

ORDINANCE NO. MC- 1082

AN ORDINANCE AMENDING THE HOMEWOOD ZONING ORDINANCE TO ALLOW INDOOR COMMERCIAL PLACES OF ASSEMBLY AS A SPECIAL USE IN THE M-1 ZONING DISTRICT AND REVISING PARKING REQUIREMENTS FOR COMMERCIAL AND NON-COMMERCIAL PLACES OF ASSEMBLY AND SCHOOLS.

WHEREAS, the Illinois Municipal Code authorizes the President and Board of Trustees of the Village of Homewood to regulate by ordinance the use and development of land within the Village to promote public health, safety, comfort, and welfare; and

WHEREAS, notice of a public hearing of the Planning and Zoning Commission called to consider such change was published on May 30, 2024, in accordance with 65 ILCS 5/11-12-7; and

WHEREAS, a public hearing was held before the Homewood Planning and Zoning Commission on June 13, 2024, and continued to June 27, 2024, and that body voted 6-0 to recommend text amendments related to Place of Assembly Uses; and

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 the public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon the evidence presented at said public hearing, the President and Board of Trustees make the following findings of fact:

1. The Village of Homewood Zoning Ordinance was adopted on January 11, 2023;
2. Section 44-03-04 of the Homewood Zoning Ordinance lists all *place of assembly* use categories, including *indoor commercial place of assembly, outdoor commercial place of assembly, indoor non-commercial place of assembly and outdoor non-commercial place of assembly*, as prohibited uses in the M-1 Limited Manufacturing zoning district.

3. This proposed amendment to Table 44-03-04 of the Homewood Zoning Ordinance permits the operation of *indoor commercial place of assembly* uses in the M-1 Limited Manufacturing zoning district.
4. *Outdoor commercial place of assembly, indoor non-commercial place of assembly, and outdoor non-commercial place of assembly* uses will remain prohibited in the M-1 Limited Manufacturing zoning district.
5. All *indoor commercial place of assembly* uses permitted in the M-1 Limited Manufacturing zoning district as amended would be required to comply with applicable use-specific standards set forth in Section 44-04-04 and Section 44-08-11 of the Homewood Zoning Ordinance to receive approval of a special use permit by the Board of Trustees.
6. Section 44-05-01(C) of the Homewood Zoning Ordinance lists all *place of assembly* use categories as subject to a parking requirement of 1 parking space per 300 square feet of gross floor area.
7. The Village of Homewood consulted peer communities, engineering standards, input from other practitioners, and guidance on best practices to assess this amendment.
8. The proposed text amendment is an outcome of meetings of the Planning and Zoning Commission, conducted on June 13, 2024, and June 27, 2024.

SECTION TWO – AMENDMENT TO ZONING ORDINANCE:

The Village’s Zoning Ordinance is hereby amended as follows:

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- A. Table 44-03-04 Permitted Limited and Special Uses is amended as follows: (additions underlined, deletions ~~strike through~~):

Table 44-03-04. Permitted Limited and Special Uses													
Use	Additional Regulation	R-1	R-2	R-3	R-4	B-1	B-2	B-3	B-4	M-1	M-2	PL-1	PL-2
<i>Place of Assembly Uses</i>		<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-4</i>	<i>M-1</i>	<i>M-2</i>	<i>PL-1</i>	<i>PL-2</i>
Indoor Commercial Place of Assembly													
<i>Less than 5,000 sq ft</i>	44-04-04(B)					<u>S</u>	<u>S</u>	P	P	<u>S</u>			
<i>5,000 sq ft or more</i>	44-04-04(B)					<u>S</u>	<u>S</u>	P	P	<u>S</u>			
Outdoor Commercial Place of Assembly	44-04-04(C)					S	S	S	S				
Indoor Non-Commercial Place of Assembly													
<i>Less than 5,000 sq ft</i>	44-04-04(B)	P	P	P	P								P
<i>5,000 sq ft or more</i>	44-04-04(B)	S	S	S	S								S
Outdoor Non-Commercial Place of Assembly	44-04-04(C)	S	S	S	S								S

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B. Table 44-05-01(C) Minimum Parking Requirements is amended as follows: (additions underlined, deletions ~~strike through~~):

Table 44-05-01(C): Minimum Parking Requirements	
Use	Minimum Parking Requirement
<i>Place of Assembly Uses</i>	
Indoor Commercial Place of Assembly	
<i>Less than 5,000 sq ft</i>	1 / 300 sq ft
<i>5,000 sq ft or more</i>	<u>1 / 250 sq ft, or 1 / 4 fixed seats,</u>
Outdoor Commercial Place of Assembly	
	<u>whichever is greater</u>
Indoor Non-Commercial Place of Assembly	
<i>Less than 5,000 sq ft</i>	1 / 300 sq ft
<i>5,000 sq ft or more</i>	<u>1 / 250 sq ft, or 1 / 4 fixed seats,</u>
Outdoor Non-Commercial Place of Assembly	
	<u>whichever is greater</u>
<u>High Schools</u>	<u>1 / employee and 1 / 4 students based on stated enrollment over 15 years</u>
<u>Junior High/Middle Schools</u>	<u>1 / employee and 1 / 10 students based on stated enrollment over 15 years</u>
<u>Elementary Schools</u>	<u>1 / employee and 1 / 10 students based on stated enrollment over 15 years</u>

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SECTION THREE - ADDITIONAL MATERIALS TO BECOME PART OF ORDINANCE:

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

Homewood Planning and Zoning Commission minutes of June 13, 2024, and June 27, 2024, as they relate to the subject text amendment.

Homewood Village Board minutes of August 13, 2024, as they relate to the subject text amendment.

SECTION FOUR - EFFECTIVE DATE:

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

PASSED and APPROVED this 13th day of August 2024.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____