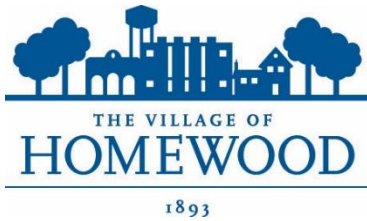


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

September 17, 2026

Meeting Start Time: 6:30 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order
2. Roll Call
3. Minutes:
Approve minutes from the August 27, 2026 meeting of the Planning and Zoning Commission.
4. Public Comments
5. Regular Business:
 - A. **Public Meeting** for Case 26-57: Site Plan Review to allow the development of a 45,110 square-foot light manufacturing facility at 1313-1351 W 175th Street, on 6.38 acres in the M-1 Limited Manufacturing zoning district.
 - B. **Public Hearing** for Case 26-47: Zoning Text Amendment to consider the addition of non-residential uses as allowed accessory uses within non-commercial places of assembly in Village zoning districts.
6. Old Business:
7. New Business:
8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQc0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

August 27, 2026

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Bransky called the meeting to order at 6:35 pm. Chair Bransky apologized for the late start.

ROLL CALL:

Roll call was performed. Present from the Village were Noah Schumerth Director of Economic & Community Development and Darlene Leonard, Building Department Secretary. There were 2 members of the public in attendance, and there were no members of the public on Zoom webinar.

AYES: 5 (Members Alfonso, Sierzega, Cap, Castaneda, and Chair Bransky)

NAYES (ABSENT): 2 (Members O'Brien & Johnson)

APPROVAL OF MEETING MINUTES:

Chair Bransky stated there were no minutes to approve.

Director Schumerth apologized for the lack of minutes as stated that the 1 week turn around was too short a time to get the minutes typed up and they will be on the agenda at the September 10 meeting.

PUBLIC COMMENT:

Chair Bransky asked if there were any public comments not related to the items on the agenda.

- **There were no public comments.**

REGULAR BUSINESS:

Chair Bransky asked if Case 26-47 should be moved to the end or just continue it now.

Director Schumerth stated to vote on the continuance now.

Case 26-47: Zoning Text Amendment for Accessory Uses for Non-Commercial Places of Assembly:

Chair Bransky introduced the case and stated Director Schumerth would make the presentation.

Director Schumerth stated the text amendment is for the addition of accessory uses in non-commercial places of assembly in residential districts to host small accessory uses. Staff and the legal team need more time for it and recommend continuing it to the September 10 agenda.

Meeting Minutes | August 27, 2026

Member Cap made a motion to continue case 26-47 to the September 10 meeting. Second by Member Castaneda.

AYES: 5 (Members Alfonso, Sierzega, Castaneda, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members O'Brien and Johnson)

Case 26-53: Variance to Place of Assembly Use Standards at 18148 Martin Avenue:

Chair Bransky introduced the case and asked what the correct case number should be.

- **Director Schumerth stated it should be 26-53.**

Chair Bransky asked if any comments had been received.

- **Director Schumerth stated no.**

Chair Bransky asked if, because it's a different case number, if the applicant needs to be sworn back in.

- **Director Schumerth stated the case was discussed in the previous case last week.**

Florence Hardy of Homewood was sworn in.

Ms. Hardy stated it is a business content creation house. People will do podcasts, webinars, seminars, etc. What needs the variance could have 10-15 people, members are professionals that are trying to grow their business. It's mostly marketing.

Member Alfonso stated she had no questions and didn't think the traffic for the business will interrupt the traffic on the street.

Member Sierzega asked how many people are expected at each session.

- **Ms. Hardy stated no more than 15, but there is capacity for 25.**

Member Sierzega stated there are stairs in the front and asked if the location is ADA accessible.

- **Ms. Hardy stated there is a ramp on the side.**

Member Cap stated he is glad for the traffic study. The date on it was before Stoney Point and that the traffic has probably increased since then.

Member Castaneda stated she had no questions; everything was answered last week.

Chair Bransky stated the traffic study is a little outdated and asked if the time frames are during the day or in the evenings.

- **Ms. Hardy stated it would be during the day. There would be some night workshops, but they would be out by 8.**

Chair Bransky asked if there are parking spaces in the rear.

- **Ms. Hardy stated there are 7 lined spaces and the drive leads to the alley which has 5 more spaces and there are 12 spaces on the street. One of the properties is residential, but is unsure if the other is residential or commercial.**

Director Schumerth stated it is residential.

Chair Bransky asked if the majority of the events would occur during day time.

- **Ms. Hardy stated yes, and added that there are cameras to make sure everyone is out.**

Member Sierzega asked if it would be open on weekends.

- **Ms. Hardy stated maybe, but there is no parking on the west side of the street and if anyone is there it would be during the day.**

Chair Bransky asked for a motion to approve Case 26-53: Variance for Place of Assembly Use Standards (Section 44-04-04) at 18148 Martin Avenue, to allow the operation of an indoor commercial place of assembly on a local classification street and Incorporate the Findings of Fact into the record.

Member Alfonso made a motion to approve Case 26-53; and incorporate the Findings of Fact into the record; and second by Member Cap.

AYES: 5 (Members Alfonso, Sierzega, Castaneda, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members O'Brien & Johnson)

Director Schumerth stated the special use and the variance will go to the Village Board on September 8 and the business application will be routed and will work with the Building Department.

Case 26-56: Planned Development Approval to allow the Development of a light manufacturing facility at 1313-1351 175th Street with approved modifications in the M-1 Limited Manufacturing zoning district:

Chair Bransky introduced the case and stated it is a renewal of a PUD and asked if any comments were received.

- **Director Schumerth stated no.**

Director Schumerth presented the case and stated it was heard originally in 2024 and since then they have been working on obtaining financing. According to the language of the ordinance it is considered null & void and they must go through the entire process again. . There have been some minor changes

Meeting Minutes | August 27, 2026

to the plans. Also, because of the language that makes it null and void, they are not bound by the **previous colors**.

Chair Bransky swore in John LaRoy of Oak Forest.

- **Mr. LaRoy gave a brief background of the business and what they do. The existing building would be office staff & customer service. The new building would be stock, work, and storage equipment. Originally the building was going to 210'x210', but it has been reduced to 210'x170'. It is still in the plans for the expansion to be done in 2-3 years and have the fire lane on the west side of the building. There is a lot of groundwork for the specialized financing. They removed the parking on the south side of the existing building because it isn't needed. The look of the building and the materials are not changing. It will still have the flat panel material on the front and the corrugated on the rear and sides.**

Chair Bransky asked Mr. LaRoy to explain the logic & reasoning for the access on the side.

- **Mr. LaRoy stated they did not want the door in the front because of the expansion. It would be for standard box trucks like FedEx and UPS.**

Chair Bransky asked about semis.

- **Mr. LaRoy stated if there are any semis they would pull up to the receiving dock at the east side of the building. The photometrics and landscaping remain the same.**

Member Cap asked if it was part of the original package for the exterior building materials.

- **Director Schumerth stated yes. The flat panel is in tier 2. It is the corrugated material that isn't allowed. The variance is to allow the material and the brick building will be clad.**
- **Mr. LaRoy stated the existing building won't be clad. It will be painted or stained to match the other building.**

Member Cap asked if the dock will be replicated on the side with the expansion.

- **Mr. LaRoy stated yes and it will be recessed down.**

Member Cap asked if the west lot entrance would line up with the expansion.

- **Mr. LaRoy stated no, the addition would be about 50,000 square feet and be much further west than the entrance.**

Member Sierzega asked, with the removal of the parking on the east side, if there would be enough parking.

- **Mr. LaRoy stated yes and the lot will expand with the building.**

Member Sierzega asked if the materials would be changing.

- **Director Schumerth stated the materials are not changing. It is a modification of the code to allow the corrugated on the sides. It needs modification of the ordinance for the new building.**

Member Sierzega asked if the new building will still be connected to the existing building and if it would 1 or 2 stories.

- **Mr. LaRoy stated it will still connect, but the decision will be made as the financing comes in. The building is ADA compliant as it already has an elevator in it.**

Member Alfonso asked if the plan is still to expand to the west.

- **Mr. LaRoy stated correct.**

Member Alfonso asked if the lighting on the building was addressed for across the street.

- **Mr. LaRoy stated the photometric plan addresses it and shows it. The existing building photo packs are bright now and the lot lights point down. The sign will be backlit and nothing would exceed what the wall packs are now.**

Chair Bransky asked to clarify with staff the expansion and material changes.

- **Director Schumerth stated for the expansion, the plans in the original set included the expansion. They still have the expansion as future consideration. The material changes do not cancel the need for a future variance. The front needs to be included in the ordinance. It doesn't change what is needed.**

Chair Bransky asked if the variance would show up at a future meeting.

- **Director Schumerth stated it is a modification not a variance. It allows the ability to vary the code provided it meets one of the standards of the code. It won't need to come back.**

Member Cap asked Staff, if the flat panel material is the modification or is it acceptable, and what the tier is for it.

- **Director Schumerth stated it is in tier 2. It can be used but at a maximum of 50% and they want to do 100% and allow the usage of the corrugated which is normally prohibited. It was approved in 2024. Staff has no issue with it and recommended approval of it.**

Member Cap asked if the west side would be punched through or dismantled for the expansion.

- **Mr. LaRoy it would be removed and reused for the expansion.**

Chair Bransky asked if there were any public comments.

- **There were no public comments.**

Chair Bransky asked for clarification on the working in the recommendation, if the modifications don't have to be referenced because it is in the packet as part of the recommendation.

