

VILLAGE OF HOMewood



BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 10, 2026

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Ordinance Adopting the Zoning Map

PURPOSE

The zoning map is a crucial tool that delineates the regulations and guidelines for land use within Homewood's jurisdiction. It is designed to ensure the orderly development of the area, balancing the needs of residential, commercial, industrial, and public spaces.

The State of Illinois requires a municipality to publish a map of existing zoning uses, divisions, restrictions, regulations, and classifications each year that the official zoning map of the municipality is amended. The purpose is to ensure that land use regulations align with current planning and development objectives. This process is essential to maintaining orderly growth, protecting property values, and promoting the welfare of the community.

The Village Board approved an amendment to the zoning map in 2025; therefore, an ordinance adopting the official zoning map is required.

PROCESS

The requirement for municipalities to adopt an amended zoning map is stipulated under Illinois State law, specifically within the provisions of the Illinois Municipal Code. This legislation mandates regular updates to zoning maps to reflect changes in land use, development patterns, and community needs.

The Village Board approved Ordinance No. M-2378 on November 11, 2025, changing the zoning on the property at 18106-18124 Martin from B-1 Downtown Core District to B-2 Downtown Transition District.

The updated zoning map has been posted on the Village's website and is now displayed on the lobby wall on the 1st floor of the Village Hall.

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OUTCOME

Once approved, the amended zoning map will be officially documented and published. It will become the legal reference for land use and development regulations within Homewood and will ensure that Homewood is in compliance with the State of Illinois requirement.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance adopting the amended zoning map reflecting amendments which were approved by the Board of Trustees in 2025 in order to satisfy the State of Illinois requirement.

ATTACHMENT(S)

Ordinance and updated Zoning Map