

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: May 12, 2026**

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Noah Schumerth, Interim Director of Economic and Community Development

**Topic:** Text Amendment for Off-Street Parking Requirements

## **PURPOSE**

Staff requests that the Village Board update the Zoning Ordinance related to off-street parking requirements. The current ordinance was updated on August 26, 2025. This change is in response to the Illinois General Assembly adopting the People over Parking Act in October 2025.

The proposed zoning text amendments perform two functions:

- **Compliance with State Statutes:** The proposed changes will bring the People Over Parking Act and other changes to municipal authority over parking regulations and requirements.
- **Code Clarification and Amendments:** Staff has proposed other minor amendments to clarify language and allow for easier administration of parking requirements for projects.

## **PROCESS**

*What is the People Over Parking Act?*

This bill changes the role of municipalities in regulating parking requirements for new uses and developments, barring municipalities from enforcing parking requirements within ½ mile of any designated “transit hub” and within 1/8 mile of any designated “transit corridor.” The bill will have significant impacts on the Village of Homewood, due to the Village’s proximity to various transit services (including Metra regional rail service and Pace Bus regional bus service).

*Outcomes of proposed changes*

The proposed changes would remove minimum parking requirements for properties located in the Downtown Core (B-1) and Downtown Transition (B-2) zoning districts. The amendments would also revise parking ratios for residential developments, including apartment buildings, townhomes, and manufactured home parks.

Additional updates would clarify rules for off-site parking, including where off-site parking may be located and when shared parking arrangements may reduce the number of required spaces.

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The proposal would also create a new zoning category for off-site parking facilities and require these facilities to go through the Village's limited use permit review process.

The amendments are intended to align the Village's zoning regulations with recently adopted Illinois legislation, including the People over Parking Act, while supporting redevelopment and modern planning practices. In preparing the amendments, the Village reviewed engineering standards, best practice guidance, and feedback from peer communities and planning professionals.

## **OUTCOME**

During the regular meeting of the Planning and Zoning Commission on April 23, 2026, staff presented the proposed amendments and provided contextual information about current and un-enacted State statutes and best practices in municipal parking management from other communities. The Commission voted unanimously by a 6-0 vote to recommend approval of the proposed zoning text amendment. Approval by the Board will make the Village compliant with State law and provide clarification on language and allow for easier administration of parking requirements for projects.

## **FINANCIAL IMPACT**

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

## **LEGAL REVIEW**

Completed

## **RECOMMENDED BOARD ACTION**

Pass an ordinance approving a Text Amendment to the Zoning Ordinance amending parking requirements, permitted uses, and definitions to comply with changes to State law and clarify the Village's parking requirements.

## **ATTACHMENT(S)**

Ordinance