

ORDINANCE NO. MC-1084

**AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE
RELATED TO CHILD CARE CENTERS**

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 change was published on November 6, 2024, in accordance with 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on November 21, 2024, and that body voted unanimously (7 to 0) to recommend text amendments related to Child Care Center Uses; and

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 Village of Homewood Zoning Ordinance was adopted on January 11, 2023.
2. The amendment to Table 44-03-04 of the Homewood Zoning Ordinance permits the operation of *child care center* uses in the B-3 General Business zoning district.
3. *Child care center* uses will remain prohibited in the B-1 Downtown Core, B-4 Shopping Center and all residential zoning districts.
4. All *child care center* uses permitted in the B-3 General Business zoning district as amended would be required to comply with applicable use-specific standards set

forth in Section 44-04-04 and Section 44-08-11 of the Homewood Zoning Ordinance to receive approval of a special use permit by the Board of Trustees.

5. Section 44-05-01(C) of the Homewood Zoning Ordinance lists all *child care center* use categories as subject to a parking requirement of 1 parking space per 300 square feet of gross floor area.
6. Child care center uses would be subject to restrictions on minimum gross floor area, and limitations to operate only in single-use and free-standing buildings for commercial child care centers in the B-2 district.
7. The Village of Homewood consulted peer communities, engineering standards, input from other practitioners, and guidance on best practices to assess this amendment.
8. The proposed text amendment is an outcome of the meeting of the Planning and Zoning Commission, conducted on November 21, 2024.

SECTION TWO - AMENDMENT TO ZONING ORDINANCE:

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

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- A. Table 44-03-04 Permitted Limited and Special Uses is amended as follows: (additions underlined, deletions ~~strike-through~~):

Table 44-03-04. Permitted Limited and Special Uses													
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
Service and Office Uses		R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
Child Care Center	44-04-06(C)						<u>S</u>	S					

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- B. Table 44-04-06(C) Child Care Center is amended as follows: (additions underlined, deletions ~~strike-through~~):
- (1) The center shall comply with all local, state, and federal regulations, and shall be registered and licensed by the Department of Children and Family Services (DCFS) prior to the issuance of a special use permit.
 - (2) The center shall annually supply a copy of its DCFS license or registration to the director of economic and community development.
 - (3) Child Care Centers in the B-2 Downtown Transition zoning district shall operate in a single-use, freestanding, principal building of at least 3,000 square feet in gross floor area.

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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 November 21, 2024, as they relate to the subject text amendment.

Homewood Village Board minutes of November 26, 2024, 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 26th day of November 2024.

Village President

Village Clerk

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