

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE: December 8, 2022

**To:** Village of Homewood Board of Trustees

**Through:** Angela Mesaros, Director of Economic and Community Development

**From:** Valerie Berstene, Village Planner

**Topic:** Zoning Ordinance Summary of Public Process

## PUBLIC PROCESS AND NOTIFICATIONS

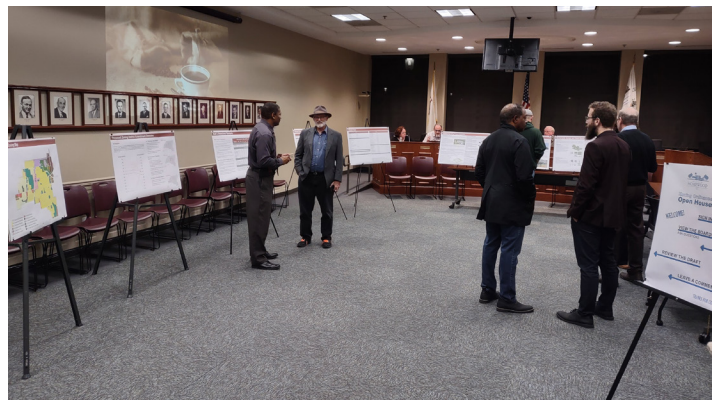
The purpose of this memo is to catalog the numerous opportunities given to the public to contribute and take part in the process of updating the zoning ordinance. In the July 16, 2021 memo from Houseal Lavigne Associates to the Village, Jackie Wells wrote:

“Illinois municipalities are required by state statute to use adopted plans as the basis for their zoning ordinance. However, the Village’s comprehensive plan was adopted in 1999 and its Downtown Master Plan in 2005, making additional engagement with the public and community leaders essential to determine if the policy direction set forth in the plans continues to be applicable and to establish new or updated policy items for the Village to address through the zoning ordinance update.”

Upon this recommendation, Village Staff and the consultant team established a project schedule with numerous opportunities to collect input from the public and elected/appointed officials, and publicized these events through popular channels of communications. This memo contains a timeline of community engagement events and publications informing the public of opportunities to engage in the process. Below is a brief introduction to each of the primary platforms.



Village Staff shared information, collected feedback at Fall Fest.



October 27, 2022 Open House inviting residents to preview the proposed changes and provide feedback.

# VILLAGE OF HOMEWOOD

**Project Website** - Village Staff launched a website specific to the zoning ordinance update project at the URL: <https://www.village.homewood.il.us/government-departments/community-development/planning-zoning/2021-2022-zoning-code-update-project>. The website was regularly maintained throughout the life of the project, posting memos, meeting summaries, and draft documents. The website also included means for collecting feedback from members of the public via email, physical dropbox at Village Hall, an online survey, and an interactive map.

**Village of Homewood eNews (“eNews”)** - A weekly digital newsletter informing residents of upcoming events and happenings around town, distributed to approximately 3,300 subscribers.

**Homewood Village Key** - A quarterly print publication edited by the Village to share information about Village events, governance, and operations. The Village Key is distributed to all residents and businesses in the Village.

**Homewood-Flossmoor Chronicle (H-F Chronicle)** - A local newspaper distributed in print monthly to approximately 10,000 subscribers, and published daily online to approximately 50,000 paid subscribers.

**Public Meetings** - All meetings related to the Zoning Ordinance update were held at the Planning and Zoning Commission. Meetings were conducted in several different formats, from open house, to workshop, to public hearing. All meetings were open to the public and provided the opportunity for members of the community and elected or appointed officials to ask questions, raise concerns, and share perspectives on the proposed changes.

**Open Meetings Act** - Illinois statute (5 ILCS 120/) establishes minimum requirements for informing the public of business conducted by a public body. The statute includes requirements for publishing notice of upcoming meetings, providing the public with access to the meeting, and providing access to formal minutes of public meetings. In compliance with the requirements, every public meeting was published on the Village’s online calendar and agenda posted on Village Hall doors. Each meeting’s agenda and packet were available on the Village website.

In advance of the public hearing, notice was published within the 15-30 day window in the Daily Southtown, and notice was mailed to 44 property owners identified for rezoning from R-2 or R-3 to the new B-2 district.

**Public Document Archives** - Starting in March 2022, the Village’s Community Development Staff migrated all web-hosted meeting materials to the Municode Meetings platform, used for other Village commissions and boards. The agenda and packet for the June 23, 2022 meeting, and subsequent Planning and Zoning Commission meetings, were posted for the public through this platform and remain available at <https://homewood-il.municodemeetings.com/bc-pz/page/planning-and-zoning-commission-2>.

