



MEMORANDUM

Date: January 14, 2022

SENT VIA EMAIL

To: Angela Mesaros
Director of Economic and Community Development
Village of Homewood

From: Houseal Lavigne Associates
Jackie Wells, AICP, Project Manager
Ruben Shell, Lead Support

Re: **Draft Zoning Ordinance Chapters 1-5 Overview**

The purpose of this memorandum is to provide a high level overview of the major changes proposed to the Village's zoning map and in draft Zoning Ordinance Chapters 1-5 including Chapter 1: General Provisions, Chapter 2: Establishment of Districts, Chapter 3: District Standards, Chapter 4: Use-Specific Standards, and Chapter 5: Development Standards.

Proposed changes are based on the recommendations included in the September 10, 2021, Diagnostic Report and Preliminary Recommendations Memo and feedback on the memo from Village staff, elected and appointed officials, and the public.

Zoning Map

Currently, the boundaries of the Village's B-1 Central Business District are not aligned with the actual boundaries of Downtown Homewood. It is recommended that the B-1 district boundaries be adjusted to reflect the Downtown Core as identified in the Village's Downtown Plan. To reflect this change, it is recommended that the name of the B-1 District be revised to B-1 Downtown Core.

The area outside of the Downtown Core that is currently zoned B-1 as well as the residentially zoned parcels within the area are recommended to be rezoned to a new B-2 Downtown Transition District. The new B-2 District is meant to better accommodate the variety of land uses and development patterns that currently exist in the area and support the vibrancy of the Downtown.

Parcels currently zoned in the B-2 District are proposed to be consolidated with the B-3 Service Business District. To reflect this change, it is recommended that the name of the B-3 District be revised to B-3 General Business.

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Chapter 1: General Provisions

Chapter 1: General Provisions includes existing language from Section 1 – Title, Purpose, and Applicability of the Village’s current zoning ordinance. No major changes are proposed.

Chapter 2: Establishment of Districts

Chapter 2: Establishment of Districts includes the list of zoning districts and their purpose and intent statements. This chapter has been revised to reflect the proposed changes to the zoning map as detailed on the previous page, including updates to district purpose and intent statements.

Chapter 3: District Standards

Chapter 3: District Standards includes the bulk and dimensional standards and details permitted, limited, and special uses for all of the Village’s zoning districts. Residential lot area and width minimum requirements are proposed to be revised based on the results of the nonconformities analysis included in the Diagnostic Report and Preliminary Recommendations Memo. Additionally, impervious surface coverage maximums are proposed to be established for the Village’s nonresidential districts.

The draft Chapter includes an updated use table with modern, general use categories. Generalized uses like “retail” and “personal service” are differentiated based on square footage to better distinguish between the intensity of development desired in the various B districts.

Limited uses are proposed to be established to address many uses that are currently allowed as-of-right but which warrant additional review to ensure compatibility with the district but do not warrant the special use approval process. This intermediate level of review would require approval by the Economic and Community Development Director by the issuance of a Limited Use Permit.

Chapter 4: Use-Specific Standards

Chapter 4: Use-Specific Standards includes the majority of supplemental use standards currently located in Chapter 9.2 of the Village’s zoning ordinance. Existing standards are proposed to be updated as appropriate to align with updated districts, for clarity, to ensure adequate screening and buffering from adjacent uses, and to minimize negative environmental impacts.

New use-specific standards are proposed for many of the new uses proposed to be included in the ordinance such as community gardens, artisan manufacturing, accessory dwellings, solar energy collection systems, food carts or trucks, and short term rentals.