- **Director Schumerth stated yes with the modifications as proposed those reflected in the packet will be in the memo. A Lot of it carries over from the previous ordinance.**

Chair Bransky asked for a motion to approve Case 26-56 Planned Development for 1313-1351 W. 175th Street, to allow the construction of a 45,110 square foot manufacturing facility on a 6.38-site located in the M-1 zoning district, with modifications as proposed, subject to the following conditions:

1. Completion of consolidation of all six (6) parcels of the subject site shall be recorded and executed prior to issuance of a certificate of occupancy for any portion of the proposed development. 2. The two public utility easements located between PIN #29-32-101-076 and PIN #29-32-101-047 must be vacated, with plans approved by the Village Engineer, prior to the issuance of a certificate of occupancy. 3. Any development approved by the Planned Development ordinance shall maintain all existing mature trees along the southern boundary of the property. 4. Revise proposed development plans to relocated the patio to a space accessible for visitors and publicly visible from Village right-of-way, or provide additional public gathering spaces to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Site Plan review approval at a future meeting date. 5. Revise elevation drawings to incorporate revised signage and additional brand colors to meet design requirements set forth in Section 44-06 of the Village Zoning Ordinance with revisions incorporated into plans submitted for Appearance Review approval at a future meeting date. 6. All material modifications set forth in the Planned Development application shall be reviewed and approval by the Appearance Commission prior to final approval of the Planned Development ordinance by the Village Board of Trustees. And 7. All landscape materials shall be reviewed by the Village Arborist and revised in compliance with the Village approved native plant list, with revisions incorporated into plans submitted for Site Plan Review approval.

Member Cap made a motion to approve Case 26-56; and incorporate the Findings of Fact into the record; and second by Member Sierzega.

AYES: 5 (Members Alfonso, Sierzega, Castaneda, Cap, and Chair Bransky)

NAYES: 0 (None)

ABSTENTIONS: 0 (None)

ABSENT: 2 (Members O'Brien & Johnson)

NEW BUSINESS:

Director Schumerth stated they are still working on the template for communication.

Chair Bransky asked of it would be at the next meeting.

Director Schumerth stated no, it would be 1-2 months.

Chair Bransky asked the date of the next meeting.

Director Schumerth stated September 10, there will be a site plan review for PUD today and any other businesses.

Meeting Minutes | August 27, 2026

OLD BUSINESS:

None

ADJOURN:

Chair Bransky asked for a motion to adjourn the meeting. Member Cap made a motion to adjourn; seconded by Member Castaneda. The meeting adjourned 7:27 pm.

AYES: 6 (Members Alfonso, Sierzega, Cap, Castaneda, and Chair Bransky)

NAYES: None

ABSTENTIONS: None

ABSENT: 2 (Members O'Brien & Johnson)

Respectfully submitted,



Darlene Leonard
Building Department Secretary

VILLAGE OF HOMEWOOD



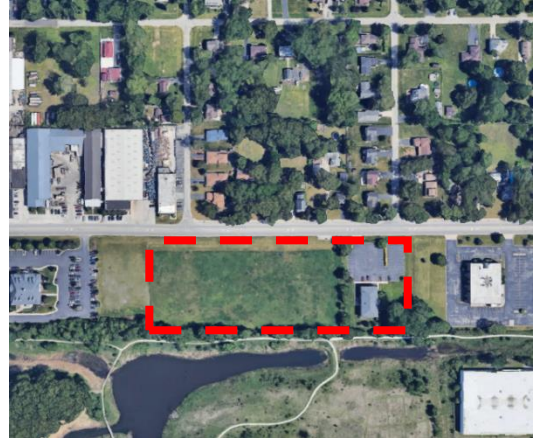
MEMORANDUM

DATE OF MEETING: September 17, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-57: Site Plan Review, Apparel Redefined, 1313-1351 W 175th Street



APPLICATION INFORMATION

APPLICANT	John LaRoy Apparel Redefined/LaRoy Co. 4611 136 th Street Crestwood, IL 60418
ACTION REQUESTED	Site Plan Review approval under the provisions of Section 44-07-09 of the Village Zoning Ordinance, to allow the construction of a 45,110 square-foot manufacturing facility and renovation of an existing office building.
ADDRESS	1313-1351 W 175 th Street
PIN	29-32-101-068-0000, 29-32-101-067-0000, 29-32-101-066-0000, 29-32-101-076-0000, 29-32-191-047-0000, 29-32-101-048-0000

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	M-1 Limited Manufacturing	Vacant
PROPOSED	M-1 Limited Manufacturing w/ Planned Development	Office/Light Manufacturing
SURROUNDING	N: R-1 Single-Family Residential (East Hazel Crest)	Single-Family Residential
	E: M-1 Limited Manufacturing	Vacant (previously Office)
	S: PL-1 Natural Area Preserve	Nature Preserve
	W: M-1 Limited Manufacturing	Office (Homewood Disposal)

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Annotated Site Plan/Plat Drawing	1	DesignTek Engineering, Inc.	08/06/2026
Site Plans	4	Bruce F. Roth, Architect	07/30/2026

Floor Plans	2	Bruce F. Roth, Architect	07/30/2026
Elevations	1	Bruce F. Roth, Architect	07/30/2026
Landscape Plans	3	Metz and Company Landscape Arch.	10/18/2023
Preliminary Engineering Plan	1	DesignTek Engineering, Inc.	08/07/2026
Photometric Plan	1	Southside Electrical Inc.	08/07/2026

ACTION REQUESTED

John LaRoy of Apparel Redefined ("Applicant") is requesting approval of a Site Plan Review application to allow the construction of a 45,110 square-foot manufacturing facility. Site Plan Review approval is required for any new construction/development in the Village.

HISTORY

The subject property was originally acquired by the Village of Homewood in 1989, after previously being a part of the Washington Park Racetrack property. This property was part of a far larger acquisition of property (178 acres) to create the Prairie Lakes Business Park.

The easternmost portion of the property was sold by the Village in 1990 for the construction of an office building. The Village purchased this office building back from the developer in 2023. The Village has retained ownership of the other parcels of the subject property since their initial acquisition in 1989. The vacant parcels of the subject property are the only remaining vacant parcels within the Prairie Lakes Business Park.

The Village has been soliciting the property for redevelopment for several years. Apparel Redefined contacted the Village to consider redevelopment of the property in 2022, and initially applied to develop the property in 2023. The Village Board approved a Planned Development (PD) ordinance for this project in September 2024. This ordinance expired in June 2025. The applicant received approval of a new Planned Development ordinance on September 8, 2026.

BACKGROUND

The applicant has proposed to construct a new manufacturing facility and office headquarters for Apparel Redefined, a custom apparel printing and monogramming company. This company is currently located in Crestwood, Illinois. The applicant proposes to complete the new facility across the 6.4-acre vacant property at 1313-1351 175th Street in two sections: a) the development of a new 35,700 square-foot production building, and b) the renovation of a 9,410-square-foot office building (45,110 s.f.).

The project received approval of a new Planned Development ordinance in September 2026, but still requires the approval of a revised Site Plan Review application.

CHANGES FROM INITIAL SUBMITTAL

This application is a resubmittal of a previously approved zoning application. A copy of a staff memo and exhibits from the previous approval are included with this memo.

The applicant has made revisions to the application since the initial review of this project:

- **Facility Size:** The applicant has reduced the size of the proposed manufacturing building from 45,900 square-feet to 35,700 square-feet. The total scope of the facility has been reduced by 10,200 square feet in floor area.
- **Reduction of Parking:** The applicant has removed a proposed parking area to the east of the existing office building on the site.
- **Circulation Changes:** The applicant has made minor changes to site circulation, including moving a second loading driveway from the north side of the building to the west side of the building. A fire lane and other minor site improvements have been added.
- **Landscaping Plan:** The applicant has revised the landscape plan for the property.
- **Expansion:** Plans for a building expansion have been removed from submitted plans.
- **Patio:** The applicant has proposed to move an employee seating patio from the front of the building to the rear of the building.
- **Floor Plan Changes:** The applicant has reorganized the floor plan of the building to move equipment toward the eastern side of the facility, and to create additional rooms for meetings, employee services, and other building amenities.
- **Connector:** The applicant has suggested that they are not certain if the “connector” bridge between the existing office building and the new manufacturing facility will be one or two stories.
- **Frontage Changes:** The applicant has proposed minor changes to the frontage of the existing office building, providing additional landscaping and walking areas.
- **Material Changes:** The applicant has made minor revisions to the elevations and material selections because of the changes to the project. A flat metal paneling will be used on the front (north) and side (east) facades of the building

DISCUSSION

Summary: The proposed site is 6.38 acres, including a large vacant lot at 1351 W 175th Street and an existing 9,410-square-foot office building with a parking area and at 1313 W 175th Street. The office building is currently vacant and owned by the Village of Homewood. The remainder of the site is undeveloped.

Building Improvements: The project will consist of two buildings: the existing 9-410-square-foot office building and a new 35,700-square-foot production facility. The two buildings are to be connected via a two-story walkway connecting both floors of the existing two-story office building to the new production facility. The applicant has expressed interest in a future building expansion, though plans have not been shared for this expansion.

Materials: The new building is proposed to be clad in flat architectural metal panels on the front of the building. The panels will be colored white, grey and red to match the company’s branding colors. Such panels are classified as a Tier II material. The Village Zoning Ordinance only allows up to 50% of a front façade to be clad in Tier II materials. The applicant requested Planned Development modification to allow for 100% of the façade to be covered in this material. This modification was approved by the Village Board on September 8.

The new building is also proposed to be clad in corrugated metal paneling material on the rear and interior sides of the building. The corrugated metal will be grey in color. Corrugated metal cladding materials are currently prohibited in Section 44-05-11(b) of the Homewood Zoning Ordinance. The

applicant requested Planned Development modification approval to allow the use of this material. This modification was approved by the Village Board on September 8.

The existing office building is currently clad in full masonry. The material is not proposed to be changed. The applicant has proposed to stain the brick color to

The walkway between buildings will be clad in flat architectural metal panels.

Landscaping: The applicant proposes full landscaping improvements, including foundation landscaping, perimeter landscaping, transition zone screening landscape, and parking median and island landscaping improvements. The applicant proposes to maintain the large mature trees bordering the rear of the property to mitigate visual impacts of the new development on the Izaak Walton Preserve. An existing berm will remain along the southern boundary adjacent to the nature preserve.