Materials from meetings hosted prior to the March 2022 migration can still be found on the Village website, here: <https://www.village.homewood.il.us/government-departments/commissions-committees/planning-zoning-commission/-folder-175/-npage-2>.

# VILLAGE OF HOMEWOOD

## TIMELINE

2021	MAY	11 Village Board awards Houseal Lavigne Associates contract to update Village zoning ordinance	
	JUNE	15 Village Staff Launch Project Website	
		17 Facebook post of process overview	
		24 Facebook post for survey and map input	
		29 Facebook post for July 22, 2021 public meeting	
	JULY	07 eNews includes Zoning Ordinance updates	
		21 H-F Chronicle article published	
		<b>22 Public Meeting: Initial Policy Direction Workshop</b>	
		24 H-F Chronicle article published	
		29 H-F Chronicle article published	
	SEPTEMBER	17 eNews includes Zoning Ordinance updates	
		<b>23 Public Meeting: Diagnostic Workshop</b>	
	2022	JANUARY	14 eNews includes Zoning Ordinance updates
			27 <b>Public Meeting: Draft Articles 1-5</b>
FEBRUARY		9 H-F Chronicle article published	
JUNE		16 eNews includes Zoning Ordinance updates	
		22 H-F Chronicle article published	
		23 <b>Public Meeting: Draft Articles 6-8</b>	
SEPTEMBER		16 eNews includes Zoning Ordinance updates	
		21 Social media post (Facebook, Instagram)	
		<b>22 Public Meeting: Workshop (continued)</b>	
		24 Fall Fest On-Site Engagement	
OCTOBER		<b>5 Public Meeting: Workshop, Continuation</b>	
		12 Village Hall digital message board for open house started, through October 27	
		20 Open House Facebook post	
		21 eNews includes Zoning Ordinance updates	
		25 Open House Facebook post	
		26 Public Hearing notice published in Daily Southtown	
		<b>27 Public Meeting: Open House</b>	
NOVEMBER		7 Notice mailed to property owners to be rezoned	
		<b>11 Public Hearing (continued)</b>	
		15 Winter 2022 Village Key distributed	
DECEMBER		<b>8 Public Hearing, Continuation</b>	

# VILLAGE OF HOMEWOOD

## eNews Notifications

A screen capture of all eNews newsletters referenced below are included at the end of this document.

**July 16, 2021** - Weekly newsletter exclusively highlighting the Zoning Ordinance update sent out, including:

- email address to submit comments any time;
- notice of the upcoming July 22, 2021 Public Meeting, January 27, 2022 Public Meeting, and future meetings exact dates TBD;
- links to documents for the 7/22/2021 meeting;
- link to participate in online survey; and
- link to participate in interactive map.

**September 17, 2021** - Weekly newsletter sent out, including:

- notice of the upcoming September 23, 2021 public meeting;
- links to documents for the meeting;
- invitation to submit comments via email or physical dropbox;
- link to participate in online survey;
- link to participate in interactive map; and
- future meeting dates.

**January 14, 2022** - Weekly newsletter exclusively highlighting the Zoning Ordinance update sent out, including:

- notice of the upcoming January 27, 2022 public meeting;
- links to documents for the meeting;
- instructions to join the meeting virtually;
- invitation to submit comments via email or physical dropbox;
- tentative upcoming meetings, specific date/time TBD;
- link to participate in online survey; and
- link to participate in interactive map.

**June 16, 2022** - Weekly newsletter exclusively highlighting the Zoning Ordinance update sent out, including:

- notice of the upcoming June 23, 2022 public meeting;
- links to documents for the meeting;
- instructions for participating virtually;
- invitation to submit comments via email or physical dropbox;
- tentative upcoming meetings, specific date/time TBD;
- link to participate in online survey; and
- link to participate in interactive map.

**September 16, 2022** - Weekly newsletter sent out, including:

- notice of the upcoming September 22, 2022 workshop-style public meeting;
- a link to draft materials on the project website; and
- a link to the online meeting agenda.

**October 21, 2022** - Weekly newsletter sent out, including:

- notice of October 27, 2022 meeting;
- a paragraph describing the process and pending changes that might interest or impact residents; and
- email address to reach the Village Planner with questions.

## Homewood Village Key

**Mid-November, 2022** - In the Winter 2022 edition of the quarterly publication Staff provided a summary of pending changes to the zoning ordinance. The article highlighted accessory dwelling units, short term rentals, corner lot fences, parking pad, sustainability, landscape requirements, design standards, and improved procedures.

# VILLAGE OF HOMEWOOD

## Social Media Posts

**June 17, 2021** - The Village of Homewood Facebook account shared an overview of the objectives of the zoning ordinance update process and prepped residents to participate in the pending online survey and interactive mapping exercise.

