

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: January 10, 2023

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Angela Mesaros, Director of Economic and Community Development

Topic: Municipal Code Amendment for Live/Work Units (Section 10-51)

PURPOSE

The comprehensive update to the Zoning Ordinance requires several corresponding amendments to the Municipal Code to be fully coordinated. The Municipal Code adopts a building code and amends it to reflect specifics of the Village of Homewood and State of Illinois. The Building Code, as currently adopted, has been amended to remove the section on Live/Work Units. However, the economic and community development envisioned for the Village, and captured in the new Zoning Ordinance, includes the potential to retrofit or adaptively reuse former industrial buildings in the downtown as artisan fabrication maker spaces. These spaces would include a retail component and the potential for living associated with the retail/maker space units. This combination of retail/artisan fabrication and on-site dwelling reflects a traditional form of development that co-locates living and working quarters. Today, this is often referred to as artists' lofts.

The new Zoning Ordinance will allow live/work units in the B-2 Downtown Transition Zoning District, however, the cost to build out such a unit may be prohibitive without Section 419 of the International Building Code. Section 419 "Live/Work Units" allows greater flexibility within the building code to accommodate uses that are a combination of living space and retail/artisan manufacturing. Implementing this combination of uses without Section 419 would incur greater expenses and potentially prohibit this form of redevelopment.

The regulations of Section 419 of the 2018 International Building Code (IBC) are vetted by the International Code Council which develops all model codes in the best interest of public health, safety, and welfare. Suburban communities often remove this section of text from the standpoint of requiring a separation of uses, particularly residential from industry or commerce. However, the recent renewed interest in vibrant, diverse, and walkable communities has created the desire for a mix of co-located uses. Additionally, live/work units can provide an additional housing option for new or existing residents who may benefit from co-locating their living space with their small businesses.

Section 419 of the IBC includes restrictions on the size (max. 3,000 square feet) and certain other aspects of the live/work unit, such as a maximum of 50% dedicated to non-residential use. The zoning ordinance allows for live/work units that exceed those size limitations. Such units would still

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be possible by following the full requirements of a mixed-use occupancy, such as separate mechanical systems, fire separation between uses, and separated means of egress.

In addition to reinstating Section 419, “Live/Work Units”, the proposed amendment would prohibit activities in the live/work units that may introduce higher levels of risk to public safety associated with certain artisan manufacturing processes. Those are identified in the proposed addition of Section 419.1.1.5. The additional revisions to the model code text change references from for accessibility and plumbing to the state-specific Illinois Accessibility Code and Illinois Plumbing Code.

PROCESS

Village Staff has collaborated between departments to coordinate the proposed amendments. Review by other appointed commissions was not required. A vote by the Village Board is required, and if passed, the appropriate section of the Municipal Code will be amended to reflect the changes.

OUTCOME

This amendment will facilitate the potential redevelopment of former industrial/warehouse buildings in the downtown (on Harwood Avenue along the railroad) into artisan manufacturing live/work units. Reinstating Section 419 of the IBC 2018 will allow greater flexibility for the redevelopment of this mixed-use type, which will lower the cost which might otherwise prohibit redevelopment. This amendment will uphold the goals and objectives of the 1999 Comprehensive Plan, the 2005 Downtown Master Plan, and Village policies of providing a variety of housing types and creating a diverse, vibrant, and walkable downtown while ensuring the public health, safety, and welfare.

FINANCIAL IMPACT

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

LEGAL REVIEW

Completed

RECOMMENDED BOARD ACTION

Pass an ordinance revising Section 10-51 of the Municipal Code to allow for Live/Work Units per the IBC 2018 Model Code, as further amended.

ATTACHMENT(S)

Ordinance