The Village Arborist reviewed plans in 2024 and recommended significant changes to the plant palate of the project. The proposed landscape plan with this submittal incorporates most of these changes. The following changes are recommended to be addressed to meet the Village's native planting requirements.

- Substitute catamint (*calamanthia*) for Russian sage.
- Replace all daylilies with coreopsis for yellow flowering plants.

Staff recommends replacement of these plants in accordance with the Village Arborist's recommendations before the issuance of building permits. See *Planning and Zoning Commission Action*.

Parking and Site Circulation: The proposed development will include 102 parking spaces, including 60 existing parking spaces (four will be removed for a new driveway). The total number of parking spaces provided is significantly greater than the 54 spaces required for the development (1 space per 500 square feet of office or sales area, plus 1 space per 1,000 square feet of other floor area). The new building will be 35,700 square feet. The existing office building requires 19 parking spaces (1 space per 500 square feet) while the new industrial facility requires 35 spaces (1 space per 1000 square feet).

The applicant requested a Planned Development modification to allow the construction of a parking area within the front setback of the development. This location of a parking area allows for the development to accommodate a large screening and drainage berm in the rear of the property. The Village Board approved this modification on September 8.

Off-street loading is proposed on both the north (front) and west (interior side) sides of the building. The loading dock in the front of the building is designed to accommodate receiving, which will involve deliveries from larger vehicles. The loading dock on the side of the building is designed to accommodate shipping, which will provide loading for smaller outgoing vehicles. According to the applicant, loading and deliveries will primarily use vans and small delivery trucks.

The applicant has proposed a new fire lane on the west side of the building to allow for fire access to the west and south walls of the new industrial structure.

Drainage: The proposed development received a preliminary permit approval from the Metropolitan Water Reclamation District (MWRD) to drain stormwater runoff from the site into the detention basins

within the Izaak Walton Preserve. The basins were found by MWRD to be of sufficient depth and volume to handle stormwater drainage and runoff generated by the proposed development. The project has decreased in size and is unlikely to generate additional runoff than the initial permit application; however, permit renewal is required. The site will not be required to provide additional on-site detention infrastructure upon drainage permit approval.

Lighting: The applicant has proposed seven (6) 25' light poles throughout the proposed development, including three (3) existing poles located in the parking lot at 1313 175th Street. The applicant has also proposed required wall lighting fixtures for security near off-street loading doors and building entrances. The proposed lighting plan is not anticipated to create any significant lighting impact on the nature preserve area to the south, nor to residential properties located in East Hazel Crest to the north.

Signage: The applicant has proposed a large wall sign with the Apparel Redefined logo on the front of the new building. The applicant has provided an alternative sign concept which matches the original sign concept proposed in 2024. A new sign plate will be added to the existing ground monument sign on the eastern side of the property. All signage will be submitted as a separate sign permit application.

Other Requirements: The site requires significant soil removal and remediation. The construction of the building foundation will require the removal of "spoils" from the site up to a depth determined by environmental review. The Village has received studies for this soil removal and has allocated up to \$1.13 million in funds from the Village's Northeast TIF to support this soil removal and remediation.

The site is currently comprised of six adjacent parcels along 175th Street. The Village has recommended conditions of approval to consolidate the lots, including the vacation of right-of-way and any additional public utility easements located on the site. The condition of approval recommends completing these processes before the issuance of a certificate of occupancy for the building. See Recommended Planning and Zoning Commission Action.

The site requires the vacation of right-of-way on the eastern side of the development (within "Outlot A" in the Plat of Survey provided). The plat of vacation will be required prior to the issuance of certificates of occupancy. See Recommended Planning and Zoning Commission Action.

STAFF COMMENTS

The project has received the following required approvals:

- **Planned Development approval:** Planning and Zoning Commission recommended approval with conditions on August 27. Village Board voted to approve with conditions on September 8.
- **Appearance Review approval:** Appearance Commission voted to approve with conditions on September 3.

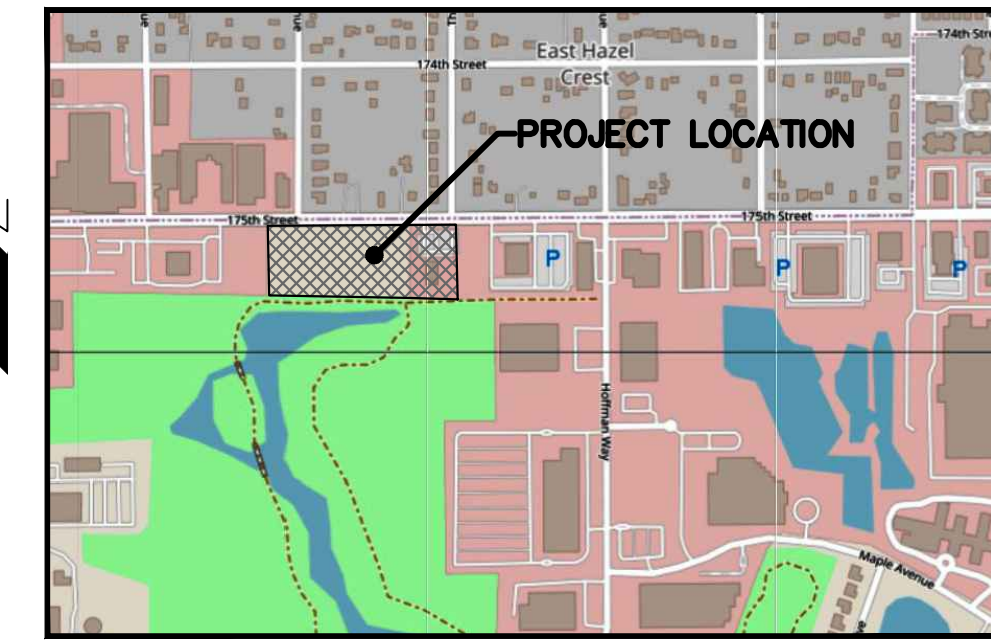
The Planning and Zoning Commission is the decision-making body for Site Plan Review applications. Upon approval of this Site Plan Review, the applicant may proceed to building permit and lot consolidation reviews once conditions of the redevelopment agreement are met.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

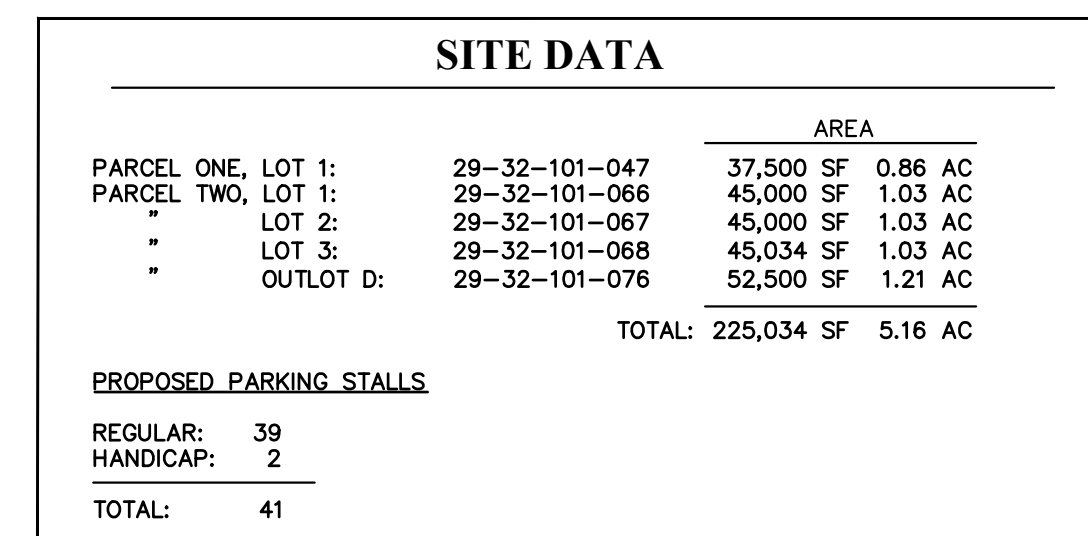
Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Approve Case 26-57, Site Plan Review for Apparel Redefined at 1313-1351 W 175th Street, as proposed in the drawings submitted by Bruce F. Roth, Architects and Metz and Company Landscape Architecture, and PG Enlighten, subject to the following conditions:

1. A revised landscape plan with the plant materials as proposed by the Village Arborist shall be submitted with building permit applications prior to the issuance of building permits.
2. An application for lot consolidation of the six (6) parcels included on the subject site shall be approved prior to the issuance of a certificate of occupancy for any building.
3. A plat of vacation for "Outlot A" as indicated on the attached plat of survey dated 10/07/2023, shall be approved by the Village Engineer, prior to the issuance of a certificate of occupancy for any building.