**June 24, 2021** - In a follow-up to the previous post, the Village of Homewood Facebook account shared the link to contribute to the online survey and interactive map.

**June 29, 2021** - The Village of Homewood Facebook account shared information about the July 22, 2021 public meeting, shared ways for residents to provide feedback at any time in the process, and shared the dates for two future public meetings in January and November 2022.

**September 21, 2022** - The Village of Homewood Facebook and Instagram accounts shared information about the upcoming September 22, 2022 public meeting, inviting members of the public to attend this review and discussion of the draft ordinance.

**October 20, 2022** - The Village of Homewood Facebook account shared information about October 27, 2022 meeting, a paragraph describing the process and pending changes that might interest or impact residents, and an email address to reach the Village Planner with questions.

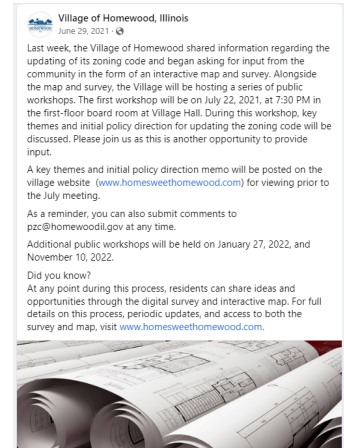
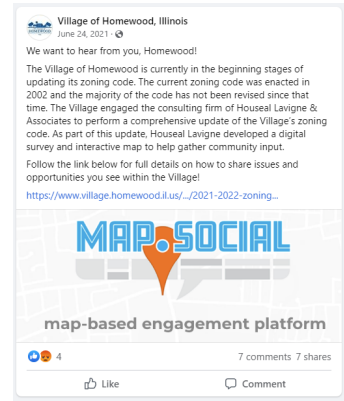
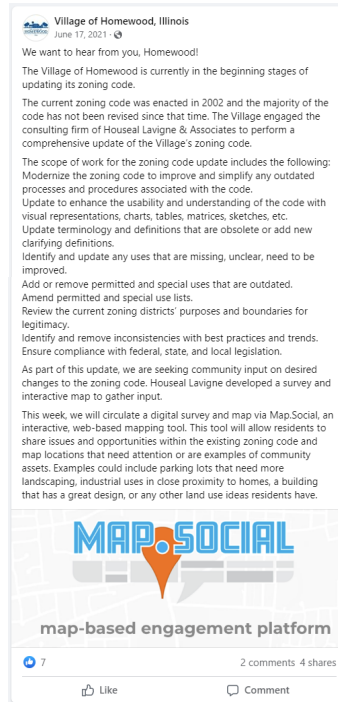
**October 25, 2022** - The Village of Homewood Facebook account re-shared the same post as October 20, 2022 as a reminder to the public about the upcoming meeting.

## Digital Message Board

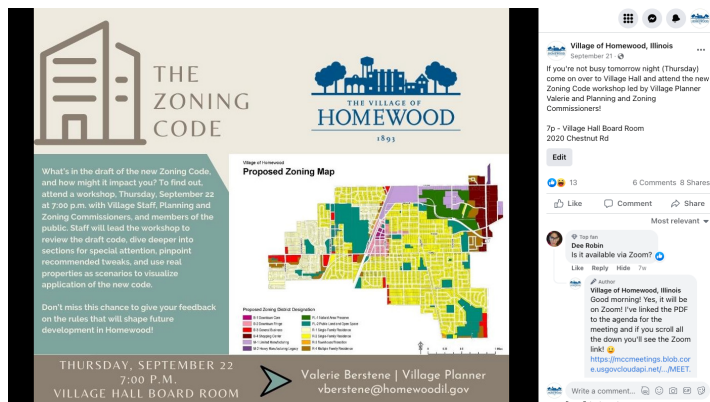
The culminating October 27, 2022 Open House was advertised on the Village digital message board at the corner of Chestnut Street and Dixie Highway. The message displayed the date, time, and subject of the meeting and was part of the rotating display for 15 days leading up to the meeting.



Digital message board display for October 27, 2022 open house.



Social media posts from June 2021, clockwise from top left: June 17, June 24, and June 29.



Social media post for September 22, 2022 workshop.



Social media post for October 27, 2022 open house.

# VILLAGE OF HOMEWOOD

## Homewood-Floosmoor Chronicle News Coverage

**July 21, 2021** - The H-F Chronicle reported on the zoning update initiative in an article titled “Homewood revisits zoning code, seeks residents’ input.” The article provided a brief overview of the project and a summary of the consultant’s July 16, 2021 memo to the Planning and Zoning Commission for the July 22, 2021 meeting. The article included links to the project schedule and July 16, 2021 memo, and provided information on: how to attend the upcoming meeting in-person or virtually; how to submit comments or questions; a link to the digital survey; a link to the interactive map; and following scheduled meetings for 2022.

