

**ORDINANCE NO. MC-1069**

**AN ORDINANCE ADOPTING A COMPREHENSIVE AMENDMENT  
TO THE HOMEWOOD ZONING MAP  
AND REPEALING THE EXISTING ZONING MAP**

**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**, the last comprehensive amendment to the Homewood Zoning Ordinance and map occurred 20 years ago;

**WHEREAS**, the President and Board of Trustees of the Village of Homewood have determined that a comprehensive amendment of the Village's Zoning Ordinance is necessary and appropriate in order to promote the health, safety, and general welfare of the residents of the Village and to carry out the goals, objectives, and policies of the 1999 Comprehensive Plan and the 2005 Downtown Master Plan; and

**WHEREAS**, for the previous 15 months, community members, consultants, Village staff, and elected and appointed officials worked to identify key policy directions, analyze existing regulations and the built environment, and develop a document of comprehensive text and map amendments; and

**WHEREAS**, during this period, the Village hosted four public meetings, a two-part public workshop, and a public open house to review the draft zoning ordinance, as well as soliciting comments via an online survey and an interactive online zoning map; and

**WHEREAS**, the Village extensively publicized the above public meetings, workshops, open house, online survey and interactive zoning map, including multiple social media postings, inclusion in the Village's weekly e-mail newsletter, and stories in local news media; and

**WHEREAS**, after completion of the public meetings, workshops, and open house, the Village on October 26, 2022 published notice of a public hearing before the Planning and Zoning

Commission to consider such changes as required by Section 11-13-2 of the Illinois Municipal Code (65 ILCS 5/11-12-7); and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on November 10, 2022 and December 8, 2022, before voting 7-0 to unanimously recommend approval of the text amendments and revised zoning map; 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 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 public hearing before the Planning and Zoning Commission, and based upon evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

1. The applicant, the Village of Homewood, requests a comprehensive amendment to the zoning text and zoning map.
2. Section 44-80 of the current Zoning Ordinance authorizes that zoning text and map may be amended, from time to time, with a public hearing at the Planning and Zoning Commission and in accordance with state statutes.
3. The proposed amendments are in alignment with the Village's 1999 Comprehensive Plan.
4. The current zoning ordinance was comprehensively adopted in 2002. Changes in land use patterns, the economy, and market conditions necessitate revisions to the zoning ordinance, from time to time.
5. In light of the time since the Comprehensive Plan was updated, the Village undertook efforts to engage the community to participate in the update process. The Village held seven public meetings; advertised for the meetings; posted all materials on a dedicated page of the Village website; and spread news of the update through local newsletters, publications, and community events, all as documented in the attached memorandum entitled "Zoning Ordinance Summary of Public Process" (Exhibit A).

**SECTION TWO - AMENDMENT TO ZONING MAP:**

The existing Village of Homewood Zoning Map is deleted in its entirety and replaced by the new Zoning Map attached as Exhibit B. Ordinance M-1514 adopting the prior map, and all amendments to the map made prior to January 10, 2023, are hereby repealed.

**SECTION THREE - ADDITIONAL MATERIALS TO BECOME PART OF ORDINANCE:**

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

1. Homewood Planning and Zoning Commission minutes of November 10, 2022, and December 8, 2022, as they relate to the subject map amendment.
2. Homewood Village Board minutes of January 10, 2023, as they relate to the subject map amendment.

**SECTION FOUR - EFFECTIVE DATE:**

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

PASSED and APPROVED this 10<sup>th</sup> day of January 2023.

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Village President

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Village Clerk

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENCES: \_\_\_\_\_