LOCATION MAP
NOT TO SCALE



APPAREL REDEFINED
4611 136TH STREET
CRESTWOOD, IL 60418

**SITE PLAN
FOR
1313 175TH STREET
HOMewood, IL 60430**

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962

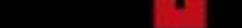


PROJECT INFORMATION
Project No.: 23-0028
Scale: 1"=30'
Date: 08/06/2026
Design By: MJF
Drawn By: DJB
Checked By: MJF

1 OF 1

SITE PLAN

1313 175th STREET, HOMEWOOD, ILLINOIS 60430



APPAREL
REDEFINED

4611 136th STREET, CRESTWOOD, ILLINOIS 60418

web: brucefrotharchitect.wordpress.com

AREA MAP

COVER SHEET	G-00
EXISTING SITE PLAN	A-01
OVERALL SITE PLAN & FUTURE EXPANSION	A-02
ARCHITECTURAL SITE PLAN	A-03
PRODUCTION FACILITY GROUND FLOOR PLAN	A-10
PRODUCTION FACILITY MEZZANINE FLOOR PLAN	A-11
PRODUCTION FACILITY EXTERIOR ELEVATIONS	A-30

SITE SURVEY AND TOPO -
PRELIMINARY LANDSCAPE PLAN L-1.0

July 30, 2026
Pre-Planning and Zoning Submittal

BY BFR	NUMBER G-00
PROJECT -	

743 Selborne Road, Riverside, Illinois 60541
708.443.5195 (H), 708.663.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE ARCHITECTURE PRODUCT CORRECTED. IF CORRECTION IS NECESSARY TO RESOLVE THEM, FAILURE TO NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT, OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

1313 175th Street
Homewood
Illinois 60430

SHEET

SEAL

BY BFR	NUMBER A-02
PROJECT -	

EXISTING PARKING: 65 SPACES (3 ADA)

PROPOSED NEW BUILDING

FRONT YARD SETBACK:	90 FEET
EXTERIOR SIDE YARD SETBACK:	NA
INTERIOR SIDE YARD:	344 FEET (WEST)
REAR YARD SETBACK:	40 FEET

REQUIRED ACCESSIBLE SPACES: 1 SPACES

BUILDING FOOTPRINT:	4,999 SF	
PAVEMENT (IMPERVIOUS):	24,885 SF	
TOTAL IMPERVIOUS SURFACES:	29,884 SF	54%
LANDSCAPING (PERVIOUS):	25,618 SF	
TOTAL SITE AREA:	55,502 SF	1.27 ACRES

REQUIRED ACCESSIBLE SPACE: 2 SPACE

BUILDING FOOTPRINT:	35,700 SF	
PAVEMENT (IMPERVIOUS):	19,670 SF	
TOTAL IMPERVIOUS SURFACES:	53,370 SF	28%
LANDSCAPING (PERVIOUS):	134,130 SF	
TOTAL SITE AREA:	187,500 SF	4.30 ACRE

OTHER AREAS (35,700 SF): 38 SPACE

SITE AREAS:		
BUILDING FOOTPRINTS:	42,499 SF	
PAVEMENT (IMPERVIOUS):	48,056 SF	
TOTAL IMPERVIOUS SURFACES:	90,555 SF	37
LANDSCAPING (PERVIOUS):	152,445 SF	



A-03

1 PARTIAL ARCHITECTURAL SITE PLAN

SCALE : 1" = 16'-0"

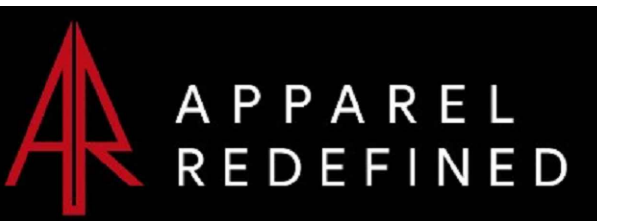
BRUCE F. ROTH
ARCHITECT

743 Selborne Road, Riverside, Illinois 60546
708.443.5195 (H), 708.643.8306 (C)
email: brucefroth@gmail.com
web: brucefrotharchitect.wordpress.com

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PROJECT



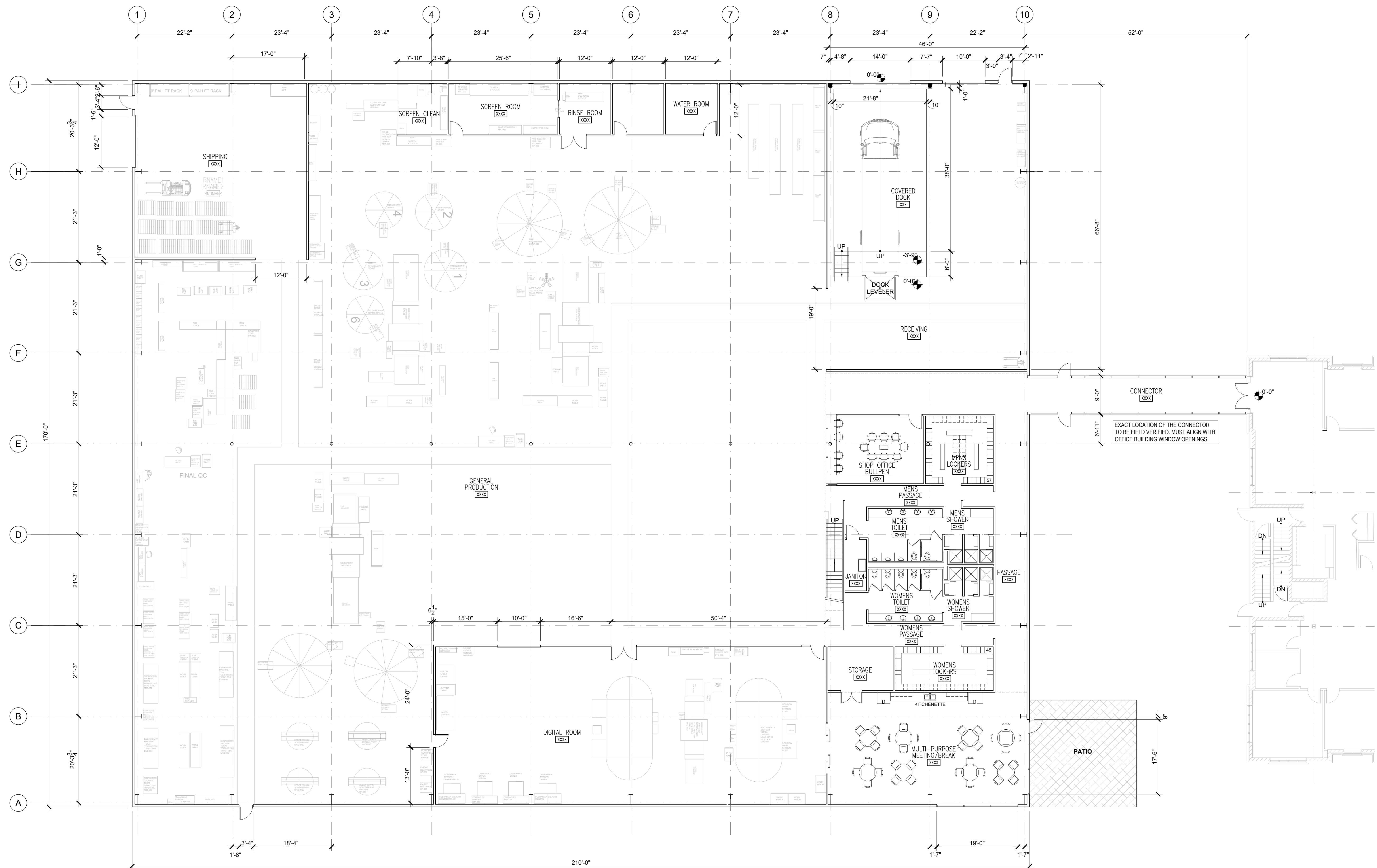
HEADQUARTERS FACILITY

1313 175th Street
Homewood
Illinois 60430

SHEET

**PRODUCTION FACILITY
GROUND FLOOR PLAN**

SEAL



1 PRODUCTION FACILITY - GROUND FLOOR PLAN
SCALE : 3/32" = 1'-0"

	2024-08-09	HOMWOOD PUD APPLICATION
	2023-10-24	VILLAGE BOARD & PLANNING DEPARTMENT REVIEW
REV	DATE	ISSUE

BY	NUMBER
BFR	
PROJECT	A-10
-	

BY BFR	NUMBER A-11
PROJECT -	



LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO CORRECT THE WORK PRODUCT. THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS OF THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECTS WORK PRODUCT OR RECOMMENDATIONS, SHALL BE HELD RESPONSIBLE FOR THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

BY BFR	NUMBER A-30
PROJECT -	



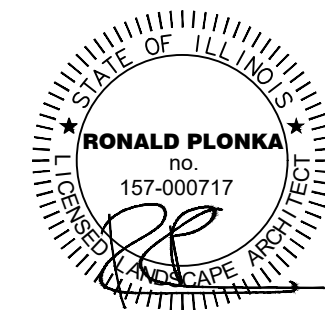
© 2026 Heritage Oak Studio Item 5. A.
The drawings, specifications, design, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Forster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
REDEFINED
HEADQUARTERS