**July 22, 2021** - The H-F Chronicle highlighted the Zoning Ordinance workshop in its daily debrief titled “What You Need to Know Today.”

**July 24, 2021** - The H-F Chronicle reported on the July 22, 2022 Planning and Zoning Commission meeting for the zoning ordinance update. The article summarized the presentation and attendance by the local environmental advocacy group South Suburbs for Greenspace. The article included methods for community members to get involved, through submitting comments and questions in the drop box or via email, and the next meeting scheduled for September 2022.

On the same day, the H-F Chronicle published a separate news story reporting on demonstrations by citizen activists with the group South Suburbs for Greenspace. The article states that “SSG members have talked to city planners and researched code in other towns. Several attended the workshop after the rally [July 22, 2021] and spoke during the public comment portion.”

**July 29, 2021** - The H-F Chronicle reported on the advocacy work of a group named South Suburbs for Greenspace (SS4G) in light of the proposed zoning ordinance update. The article reports that the group “listed its interest in the Homewood zoning code update as a top priority. They applauded residents for their more than 150 responses to the village’s survey on the zoning code and thanked them for calling for a greener Homewood.” The article concluded by calling on the community to remain involved in the zoning update process, through filling out the online survey (link provided), attending Planning and Zoning Commission meetings, and emailing the commission and the Village’s consultant.

**February 9, 2022** - The H-F Chronicle reported on the January 27, 2022 public meeting with a short summary of the materials presented and ensuing discussion. The article included a link to the online survey and mention of the next upcoming meeting for a date to-be-determined in June.

**June 22, 2022** - The H-F Chronicle reported on the upcoming public meeting for the zoning ordinance update, providing readers with the information to attend the meeting in person or virtually. The news article also included a link to the online survey and interactive map where communities members could provide feedback.

**September 11, 2022** - The H-F Chronicle summarized the on-going ordinance revision process, linking to the project website, and providing information about the upcoming September 22 meeting.

**September 18, 2022** - The H-F Chronicle posted meeting information and a link to the project website in a bi-weekly round-up of news for the concluding week and the week ahead, titled “The Weeks.”

**October 23, 2022** - The H-F Chronicle posted meeting information with a link to the agenda in a bi-weekly round-up of news for the concluding week and the week ahead, titled “The Weeks.”

**November 6, 2022** - The H-F Chronicle posted meeting details with links to the agenda, packet, and Zoom virtual meeting information in the bi-weekly column “The Weeks.” The news blurb highlights: “The 15-month process of completely revising the village zoning code is nearing completion. The community was involved in the process through a survey, an interactive online map and seven public meetings devoted to providing updates and getting questions and suggestions.”

**December 4, 2022** - The H-F Chronicle posted meeting details with links to the agenda and Zoom virtual meeting information in the bi-weekly column “The Weeks.”

**December 6, 2022** - The H-F Chronicle shared information on that continuation of the public hearing on the comprehensive zoning amendments in its daily segment titles “What You Need to Know Today.”

# VILLAGE OF HOMEWOOD

## Public Meetings

**July 22, 2021** - The consultant team led a public meeting to kick-off the ordinance update process. In addition to in-person participation, members of the public were able to participate virtually through Zoom, or watch the meeting on-demand and provide feedback through the channels established on the project website. Eighteen members of the public attended the meeting. At the time of the meeting, there were 150 responses to the online survey.

**September 23, 2021** - The consultant team led a public meeting to present their analytical findings and present planning best practices for consideration in amending policy and regulations. In addition to in-person participation, members of the public were able to participate virtually through Zoom, or watch the meeting on-demand and provide feedback through the channels established on the project website. Prior to the start of the meeting, in-person attendees were invited to contribute ideas to three specific prompts. Thirteen members of the public attended.

**January 27, 2022** - Having completed the initial community engagement and diagnostic analysis, the consultant led a meeting to present drafts of the revised ordinance articles 1-5 and the proposed revised zoning map. In addition to in-person participation, members of the public were able to participate virtually through Zoom, or watch the meeting on-demand and provide feedback through the channels established on the project website. Eleven members of the public attended in-person. The consultant reported 205 responses to the questionnaire.

**June 23, 2022** - Similar to the January 27, 2022 meeting, the consultant presented drafts of the revised ordinance articles 6-8. In addition to in-person participation, members of the public were able to participate virtually through Zoom, or watch the meeting on-demand and provide feedback through the channels established on the project website.