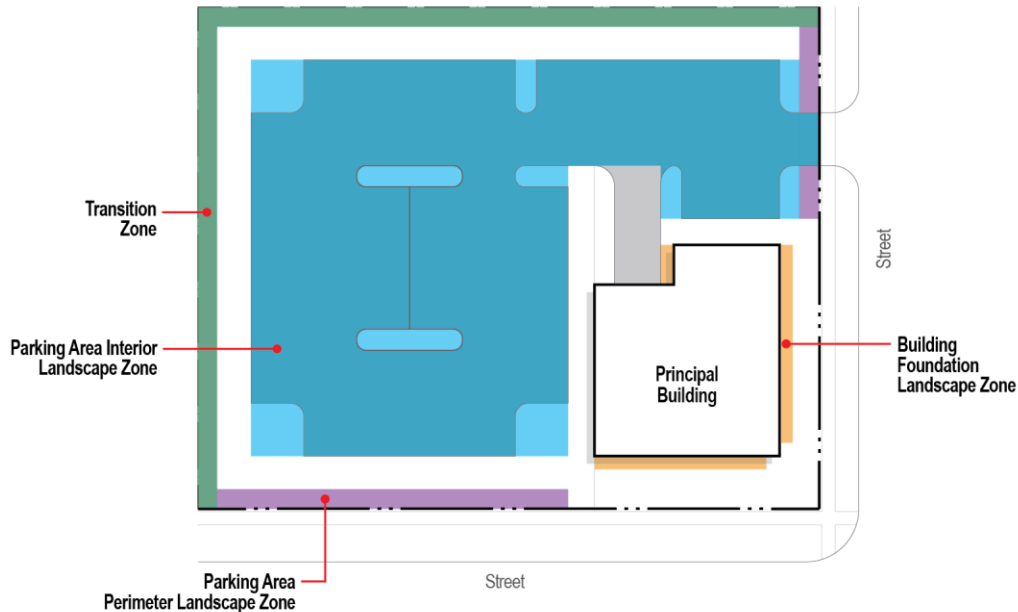
Chapter 5: Development Standards

Chapter 5: Development Standards includes standards applicable to all development regardless of the district it is located in. The first section includes the Village’s existing standards for off-street parking and loading which are proposed to be updated to

- Allow more flexibility for new uses moving into existing buildings,
- Allow for parking reductions for shared parking areas,
- Require the installation of infrastructure for electric vehicle charging stations,
- Establish a maximum parking allowance,
- Require bicycle parking, and
- Require pedestrian walkways.

The second section includes new standards for driveways in the Village. Driveways on lots with single-family detached, duplex, and townhome uses are proposed to differentiate between driveways, garage access drives, and parking pads to provide more flexibility while maintaining safe and consistent curb cut widths. New standards for single slab driveways serving a single-family detached home with an attached one car garage are proposed to accommodate the driveway configuration most often utilized in the older, core neighborhoods of the Village but which previously required a variance.

The third section of Chapter 5 includes new standards for landscape throughout the Village. The new standards would apply to four landscape zones including the building foundation zone, parking area interior landscape zone, parking area perimeter landscape zone, and transition area zone as detailed in the diagram below. The proposed standards will improve the appearance of development from the right-of-way, enhance onsite stormwater management, and better buffer and screen incompatible adjacent uses. The new standards also include minimum requirements for the use of native species and provides flexibility for landscape areas utilized for stormwater management.



The next section includes enhanced standards for the screening of grease traps, trash and recycling receptacles; ground/wall mounted mechanical units; roof mounted mechanical units; and loading docks and truck-parking areas.

Then, enhanced standards for fences are established including an allowance for privacy fences with a maximum height of 6 feet in exterior (street facing) side yards.

After that, multifamily, mixed use, and nonresidential design standards are established including minimum requirements for exterior building cladding materials, façade articulation, and glazing.

Next, visibility standards are established to prohibit sight obstructions, like fences and landscape, near the intersection of roadways and driveways.

The next section includes enhanced standards for outdoor lighting including color rendering and temperature requirements, standards for pole mounted and wall mounted lighting, and a prohibition of outline lighting. Additionally, the maximum light level at the property line of a use adjacent to a residential use is proposed to be revised from 0.5 maintained foot candles to 0 to further minimize land use incompatibilities.

The last section of Chapter 5 includes the Village's existing environmental performance standards. No major changes are proposed to this section.