1313 175th Street
Homewood, Illinois



Expires: 2025-08-31

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

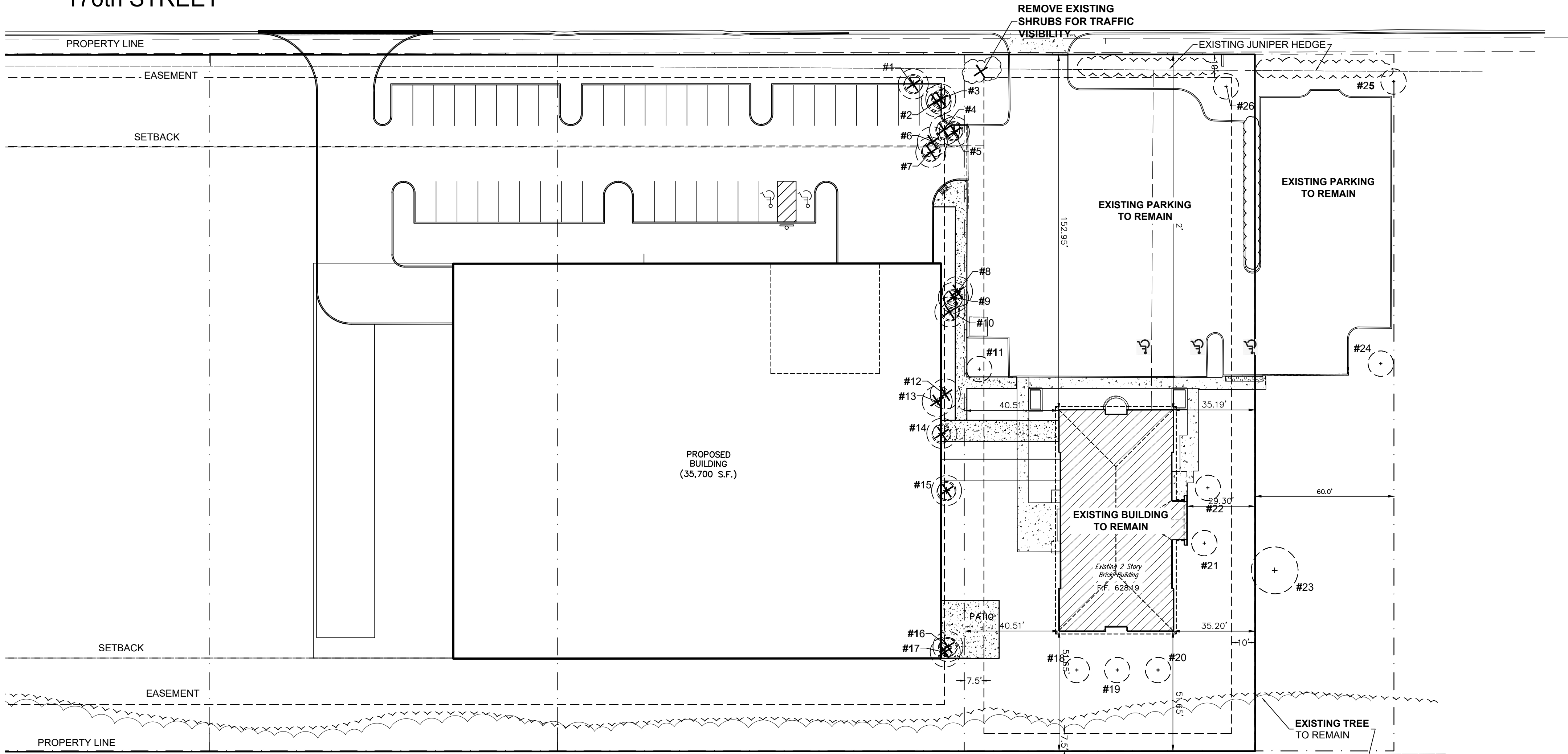
TREE REMOVAL
& PRESERVATION
PLAN

DATE: 2023-10-18
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
TP-1

PROJECT NO.: 2026 - 25 23

176th STREET



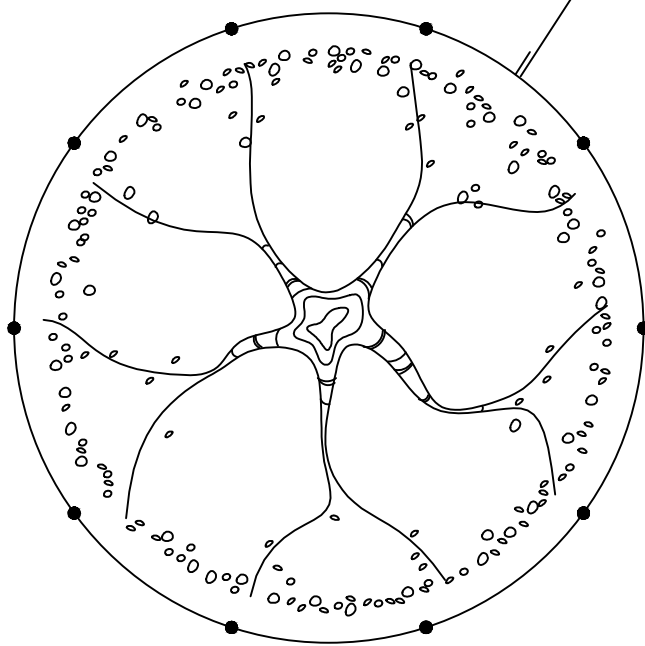
TREE ACTION PLAN/TREE SURVEY

Tree Number	Scientific Name	Common Name	DBH (in.)*	Condition (1-5)	Remove	Remain	REASON FOR REMOVAL
1	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
2	<i>Morus rubra</i>	Red Mulberry	10	3	YES		Construction activities
3	<i>Juglans nigra</i>	Black walnut	11	3	YES		Construction activities
4	<i>Ulmus pumila</i>	Siberian Elm	13	3	YES		Construction activities
5	<i>Ulmus pumila</i>	Siberian Elm	13	3	YES		Construction activities
6	<i>Ulmus pumila</i>	Siberian Elm	10	2	YES		Construction activities
7	<i>Morus rubra</i>	Red Mulberry	7.5/5/2/2/2.5	3	YES		Construction activities
8	<i>Ulmus pumila</i>	Siberian Elm	6.5	3	YES		Construction activities
9	<i>Ulmus pumila</i>	Siberian Elm	10	3	YES		Construction activities
10	<i>Ulmus pumila</i>	Siberian Elm	16	3	YES		Construction activities
11	<i>Malus species</i>	Crabapple	9.5	3		YES	
12	<i>Morus rubra</i>	Red Mulberry	7	3	YES		Construction activities
13	<i>Ulmus pumila</i>	Siberian Elm	11	3	YES		Construction activities
14	<i>Morus rubra</i>	Red Mulberry	9/6.5/8/4	3	YES		Construction activities
15	<i>Rhamnus cathartica</i>	Buckthorn	6	3	YES		Construction activities & Invasive
16	<i>Rhamnus cathartica</i>	Buckthorn	8/8/2006	3	YES		Construction activities & Invasive
17	<i>Morus rubra</i>	Red Mulberry	20/8/8	3	YES		Construction activities
18	<i>Acer saccharum</i>	Sugar Maple	4.5	1		YES	
19	<i>Acer rubrum</i>	Red Maple	8	1		YES	
20	<i>Acer saccharum</i>	Sugar Maple	7	1		YES	
21	<i>Malus species</i>	Crabapple	9/11/2006	3		YES	
22	<i>Malus species</i>	Crabapple	7/8/8/9/4	3		YES	
23	<i>Populus deltoides</i>	Eastern Cottonwood	30	2		YES	
24	<i>Malus species</i>	Crabapple	6.5	2		YES	
25	<i>Malus species</i>	Crabapple	6.5	2		YES	
26	<i>Malus species</i>	Crabapple	22	3		YES	

ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

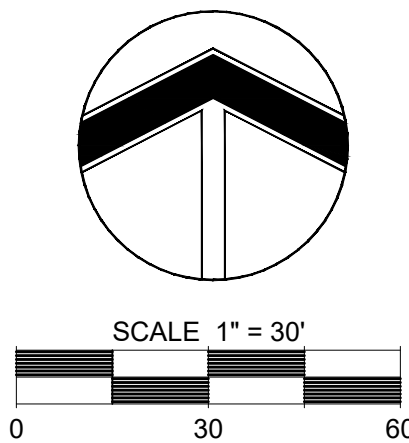
CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING
PLACED AT OR BEYOND DRIP-LINE



TREE PRESERVATION DETAIL

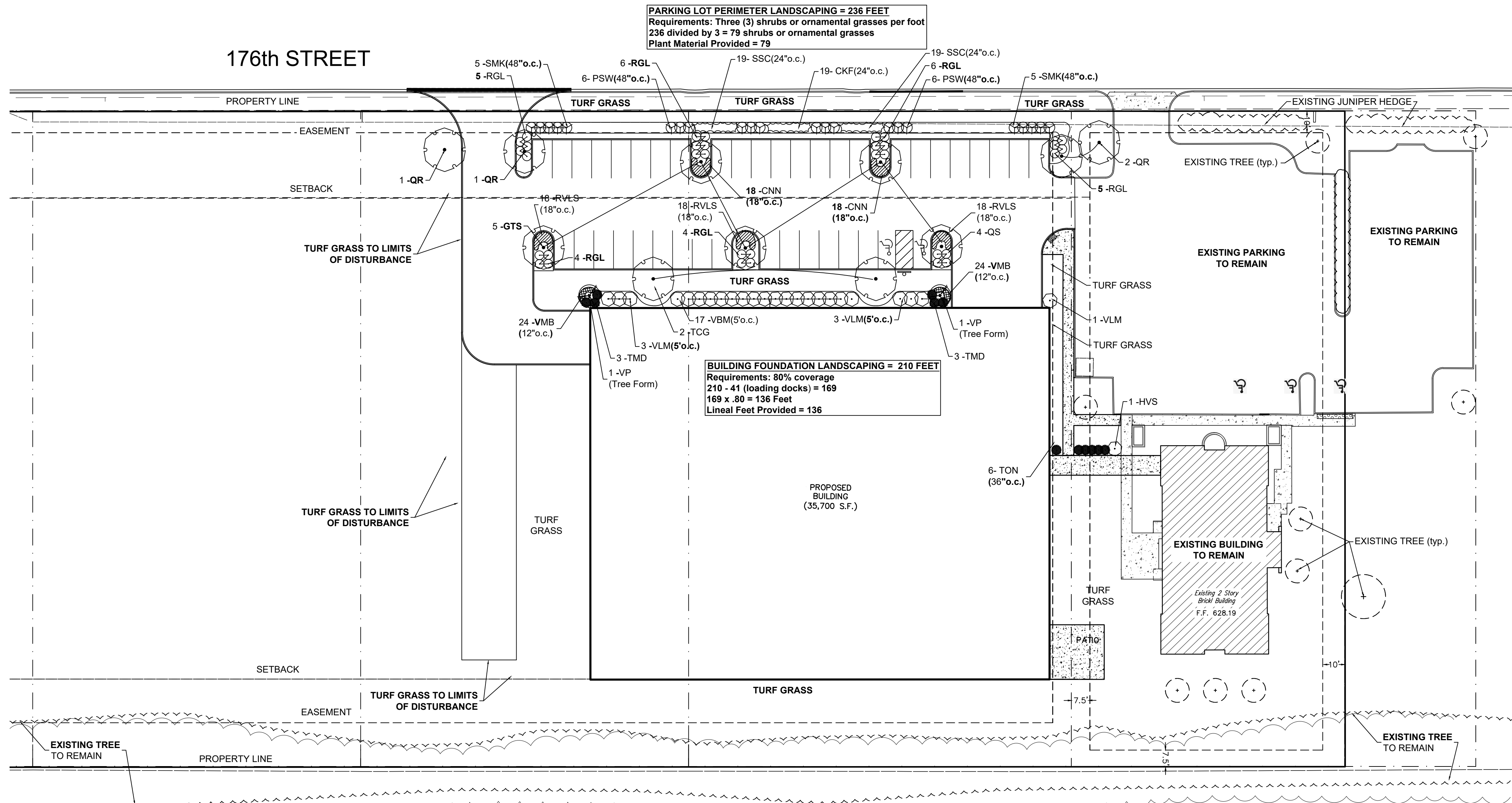
NTS



176th STREET

PARKING LOT PERIMETER LANDSCAPING = 236 FEET
Requirements: Three (3) shrubs or ornamental grasses per foot
236 divided by 3 = 79 shrubs or ornamental grasses
Plant Material Provided = 79