**September 22, 2022** - Village Staff led a discussion consisting of a review of the initial objectives for the update; assignment to review the new materials provided by the consultant; and in-depth discussion around topics unresolved in previous meetings or identified by Staff for further input. All members of the commission and the public were invited to contribute input or bring topics for review. Attendees included all members of the Planning and Zoning Commission, two members of the Appearance Commission, one Village Trustee, and one member of the public attended the meeting.

**October 5, 2022** - The September 22 meeting was continued to a special meeting on October 5, 2022 in order to cover all the identified topics in great detailed discussion.

**October 13, 2022** - The final topic of the agenda from September 22 was discussed at the regular meeting of the Planning and Zoning Commission on October 13, after completing Regular Business for the meeting.

**October 27, 2022** - The Open House was a culmination of the Zoning Ordinance update process. Orchestrated by the consultant, the Open House displayed major themes and proposed changes on boards and offered printed copies of the current and proposed text for community members and elected/appointed officials to move through at their own pace. Village Staff and the consultant were available to answer questions and collect input.

**November 10, 2022** - To finalize the proposed revisions to the zoning text and map, a public hearing was held at the Planning and Zoning Commission to make a recommendation to the Village Board. The consultant team led the discussion, bringing topics from the Open House to fine-tune, and a list of open questions from Planning and Zoning Commission members to address. The Commission requested further revisions from the consultant and continued the public hearing to December 8, 2022.

**December 8, 2022** - The public hearing for the comprehensive amendments continued from November 10, 2022. The Planning and Zoning Commission moved to unanimously recommend approval of both text and map amendments to the Village Board.

## On-Site Engagement

### September 24, 2022 - Fall Fest

Village Staff participated in the 2022 Fall Fest to share information, gather input, and answer questions related to the proposed Zoning Ordinance revisions. Residents were invited to put a dot sticker on a poster of the proposed zoning map and learn about proposed changes to the ordinance that might impact them. In particular, Staff highlighted regulations related to parking pads, short term rentals, accessory dwelling units, corner lot fences, and sustainability initiatives included in the draft ordinance.

## VILLAGE OF HOMEWOOD 2021 ZONING CODE UPDATE OPPORTUNITIES FOR PUBLIC INPUT

The Village of Homewood is currently in the process of updating its zoning code. As part of this process, the Village is offering several opportunities to encourage residents to provide input.

- Email: [pzc@homewoodil.gov](mailto:pzc@homewoodil.gov)

Submit comments and input at any time using the email above.

- **Public Meetings**

- Thursday, July 22, 2021 @ 7:30 PM
  - [Key themes and policy direction memo](#)
  - [7/22/2021 Agenda](#)
- Thursday, January 27, 2022 @ 7:00 PM

- **Planning & Zoning Commission Public Hearing**

- November 2022 (specific date and time TBD)

- **Village Board Meeting**

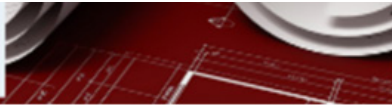
- November 2022 (specific date and time TBD)

- **DIGITAL SURVEY** As part of this update, Houseal Lavigne developed a digital survey to help gather community input. Please note, the survey can only be taken once and will be open until November 2022. [Click here](#) or the link above to access the survey.

- **INTERACTIVE MAP** This tool will allow residents to share issues and opportunities within the existing zoning code and map locations that need attention or are examples of community assets. Examples could include parking lots that need more landscaping, industrial uses in close proximity to homes, a building that has a great design, or any other land use ideas residents have. To help get started, please view this [quick tutorial](#). We encourage residents to log in and create an account to be able to save and make future edits to their map. [Click here](#) or the link above to access the map.

For more details on the process of updating the zoning code, please click here or visit [www.homesweethomewood.com](http://www.homesweethomewood.com).

## VILLAGE OF HOMEWOOD ZONING CODE UPDATE



eNews September 17, 2021

### Planning & Zoning Commission Public Meeting 9/23/2021

The Village of Homewood will once again be hosting a public meeting at Village Hall to share progress on the current zoning code update on Thursday, September 23 at 7:00 pm.

A Diagnostic Report & Preliminary Recommendations Framework will be presented by the Village's consultant, Houseal Lavigne Associates. This report includes a proposed new structure along with preliminary recommendations for updates to the zoning ordinance. [Please click here](#) to view.

Additional public meetings will be held on January 27, 2022, and November 10, 2022.

#### Did you know?

As a friendly reminder, below is the list of opportunities the Village has put in place to encourage residents to provide input during this process.

EMAIL: [PZC@HOMEWOODIL.GOV](mailto:PZC@HOMEWOODIL.GOV)

- Submit comments and input at any time using the email above.

#### DROPBOX

- Place written comments in the dropbox outside village Hall.

