

**ORDINANCE NO. MC-1071**

**AN ORDINANCE AMENDING CHAPTER 10, SECTION 10-51  
OF THE HOMEWOOD MUNICIPAL CODE  
CONCERNING LIVE/WORK UNITS**

WHEREAS, the Homewood Municipal Code currently prohibits colocation of living space and certain business activities, commonly referred to as "Live/work units"; and

WHEREAS, the Village of Homewood seeks to create a diverse, vibrant, and walkable downtown while ensuring public health, safety, and welfare; and

WHEREAS, removing the outright ban on live/work units will allow greater flexibility for the redevelopment of this mixed-use type, expand the variety of housing types available, and facilitate potential redevelopment of former industrial/warehouse buildings in the downtown area; and

WHEREAS, the revisions to the Municipal Code in this ordinance will further the goals and objectives of the Village's 1999 Comprehensive Plan and 2005 Downtown Master Plan.

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

**SECTION ONE - AMENDMENT TO THE HOMEWOOD MUNICIPAL CODE:**

Chapter 10, Section 10-51 of the Homewood Municipal Code is amended by deletion of the following language that is ~~struck through~~ and addition of the following language that is underlined:

~~Section 419, Live/work units, is amended to delete this section in its entirety and insert in lieu thereof the language "Live/work units are not allowed.~~

Section 419.1.1.5 Activities in the nonresidential area that involve equipment operating at sustained high temperatures, combustion or open

flames- such as glass-blowing, drying rooms or kilns, or welding- shall be prohibited in live/work units.

Section 419.7 Accessibility is amended to delete “Chapter 11” and insert in lieu thereof “Illinois Accessibility Code.”

Section 419.9 Plumbing Facilities is amended to remove “Chapter 29” and insert in lieu thereof “Illinois Plumbing Code” and to remove “Where the nonresidential area of the live/work unit is required to be accessible by Section 1107.6.2.1, the plumbing fixtures specified by Chapter 29 shall be accessible” and insert in lieu thereof “The nonresidential area of the live/work unit shall comply with the applicable requirements of the Illinois Accessibility Code, and the accessible fixtures required therein shall comply with the Illinois Plumbing Code.”

All other portions of Section 10-51 not amended by this ordinance shall remain in effect.

**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 10<sup>th</sup> day of January, 2023.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstain: \_\_\_\_\_ Absent: \_\_\_\_\_