BUILDING FOUNDATION LANDSCAPING = 210 FEET
Requirements: 80% coverage
210 - 41 (loading docks) = 169
169 x .80 = 136 Feet
Lineal Feet Provided = 136



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
GTS	5	Gleditsia t.i. 'Skyline'	Skyline Honeylocust	2.5" BB
QR	4	Quercus rubra	Red Oak	2.5" BB
TCG	2	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2.5" BB
DECIDUOUS ORNAMENTAL TREES				
VP	2	Viburnum prunifolium	Blackhaw Viburnum	6' BBcl.
DECIDUOUS SHRUBS & SHRUB ROSES				
HVS	1	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5/24"
PSW	12	Physocarpus o. 'Seward'	Summer Wine Ninebark	#5/24"
RGL	34	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5/24"
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#7
VBM	17	Viburnum d. 'Christholm'	Blue Muffin Arrowwood Viburnum	#5/30"
VLM	7	Viburnum l. 'Mohican'	Mohican Viburnum	3' BB
EVERGREEN SHRUBS				
TMD	6	Taxus m. 'Densiformis'	Dense Yew	24" BB
TON	6	Thuja o. 'Nigra'	Hicks Yew	30" BB
ORNAMENTAL GRASS				
CKF	19	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
SSC	38	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
PERENNIALS & GROUNDCOVERS				
CNN	36	Calamintha n. spp. Nepata	Lesser Catamint	#1
RVLS	54	Rudbeckia h. 'Vette's Little Suzy'	Little Suzy Black-eyed Susan	#1
VMB	2	Vinca minor 'Bowles.	Periwinkle (48 plants)	from 24 flat

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
TBD SY	Turf Grass	Kentucky Bluegrass Blend w/Perennial Rye S75 by North American Green (or equal)
32 CY	Mulch	Shredded Hardwood Bark
1 CY	Mulch	Southern Pine Bark Fines
32 CY	Mulch	Compost (Yard Waste or Mushroom)

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z133.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

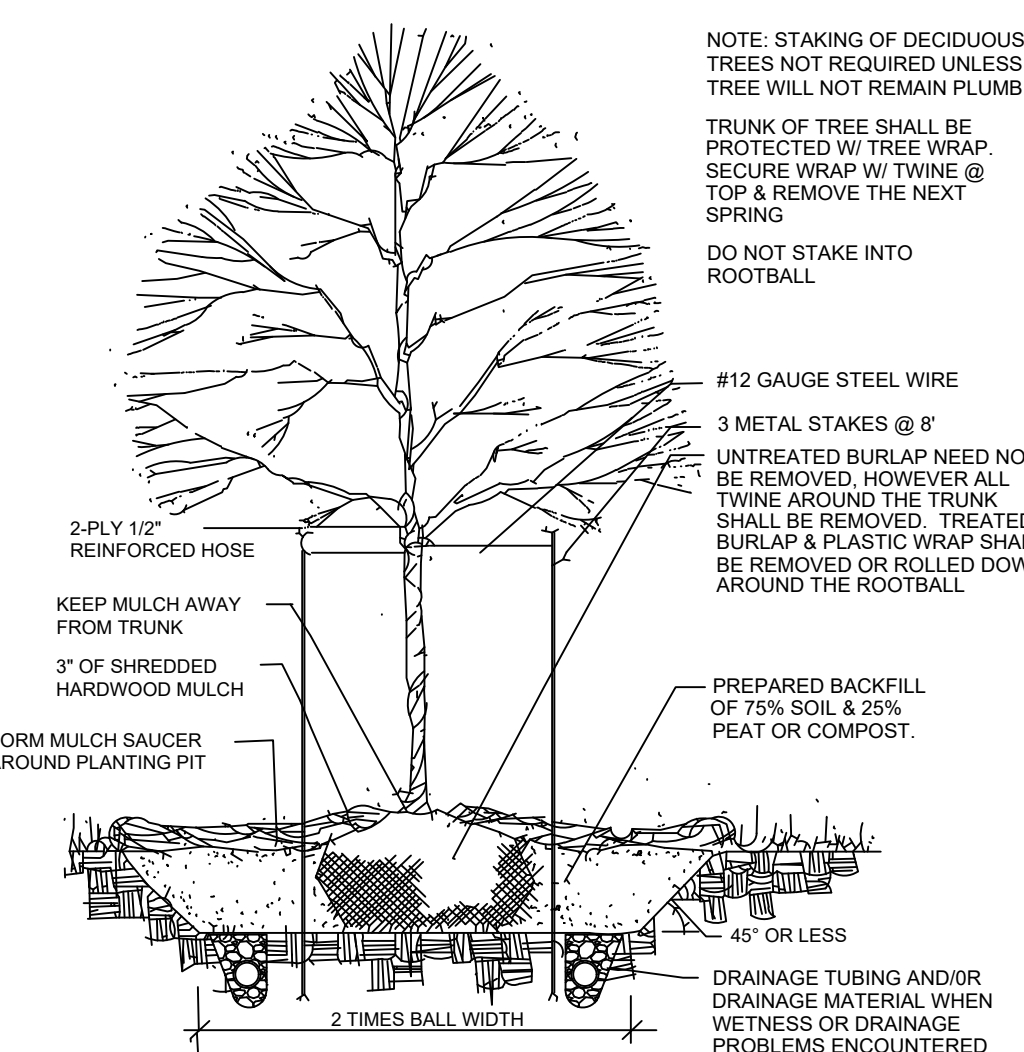
All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

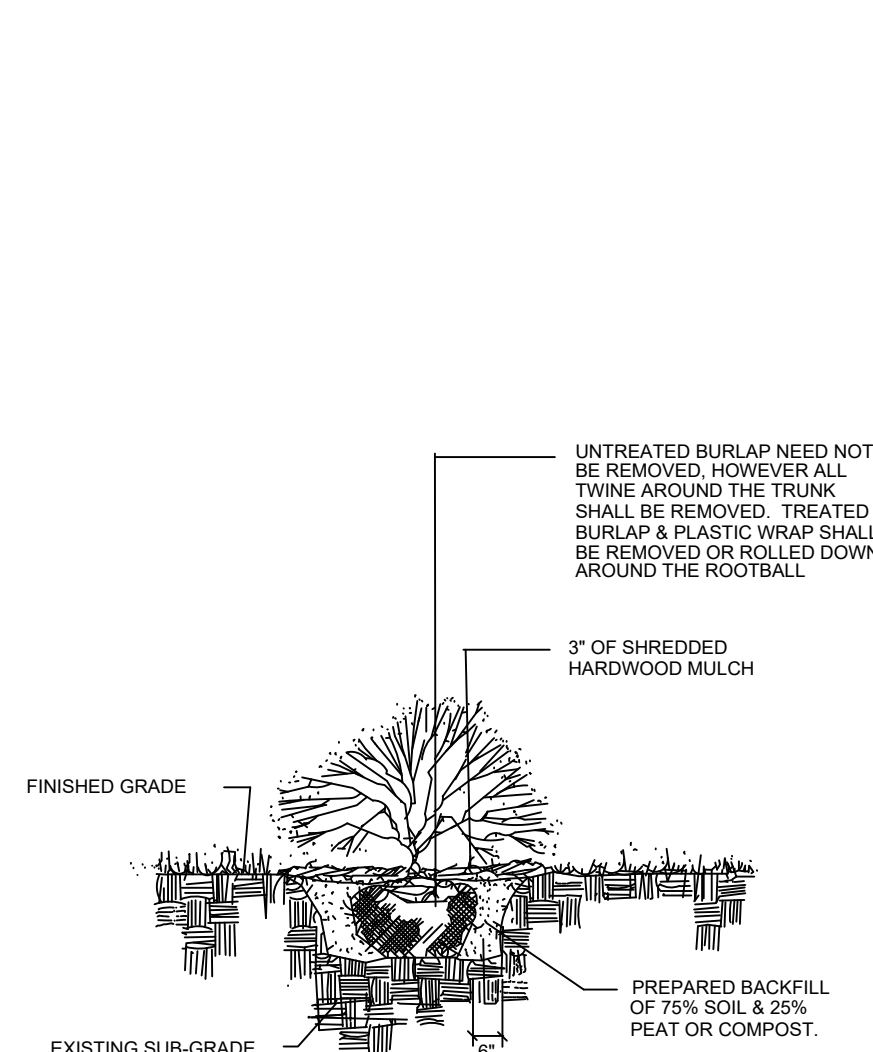
All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.