#### PUBLIC MEETINGS

- **Thursday, September 23, 2021 @ 7:00 PM**
- Thursday, January 27, 2022 @ 7:00 PM

#### PLANNING & ZONING COMMISSION PUBLIC HEARING

- November 2022 (specific date and time TBD)

#### VILLAGE BOARD MEETING

- November 2022 (specific date and time TBD)

#### PAPER SURVEY

- Paper surveys are available at Village Hall, 2020 Chestnut Road.

#### [DIGITAL SURVEY](#)

- Click the link above to fill out a digital survey to provide valuable input.

#### [INTERACTIVE MAP](#)

- Click the link above to share issues and opportunities within the existing zoning code and map locations that need attention or are examples of community assets

## VILLAGE OF HOMEWOOD 2022 ZONING CODE UPDATE OPPORTUNITIES FOR PUBLIC PARTICIPATION

The Village of Homewood will again be hosting a public meeting at Village Hall to share progress on the current zoning code update on Thursday, January 27 at 7:00 pm.

Proposed amendments to the zoning code and the zoning map will be presented by the Village's consultant, Houseal Lavigne Associates. A Memorandum summarizing the major changes proposed for each chapter, the proposed zoning map, and the DRAFT zoning ordinance, formatted in both redline and clean pdfs for each chapter are available on the website. [Please click here](#) to view.

The Planning & Zoning Commission Public Workshop will be held both in-person and by webinar. Attendees must wear a mask properly covering their nose and mouth.

- To View the Meeting via Computer or Smartphone- Please [CLICK HERE](#) to join the webinar

or

- Type in: [Zoom.us](#) into any internet browser.
  - Select: JOIN A MEETING from the menu at the top right of the page.
  - Meeting I.D.: 991 8481 1606
  - Meeting Password: 573 812
  - Enter an email address (required)

or

- To Listen to the Meeting via Phone
  - Dial: (312) 626-6799
  - Enter above "Meeting I.D. and Meeting Password" followed by "#" sign

### Did you know?

In addition to public comments during the meeting, below is the list of opportunities the Village has put in place to encourage residents to provide input during this process.

- **Email:** [pzc@homewoodil.gov](mailto:pzc@homewoodil.gov)
  - Submit comments and input at any time using the email above.
- **Dropbox**
  - Place written comments in the dropbox outside village Hall.
- **Planning & Zoning Commission Public Hearing**
  - November 2022 (specific date and time TBD)
- **Village Board Meeting**
  - November 2022 (specific date and time TBD)
- **[SURVEY](#)** As part of this update, Houseal Lavigne developed a digital survey to help gather community input. Please note, the survey can only be taken once and will be open until November 2022. [Click here](#) or the link above to access the survey. Paper surveys are available at Village Hall, 2020 Chestnut Road.
- **[INTERACTIVE MAP](#)** This tool will allow residents to share issues and opportunities within the existing zoning code and map locations that need attention or are examples of community assets. Examples could include parking lots that need more landscaping, industrial uses in close proximity to homes, a building that has a great design, or any other land use ideas residents have. To help get started, please view this [quick tutorial](#). We encourage residents to log in and create an account to be able to save and make future edits to their map. [Click here](#) or the link above to access the map.

# VILLAGE OF HOMEWOOD

## VILLAGE OF HOMEWOOD 2022 ZONING CODE UPDATE PUBLIC MEETING

The Village of Homewood will host a public meeting at Village Hall to share progress on the current zoning code update on Thursday, June 23, at 7:00 pm.

Proposed amendments to the zoning code chapters 6-8 will be presented by the Village's consultant, Houseal Lavigne Associates. More information is available on the website. [Please click here](#) to view.

The Planning & Zoning Commission Public Workshop will be held both in-person and by webinar.

- To View the Meeting via Computer or Smartphone- Please [CLICK HERE](#) to join the webinar

or

- Type in: [Zoom.us](#) into any internet browser.
  - Select: JOIN A MEETING from the menu at the top right of the page.
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  - Enter an email address (required)

