— Above ground floor	1/250 sq ft
Salon and Spa Establishments	1/200 sq ft
Tattoo Studio/Body Piercing Facility	1/250 sq ft
Veterinary Clinic	1/300 sq ft
Eating and Drinking Uses	
Carry-Out Facility	1/200 sq ft
Craft Brewery	
Restaurant/Bar	
Lodging Uses	
Bed and Breakfast	1.5/guest room
Hotel	
Motel	
Vehicle Related Uses	
Autobody Repair	1/stall
Car Wash	
Fuel Sales	
Motor Vehicle Sales	1/300 sq ft
Motor Vehicle Service	1/stall
Motor Vehicle Rental	1/300 sq ft
Industrial Uses	
Artisan Manufacturing, Assembly, Fabrication	1/500 sq ft of office or sales area + 1/1,000 sq ft of other floor area
Building Material, Machinery, and Equipment Sales or Storage	
Contractor Shop	
Commercial Kitchen	
Crematorium	

Dry Cleaner, Processing On Site	
Greenhouse, Wholesale	
Laundry, Commercial	
Light Manufacturing, Assembly, Fabrication	
Materials Salvage Yard / Recycling Operations	
Mining and Aggregate Extraction	
Printing and Publishing	
Research and Development	
Self Storage	
Warehouse, Distribution	
Utility Uses	
Cannabis and Adult Related Uses	
Adult Uses	1/250 sq ft
Cannabis Dispensing Organization	
Cannabis Infuser Organization	1/1,000 sq ft
Medical Cannabis Cultivation Center	
Transportation Uses	
Transportation Station/Terminal	1/300 sq ft
Accessory Uses	
Accessory Dwelling, Detached/Attached	1/dwelling unit
Accessory Dwelling, Internal	
Accessory Retail/Restaurant	1/250 sq ft

B. Section 44-05-02 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

(j) Location of Required Spaces

~~(1) Off-street parking spaces may be provided in surface lots, below grade, beneath a building and, in those zoning districts where specifically allowed, in parking structures.~~

~~(2) Off-street parking spaces may be located in the rear or interior side yard.~~

~~(3) Parking spaces required per subsection 44-05-01(c) shall be located on the same lot as the use served except for uses in the B-1 district established after the effective date of the ordinance from which this chapter is derived, January 10, 2022, or unless otherwise approved by the director of economic and community development.~~

~~(4) Parking in the B-1 downtown core and B-2 downtown transition districts.~~

~~a. Within the B-1 downtown core and B-2 downtown transition districts, uses in existence on the effective date of the ordinance from which this chapter is derived, January 10, 2022, which are subsequently altered or enlarged, and all new uses may be served by parking facilities located on land other than the lot on which the use is located.~~

- ~~b. Such facilities shall be located within 300 feet and shall be approved by the director of economic and community development, who shall consider safety standards and sound traffic design in making their decision.~~
 - ~~c. In cases where parking facilities are permitted on land other than the lot on which the use is located, such facilities shall be located on property controlled by the same party who owns the lot on which the use to be served is located. Such control may be by deed or by long-term lease.~~
 - ~~1. Such deed or lease shall be filed with the director of economic and community development and recorded with the office of the recorder of deeds by the village at the developer's expense.~~
 - ~~2. The deed or lease shall require the owner or his heirs and assigns to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner, and to notify the village if terms of the lease change.~~
 - ~~3. If the deed or lease terminates prior to the use served, the deed or lease shall not be released until the required off-street parking spaces are provided on the same lot as the use served or until another lot meeting all the requirements of this section is used to provide the required parking or until the village board grants a variance.~~
- 1) Required off-street parking spaces may be provided in surface lots, below grade, beneath a building and, in those zoning districts where specifically allowed, in parking structures.
 - 2) Required off-street parking spaces may be located in the rear or interior side yards. No parking lot shall be provided in front or exterior side yards.
 - 3) Required off-street parking spaces shall be located on the same lot as the use served, **unless otherwise permitted by an off-site parking agreement subject to the provisions of this chapter.**

(k) Location and Regulation of Off-Site Parking

- 1) Required parking spaces may be located on a lot other than the lot on which the use is located, in districts where off-site parking is permitted as a limited use, subject to the following requirements:
 - a. Such facilities shall be located within 500 feet unless otherwise approved by the director of economic and community development;
 - b. Such facilities shall be controlled by the same party who owns the lot on which the use to be served is located, whether by ownership of the property upon which the facilities are located or by long-term lease;

- c. Such facilities shall be approved with a Limited Use Permit application including a long-term parking agreement, which shall meet the following minimum requirements:
 - i. The agreement shall include legal descriptions of the property upon which the use to be served is located and the property upon which the off-site parking facilities are to be located;
 - ii. The agreement shall include map(s) indicating the location of the off-street parking facilities and pedestrian routes between the off-street parking facilities and the use to be served by the facilities;
 - iii. The agreement shall require the owner or his heirs and assigns to maintain the parking facilities for the duration of the use served or the duration of the deed or lease with a minimum of 10 years, whichever shall terminate sooner, and to notify the Village if terms of the agreement change;
 - iv. If the deed or lease terminates prior to the termination of the use served, the deed or lease shall not be released until the required off-street parking spaces are provided on the same lot as the use served or until another lot meeting all the requirements of this section is used to provide the required parking or until the Village Board grants a variance for the required number of parking spaces.
 - v. The agreement shall be recorded with the Cook County Clerk's Office by the Village at the developer's expense upon approval of the Limited Use Permit permitting the off-street parking facilities.

