

ORDINANCE NO. MC-1064

AN ORDINANCE AMENDING CHAPTER 44 OF THE HOMEWOOD MUNICIPAL CODE CLARIFYING THE PURPOSES OF BUSINESS DISTRICTS WITHIN THE VILLAGE, AND AMENDING TABLES OF PERMITTED AND SPECIAL USES WITHIN RESIDENTIAL AND BUSINESS DISTRICTS

WHEREAS, Section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) authorizes a municipality to divide the entire municipality into districts of such number, shape, area, and of such different classes as may be best suited to protect public health, safety, and economic development, among other considerations; and

WHEREAS, Section 11-13-1 further authorizes a municipality to classify, regulate and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential, and other uses; and

WHEREAS, the Village of Homewood proposed text amendments to clarify the purposes of business districts within the village and to revise permitted and special uses within these districts; and

WHEREAS, the Planning and Zoning Commission conducted public hearings on the proposed text amendments on December 3, 2020, and November 18, 2021, and thereafter unanimously recommended approval of the proposed amendments; and

WHEREAS the President and Board of Trustees of the Village of Homewood find it to be in the community's best interests to revise the village's zoning ordinance as provided in this ordinance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, as follows:

SECTION ONE - AMENDMENTS TO THE HOMEWOOD MUNICIPAL CODE:

A. Section 44-172 of the Homewood Municipal Code is amended as follows (additional language underlined, deletions ~~stricken~~):

Sec. 44-172. Purposes of the business districts.

(a) The purpose of the B-1 central business district is to ~~allow~~ encourage commercial uses that provide goods and services to the village

as a whole. The district provides for a mix of commercial, residential and entertainment uses. The standards are designed to maintain the pedestrian-oriented environment while accommodating larger scale uses.

(b) The purpose of the B-2 community business district is to protect and maintain the scale of commercial areas that provide goods and services primarily for the convenience of the surrounding neighborhoods. The standards are designed to promote the continuation of small-scale commercial districts.

(c) The purpose of the B-3 service business district is to provide for higher volume and higher intensity of commercial uses. Since these uses may affect the overall character of the village, the standards are designed to maintain and enhance the appearance of major thoroughfares.

(d) The purpose of the B-4 shopping center district is to provide retail and related commercial uses that serve the residents of the village and the surrounding areas. The district allows for medium-scale development that generates a significant amount of traffic. The standards provide flexibility in the mix and scale of commercial uses.

(e) All of the business districts are designed to set aside defined areas within the village that are best suited for commercial development to generate tax revenues to pay for governmental services benefiting the entire community.

B. Table 44-144.1 (Summary Table of Permitted and Special Uses in Residential Districts) of the Homewood Municipal Code is amended as shown in the attached Exhibit A (additional language underlined, deletions ~~stricken~~).

C. Table 44-175.1 (Summary Table of Permitted and Special Uses in Business Districts) of the Homewood Municipal Code is amended as shown in the attached Exhibit B (additional language underlined, deletions ~~stricken~~).

D. Table 44-268.1 (Summary Table of Permitted and Special Uses in the Public Land and Open Space District) of the Homewood Municipal Code is amended as shown in the attached Exhibit C (additional language underlined, deletions ~~stricken~~).

E. Section 44-355(j) of the Homewood Municipal Code is amended as follows (additional language underlined, deletions ~~stricken~~):

- (j) *Places of worship.* Places of worship shall be treated as special uses in all residential districts and the PL-2 district. When operated by the place of worship, the following are considered accessory uses and do

not require separate special use approval: the rectory, parsonage, or convent; childcare centers; meeting facilities, and bookstores. In addition to the special use standards in section 44-81, places of worship shall meet the following requirements:

- (1) The facility shall be located on a collector or arterial street.
- (2) Off-street parking shall be provided in compliance with article VII of this chapter.
- (3) When abutting residential uses, a landscaped buffer shall be provided in accordance with article VIII of this chapter.

SECTION TWO – EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 23rd day of August 2022.

Village President

ATTEST:

Village Clerk

Ayes: _____ Nays: _____ Abstain: _____ Absent: _____