or

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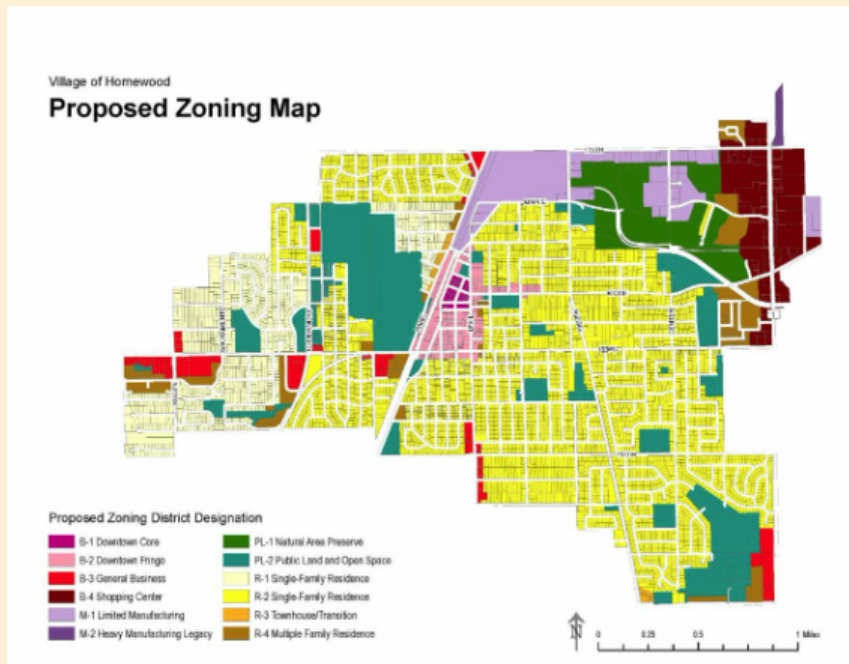
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- **INTERACTIVE MAP** This tool will allow residents to share issues and opportunities within the existing zoning code and map locations that need attention or are examples of community assets. Examples could include parking lots that need more landscaping, industrial uses in close proximity to homes, a building that has a great design, or any other land use ideas residents have. To help get started, please view this [quick tutorial](#). We encourage residents to log in and create an account to be able to save and make future edits to their map. [Click here](#) or the link above to access the map.

**eNews June 16, 2022**

## Participate in a Zoning Code Workshop!



What's in the draft of the new Zoning Code, and how might it impact you? To find out, attend a workshop, Thursday, September 22 at 7:00 p.m. with Village Staff, Planning and Zoning Commissioners, and members of the public. Staff will lead the workshop to review the draft code, dive deeper into sections for special attention, pinpoint recommended tweaks, and use real properties as scenarios to visualize application of the new code.

Don't miss this chance to give your feedback on the rules that will shape future development in Homewood!

When: Thursday, September 22

Time: 7:00 p.m.

Where: Village Hall Board Room

Check out the current draft materials online:

<https://www.village.homewood.il.us/business-development/planning-zoning/2021-2022-zoning-code-update-project>

Find the meeting agenda on the public meeting portal: <https://homewood-il.municodemeetings.com>

- + TRUSTEE LOGIN / STAFF LOGIN
- + BUILDING DIVISION
- + COMMISSIONS & COMMITTEES
- + COMMUNICATIONS & ENGAGEMENT
- COMMUNITY DEVELOPMENT
  - Current Projects
  - Planning & Zoning
  - 2021-2022 Zoning Ordinance Update**
- + Economic Development
- EVENTS
- + MANAGER'S OFFICE
- + MAYOR & TRUSTEES
- + FINANCE DEPARTMENT
- + FIRE DEPARTMENT
- + POLICE DEPARTMENT
- + PUBLIC WORKS DEPARTMENT
- STAFF DIRECTORY

Government & Departments - Community Development - Planning & Zoning -

## 2021-2022 Zoning Ordinance Update

[Home](#) [Contact Us](#) [About Us](#) [Services & Documents](#) [Print Site](#) [Feedback](#)

The Village of Homewood is currently in the process of updating its zoning ordinance. The current zoning ordinance was enacted in 2002 and the majority of the code has not been revised since that time. Much has changed in the last 19 years in land use, economy, and the law. The Village engaged the consulting firm of Houseal Lavigne & Associates to perform a comprehensive update of the Village's zoning ordinance.

### Provide input anytime:

- **Email:** [pzcc@homewood.il.gov](mailto:pzcc@homewood.il.gov)
- **Dropbox:** located just outside Village Hall at 2020 Chestnut Road, Homewood, IL 60430.

### Participate in public meetings:

All meetings are held in the Board Room at Village Hall, 2020 Chestnut Road, Homewood, IL 60430.

#### UPCOMING

ADOPTION: Tuesday, January 10, 2023 @ 7:00 at Village Board of Trustees (tentative)

#### PAST

PUBLIC HEARING CONTINUED: Thursday December 8, 2022 @ 7:00 at Planning and Zoning Commission

- Meeting Packet
- Draft Zoning Ordinance (rev. 11/18/2022)
- Draft Zoning Map
- Zoom Recording

PUBLIC HEARING: Thursday, November 10, 2022 @ 7:00 at Planning and Zoning Commission

- Meeting Packet
- Draft Zoning Ordinance (rev. 11/09/2022)
- Draft Zoning Map

OPEN HOUSE: Thursday October 27, 2022 @ 7:00 - 8:30 pm

- Meeting Packet
- Draft Zoning Ordinance (rev. 10/27/2022)
- Draft Zoning Map
- Open House Boards