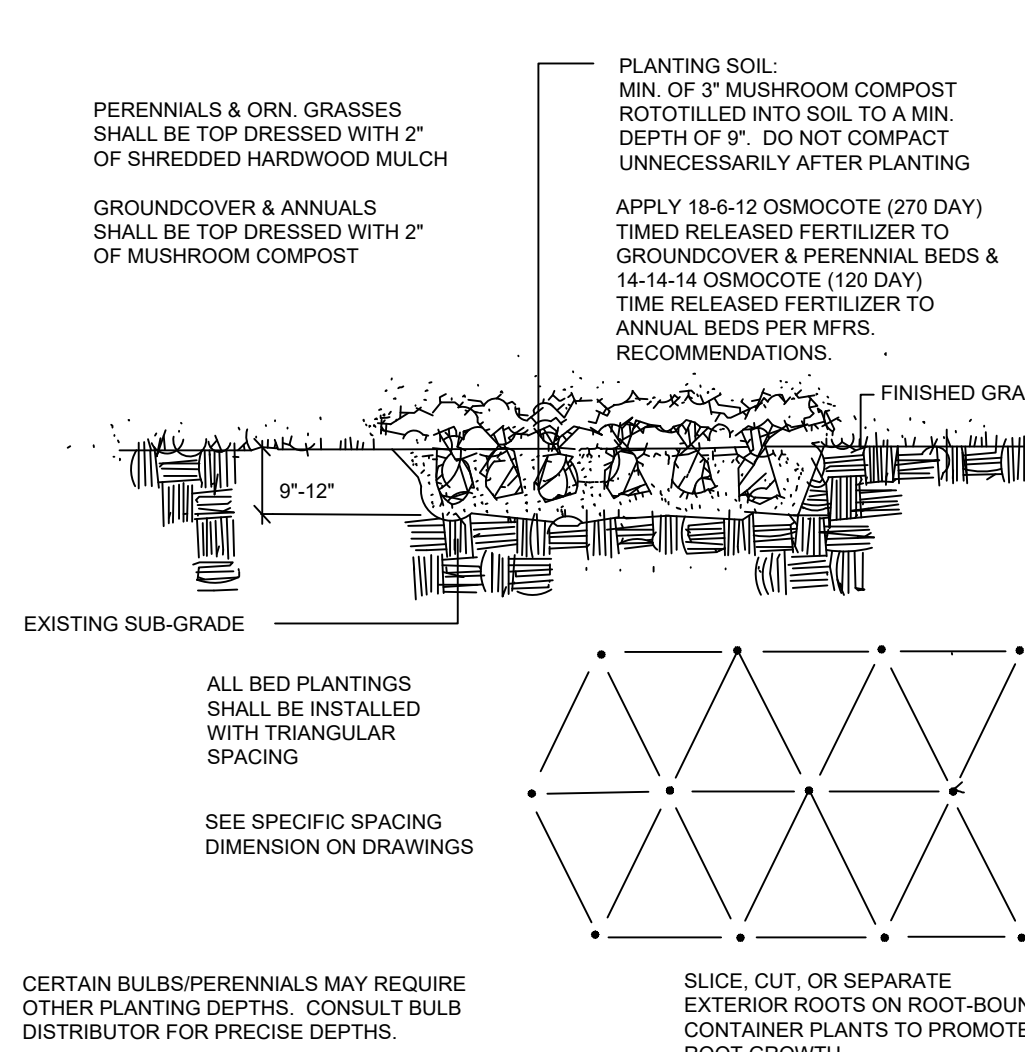
DECIDUOUS TREE

NOTE:

- Trees must be planted with root flare on grade - see notes.
- All work done in accordance with ANSI A300 and Z133.1.
- Village Arborist requests inspection of tree installs at time of planting.



SHRUBS

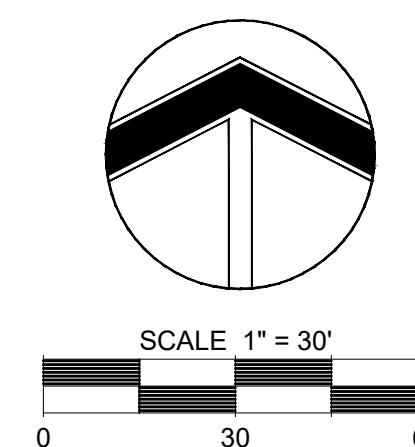


BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES
VINES, GROUNDCOVER & ANNUALS)

IRRIGATION NOTE:

Existing irrigation, if provided, and any proposed irrigation shall comply with the Village of Homewood's zoning requirements.

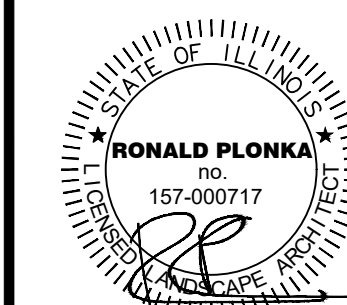


REVISIONS

4	Per Revised Site Plan	8/10/26
3	Village Foerster Review	10/10/24
2	Irrigation Note	8/20/24
1	Added Tree Survey	8/14/24

APPAREL
REDEFINED
HEADQUARTERS

1313 175th Street
Homewood, Illinois

HERITAGE
OAK
STUDIOS, LLC

Landscape Architects

24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE
PLAN

DATE: 2023-10-18
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-1

PROJECT NO.: 2026 - 25 24

PRELIMINARY ENGINEERING PLAN

APPAREL REDEFINED
4611 136TH STREET
CRESTWOOD, IL 60418

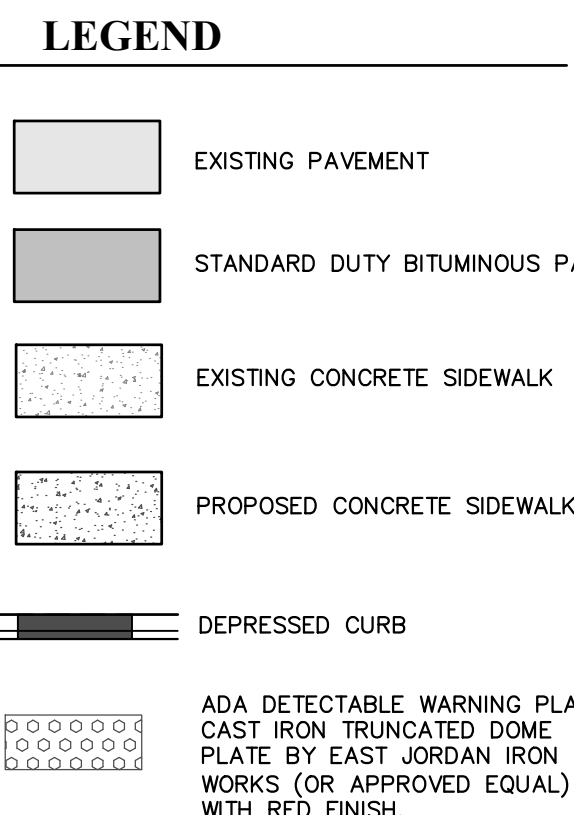
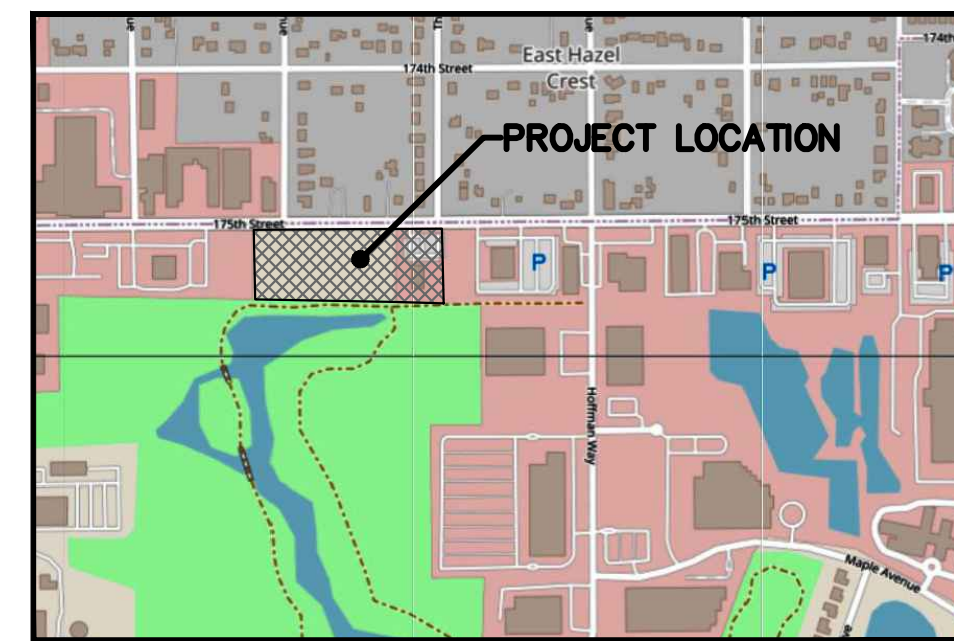
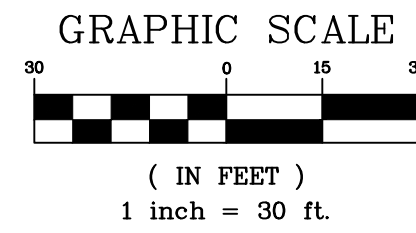
PRELIMINARY ENGINEERING
FOR
1313 175TH STREET
HOMewood, IL 60430

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326 - 4962
IL PROF. LIC. NO.: 184 - 003740

