

ORDINANCE NO. MC-1089

**AN ORDINANCE ADOPTING A COMPREHENSIVE AMENDMENT
TO VILLAGE OF HOMEWOOD'S SIGN CODE**

WHEREAS, Section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/11-13-1) authorizes the corporate authorities enact zoning regulations, including dividing the entire municipality into districts of such number, shape, area, and of such different classes (according to use of land and buildings, height and bulk of buildings, intensity of the use of lot area, area of open spaces, or other classification) as may be deemed best suited to promote public health, safety, comfort, morals, and welfare, conserve the taxable value of land and buildings throughout the municipality, lessen congestion, and for other authorized purposes; and

WHEREAS, Section 11-80-15 of the Illinois Municipal Code (65 ILCS 5/11-80-15) authorizes the corporate authorities of Illinois municipalities to regulate the character and control the location of billboards, sign boards, and signs upon vacant property and buildings; and

WHEREAS, the last comprehensive amendment to the Village Sign Code was completed in 1997; and

WHEREAS, the President and Board of Trustees of the Village of Homewood have determined that a comprehensive amendment of the Village's Sign Code is necessary and appropriate to promote health, safety and public welfare; protect and improve the aesthetic and economic conditions of the Village; uphold constitutional protections for Village residents and property owners; address changing signage needs for Village businesses, property owners and residents; and establish comprehensive and publicly accountable procedures for the review of signage on private property; and

WHEREAS, for the previous 18 months, Village staff have engaged with Village residents and members of the Appearance Commission through public workshops and other public engagement events to develop and prepare recommendations for a comprehensive update to the Village Sign Code; and

WHEREAS, the Village conducted three public workshops between January and March 2025, to present draft recommendations and provide opportunities for public feedback and comments; and

WHEREAS, the Village extensively publicized the public workshops, public engagement events, and public meetings related to the proposed update of the Village Sign Code, and utilized social media and other communication strategies to regularly communicate to Village residents and stakeholders the details of the proposed changes to the Village Sign Code; and

WHEREAS, after completion of the public workshops, the Appearance Commission conducted a public meeting on May 1, 2025, and voted 7-0 to recommend approval of the revised Sign Code text by the Village Board of Trustees; and

WHEREAS, after conducting public engagement opportunities, public workshops, and a public meeting of the Appearance Commission, the Village published notice of a public hearing before the Planning and Zoning Commission as required by Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14) to consider revising the Village Zoning Ordinance by inclusion of the Sign Code text in the Village Zoning Ordinance; and

WHEREAS, at the conclusion of the Planning and Zoning Commission public hearing on May 22, 2025, the Commission voted 6-0 to recommend incorporating the proposed Sign Code text into the Village Zoning Ordinance; and

WHEREAS, the President and Board of Trustees find it to be in the best interests of the citizens and businesses within the Village of Homewood to amend the Village Sign Code, including removing Section 30 of the Homewood Municipal Code and adding Section 44-10 to the Village Zoning Ordinance.

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

1. The current Village Sign Code is located in Section 30 of the Homewood Municipal Code; and
2. The current Village Sign Code was adopted in 1997; and

3. Upon completion of research and assessment of current signage conditions, signage best practices and future land use plans, the Village has initiated a text amendment to update and reorganize the Village Sign Code.
4. The Village proposes the creation of a new section (Section 44-10) within the Zoning Ordinance (Chapter 44 of the Homewood Municipal Code) to unify all development regulations, formalize sign review and design review procedures, and simplify development regulations in the Village.
5. The Village also proposes additional changes to subsections in Zoning Procedures (Section 44-07) to establish procedures for sign reviews, sign variances, appearance reviews, and other reviews conducted by the Appearance Commission.

SECTION TWO – REVISIONS TO THE HOMEWOOD MUNICIPAL CODE AND ZONING ORDINANCE:

The Homewood Municipal Code is amended as follows:

1. Chapter 30 (“Signs”) of the Homewood Municipal Code is deleted in its entirety.
2. Subsection 44-04-14 is amended to add Murals and Public Art Installations as Accessory Structures.
3. The following Sections are added to Article 7 of the Homewood Zoning Ordinance, as detailed in pages 41-50 of the attached Exhibit A:
 - a. Section 44-07-14, Sign Reviews
 - b. Section 44-07-15, Appearance Review
 - c. Section 44-07-16, Murals and Art Installations
4. Section 44-10 (“Signage Regulations”) is added to the Homewood Zoning Ordinance, as detailed in pages 1-40 of the attached Exhibit A.

SECTION THREE – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

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

1. Homewood Appearance Commission minutes of May 1, 2025, as they relate to the proposed signage regulations and text amendments;
2. Homewood Planning and Zoning Commission minutes of May 22, 2025, as they relate to the proposed signage regulations and text amendments;
3. Homewood Village Board minutes of August 26, 2025, as they relate to the subject text amendments.

SECTION FOUR – REPEALER

All ordinances, resolutions, or orders, or parts thereof, that conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION FIVE – EFFECTIVE DATE:

This Ordinance shall be effective from and after its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 26th day of August 2025.

Village President

Village Clerk

AYES: ____ NAYS: ____ ABSTENTIONS: ____ ABSENCES: ____