WORKSHOP: Thursday, September 22, 2022 @ 7:00 PM; continued October 5, 2022 @ 7:00 PM

- Meeting Packet for 09/22/2022
- Presentation
- Zoom Recording 09/22/2022
- Zoom Recording 10/05/2022

#### Working Draft of Ordinance:

- 1 - General Provisions
- 2 - Establishment of Districts
- 3 - District Standards
- 4 - Use-Specific Standards
- 5 - Development Standards
- 6 - Planned Development Standards and Procedures
- 7 - Zoning Procedures
- 8 - Nonconformities
- 9 - Definitions

• MEETING: June 23, 2022 @ 7:00 PM

- Draft Articles 6-9 Overview Memo
- 6 - Planned Development Standards and Procedures - DRAFT
- 6 - Planned Development Standards and Procedures - REDLINE
- 7 - Zoning Procedures - DRAFT
- 7 - Zoning Procedures - REDLINE
- 8 - Nonconformities - DRAFT
- 8 - Nonconformities - REDLINE

• MEETING: January 27, 2022 @ 7:00 PM

- 1/27/2022 Agenda
- Overview of Proposed Changes Memo
- Proposed Zoning Map
- Post Planning & Zoning Commission Meeting Chapter Summary
  - Draft and redlined version of each chapter to help you identify all proposed changes:
    - General Provisions - DRAFT
    - General Provisions - REDLINE
    - Establishing of Districts - DRAFT
    - Establishing of Districts - REDLINE
    - District Standards - DRAFT
    - District Standards - REDLINE
    - Use-Specific Standards - DRAFT
    - Use-Specific Standards - REDLINE
    - Development Standards - DRAFT
    - Development Standards - REDLINE

• MEETING: September 23, 2021 @ 7:00 PM

- Diagnostic Preliminary Recommendations Memo
- 9/23/2021 Agenda
- 9/23/2021 Zoom Recording
- Diagnostic Preliminary Recommendations Presentation
- Nonconformity Analysis Maps - Homewood
- Post Planning & Zoning Commission Meeting Diagnostic Memo

• MEETING: July 22, 2021 @ 7:30 PM

- 7/22/2021 Agenda
- 7/22/2021 Zoom Recording
- Key Themes and Initial Policy Direction Memo
- Key Themes and Initial Policy Direction Summary

• MEETING: July 22, 2021 @ 7:30 PM

- 7/22/2021 Agenda
- 7/22/2021 Zoom Recording
- Key Themes and Initial Policy Direction Memo
- Key Themes and Initial Policy Direction Summary

### Take the survey:

As part of this update, Houseal Lavigne developed a digital survey to help gather community input. **We encourage residents to click the link below to share input.** Please note, the survey can only be taken once and will be open until November 2022.

- [DIGITAL SURVEY](#)

### Contribute to the map:

This tool will allow residents to share issues and opportunities within the existing zoning code and map locations that need attention or are examples of community assets. **We encourage residents to click the link below to share input.** Examples could include parking lots that need more landscaping, industrial uses in close proximity to homes, a building that has a great design, or any other land use ideas residents have. To help get started, please view the [quick tutorial](#). We encourage residents to log in and create an account to be able to save and make future edits to their map.

- [INTERACTIVE MAP](#)

If the map is accessed as a "guest user", other users will have the option to edit and/or delete other "guest user" comments.

Please note, map social (the interactive map platform) collects user information to record, support, and facilitate user participation on the site, as well as prevent fraud and abuse. While the input users provide will be presented to the Village of Homewood, it may also be displayed on the site for viewing by the general public; map social will NOT disclose personal information to the Village of Homewood or to the public.

### Zoning Ordinance Update Process Details

The current zoning ordinance was enacted in 2002 and the majority of the code has not been revised since that time. The Village engaged the consulting firm of Houseal Lavigne & Associates to perform a comprehensive update of the Village's zoning code.

The scope of work for the zoning code update includes the following:

- Modernize the zoning code to improve and simplify any outdated processes and procedures associated with the code
- Update to enhance the usability and understanding of the code with visual representations, charts, tables, matrices, swatches, etc.
- Update terminology and definitions that are obsolete or add new clarifying definitions.
- Identify and update any uses that are missing, unclear, need to be improved.
- Add or remove permitted and special uses that are outdated.
- Amend permitted and special use lists.
- Review the current zoning districts' purposes and boundaries for legitimacy.
- Identify and remove inconsistencies with best practices and trends.
- Ensure compliance with federal, state, and local legislation.

For a complete timeline of the project, please [click here](#).

**Project Website**  
Screen Capture:  
December 13, 2022