(1) *Shared parking.*

- ~~(1) *Intent and purpose.* Shared parking allowed in this subsection is encouraged as a means of conserving land resources, reducing stormwater runoff, reducing the heat island effect caused by large, paved areas, and improving community appearance.~~
- ~~(2) *Location.* All shared off-street parking allowed under this subsection shall be located within 500 feet of each individual use to be served unless otherwise approved by the director of economic and community development.~~
- ~~(3) *Standards.* Off-street parking and loading facilities may be reduced by 25 percent of the quantity required in Table 44-05-01(c) between a daytime use and an evening or weekend use which have different peak hours of parking need. For the purposes of this section, daytime and evening or weekend uses shall be as determined in Table 44-05-02(j)(3). A petitioner may also request a reduction for any two daytime or any two evening or weekend uses when the hours of peak~~

~~parking do not overlap as determined by the director of economic and community development.~~

- 1) Intent and purpose. Shared parking allowed in this subsection is encouraged a means of conserving land resources, reducing stormwater runoff, reducing the heat island effect caused by large, paved areas, and improving community appearance.
- 2) Location. All shared off-street parking spaces shall be located on the same lot or share approved off-site parking facilities meeting the standards of this section.
- 3) Standards. Off-street parking and loading facilities may be reduced by 25 percent of the quantity required in Table 44-05-01(c) between a daytime uses and an evening or weekend use which have different peak hours of parking need. For the purposes of this section, daytime and evening or weekend uses shall be as determined in Table 44-05-02(j)(3). A petitioner may also request a reduction of up to 25% of required parking spaces for any two daytime or any two evening or weekend uses when the hours of peak parking do not overlap as determined by the director of economic and community development.

Table 44-05-02(k)(3): Shared Parking Uses	
Daytime Uses	Evening or Weekend Uses
Service or Office Uses	Commercial Place of Assembly Uses
Retail Uses	Eating and Drinking Uses
Non-Commercial Place of Assembly Uses	Lodging Uses
Industrial Uses	Other primarily evening or weekend uses, as demonstrated by petitioner and deemed appropriate by the director of economic and community development
Other primarily daytime uses, as demonstrated by petitioner and deemed appropriate by the director of economic and community development	—

- 4) Requirements. The petitioner shall provide sufficient data to indicate that there is not a substantial conflict in the principal hours of operation of the uses.

C. Section 44-03-04 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

Table 44-03-04: Permitted Limited and Special Uses
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Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Accessory Uses													
Accessory Dwelling, Detached	44-04-14(a)	S	S	S	S								
Accessory Dwelling, Attached / Internal	44-04-14(a)	P	P	P	P								
Accessory Retail/Restaurant					S	P	P	P	P	P			L
Cargo Container Storage, Stacking - Permanent	44-04-14(c)									S			
Cargo Container Storage, Stacking - Temporary	44-04-14(d)	T	T	T	T	T	T	T	T	T		T	T
Civic Uses of Public Property	44-04-14(e)											T	T
Contractor's Trailers and Real Estate Model Units	44-04-14(f)	T	T	T	T	T	T	T	T	T		T	T
Drive-Through Facility	44-04-14(g)						S	S	S				
Dumpsters, Temporary	44-04-14(h)	T	T	T	T	T	T	T	T	T	T	T	T
Electric Vehicle Charging Station	44-04-14(i)	P	P	P	P	P	P	P	P	P	P	P	P
Food Cart or Truck	44-04-14(j)					T	T	T	T	T			T
Home-Based Business, Class I	44-04-14(k)	L	L	L	L	L	L	L	L				
Home-Based Business, Class II	44-04-14(k)	S	S	S	S	S	S	S	S				
<u>Off-Site Parking Facilities</u>		<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>		
Outdoor Display/Sale of Merchandise	44-04-14(l)							S	S	S			
Outdoor Itinerant Merchants	44-04-14(m)					T	T	T	T	T			T

Outdoor Seating for Restaurants	44-04-14(n)					L	L	L	L	L			L
Outdoor Storage, Permanent	44-04-14(o)							S	S	S			
Portable Temporary Storage Container	44-04-14(p)	T	T	T	T	T	T	T	T				
Solar Energy Collection System, canopy	44-04-14(q)					L	L	L	L	L		L	L
Solar Energy Collection System, ground													
Less than 1 Acre	44-04-14(r)	L	L	L	L	L	L	L	L	L	L	L	L
1—5 Acres	44-04-14(s)									S			
Solar Energy Collection System, roof	44-04-14(t)	P	P	P	P	P	P	P	P	P		P	P
Tent	44-04-14(u)	T	T	T	T	T	T	T	T	T		T	T

C. Section 44-09-07 is hereby amended as follows (additions underlined, deletions ~~strike through~~)

Easement means the right to use a designated part of property owned by another party for a specified purpose.

Eave means the projecting lower edges of a roof extending beyond the vertical wall of a building.

Electric vehicle charging station means the equipment for charging electric-powered vehicles and the space on a site designated for its use.

~~*Electric vehicle ready* means the installation of electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet ready for the installation of charging equipment.~~

Electric vehicle ready parking space: A parking space which a) is adjacent to raceway with conduit to terminate in a junction box or 240-volt charging outlet ready for the installation of charging equipment, and b) has connection to an electrical panel with sufficient capacity to support a future electrical vehicle charging station.

Exhibit hall means a facility designed and used for conventions, conferences and seminars, along with accessory functions such as preparation and serving of food and beverages.

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SECTION THREE - ADDITIONAL MATERIALS TO BECOME PART OF ORDINANCE:

The following documents are hereby made a part of this ordinance:

Homewood Planning and Zoning Commission minutes of April 23, 2026, as they relate to the subject text amendment.

Homewood Village Board minutes of May 12, 2026, 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 12th Day of May, 2026.

Village President

Village Clerk

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