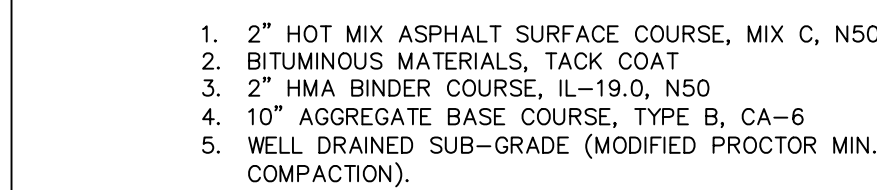


1 OF 1

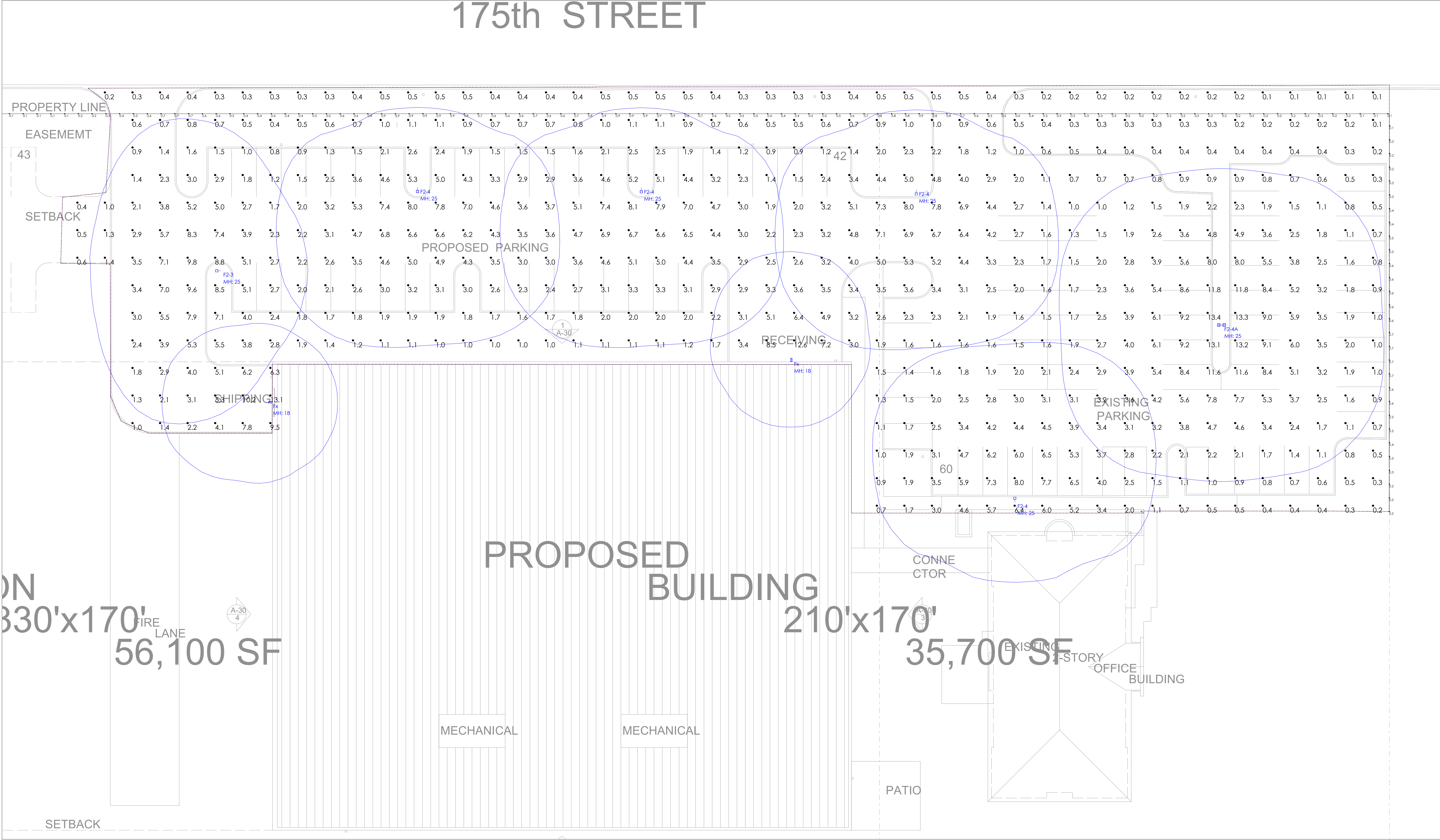
LOCATION MAP
NOT TO SCALE



1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE VILLAGE OF HOMETOWN CODE.
2. APPROPRIATE EASEMENTS FOR ALL UTILITIES OUTSIDE OF THE DEDICATED RIGHT-OF-WAY FOR STORMWATER DETENTION FACILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAN OF SUBDIVISION.
3. ALL MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF HOMETOWN APPROVED STANDARDS.
4. ALL MAINLINE STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE. SIZE TO BE DETERMINED AT THE TIME OF FINAL ENGINEERING. (PVC STORM SEWER MAY BE USED IN REAR YARDS.)
5. PROPOSED ELEVATIONS, GRADING, UTILITY SIZES AND LOCATIONS, AS WELL AS ALL SECTION DETAILS AND DETAILS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.



NOT TO SCALE



Not to Scale

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Max/Min	Calc Plane Ht			
Parking Lot_Floor	Illuminance	Fc	2.9	13.4	0.1	134.0	0			
Property Line	Illuminance	Fc	0.5	0.9	0.0	N.A.	N.A.			

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF
	1	F2-3	ILP	VAM2-28L-U-40-T3-[PMB;SLPF]	Single	28329	28329	166.2632	166.263	0.900
	4	F2-4	ILP	VAM2-28L-U-40-T4-[PMB;SLPF]	Single	28260	28260	166.516	166.516	0.900
	1	F2-4A	ILP	VAM2-28L-U-40-T4-[PMB;SLPF]	Back-Back	28260	56520	166.516	333.032	0.900
	2	Fx	ILP	VWM2-14L-U-40-T4	Single	13494	13494	96.24	96.24	0.900

enlighten

PROJECT NAME:

APPAREL REDEFINED

CLIENT NAME:

SOUTHSIDE ELECTRICAL

DRAWN BY:

ERIC SISCO

eric.sisco@pg-enlighten.com

913.486.3072

PG CONTACT:

AMY BROWN

amy.brown@pg-enlighten.com

847.228.1199

REVISIONS

Date:8/7/2026

Page 1 of 1

27

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: September 17, 2026

To: Planning and Zoning Commission

From: Noah Schumerth, Director of Economic and Community Development

Topic: Case 26-47: Text Amendment for Accessory Uses in Non-Commercial Places of Assembly

APPLICATION INFORMATION

APPLICANT	Village of Homewood
ACTION REQUESTED	Text amendment to allow the operation of a limited range of accessory uses (as special uses) within existing and previously approved non-commercial places of assembly.
ADDRESS	N/A
PIN	N/A

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Proposed Zoning Ordinance Language	28	Village of Homewood/Noah Schumerth, Director of Economic and Community Development	09/14/2026

ACTION REQUESTED

The Village of Homewood has prepared a proposal for a Village-initiated zoning text amendment, which would allow the operation of a limited range of accessory uses within existing and previously approved non-commercial places of assembly.

HISTORY

The Village has been approached by numerous places of worship and other non-commercial places of assembly since 2023 to convert space into other uses which create limited impacts on surrounding properties, such as professional offices, small medical offices, or other uses. The number of requests received by the Village for this type of conversion in the past 12 months has increased. The most recent application received by the Village for such a use was a counseling office within an existing place of worship at 18328 Ashland Avenue in April 2026.

BACKGROUND

In 2023, the Village created the “non-commercial places of assembly” use category to include a wide variety of uses where gatherings occur outside of a commercial purpose. The Village established use categories for both indoor and outdoor iterations of this type of use.

Indoor non-commercial places of assembly may include community centers, learning centers, clubs or lodges, exhibit halls, civic organizations, lodges, libraries, museums, municipal buildings, auditoriums, or religious institutions.

Many uses included in the indoor non-commercial place of assembly use category are seeing declining use, including a variety of trends:

- **Declining Religious Attendance/Participation:** Regular weekday attendance of worship services has dropped to approximately 30% nationally.
- **Digital Shifts:** Many religious or community uses are suffering from shifts toward digital activities and interactions, which have caused declining participation in events, clubs, or local programming.
- **Post-COVID Lifestyle Shifts:** Many gathering places, including clubs and religious uses, have seen declining regular in-person attendance since the COVID-19 pandemic.
- **Erosion of Third Spaces:** Many of the uses in this category, such as lodges/clubs and religious institutions, have been relied upon less and less as third spaces, especially as lifestyles shift and funding for these types of institutions are reduced.

Due to these changes, large amounts of space in the Village's existing indoor non-commercial place of assembly uses (especially places of worship and religious institutions) are vacant or underutilized. These spaces are often areas which were used for programming or services offered when participation and attendance for such uses were higher (such as child care facilities, schools, medical services, etc.). The owners of these facilities have approached the Village periodically to request assistance in finding uses for the space, which may allow for supplementary income or increases in attendance necessary to support the use and avoid closures.

Some examples of impacted uses with vacant/underutilized buildings or areas include:

- **St. John Neumann Parish School Building (17951 Dixie Highway):** Closed in 2017, the large former school building remains vacant adjacent to the church campus.
- **First Presbyterian Church (17929 Gottschalk Avenue):** Closed in the early 2020s, the church has an 8,000 square-foot office building attached to the main sanctuary that is currently unused.
- **Salem Lutheran Church (18328 Ashland Avenue):** Closed in the early 2020s, the church has a large child care and office area which is not regularly used.

The Village prohibits the operation of indoor non-commercial places of assembly in commercial and industrial zoning districts. Indoor commercial places of assembly are *permitted uses* in all residential zoning districts when below 5,000 square feet in floor area, and are *special uses* in all residential zoning districts when greater than 5,000 square feet in floor area. The Village requires that any place of assembly uses, including indoor non-commercial place of assembly uses, are located on collector or arterial streets (Section 44-04-04.(b)).

DISCUSSION

Proposed Amendment: The Village has proposed the following amendments to the Village Zoning Ordinance to allow limited opportunities for the operation of businesses or other uses within existing indoor non-commercial places of assembly.

- **New Zoning Category:** The proposed amendment would create a new use category in the Village Zoning Ordinance – *accessory office or personal service use* – which would mirror the existing *accessory retail or restaurant* use category. The *accessory retail/restaurant* use category is defined as follows:

“Accessory retail/restaurant means the use of a portion of a building for retail purposes which are customarily incidental and subordinate to the principal use of the building.”

The new use category, *accessory office/personal service use*, is recommended to be defined as follows:

“Accessory office/personal service means the use of a portion of a building for professional office, medical office, or personal service uses which are clearly incidental and subordinate to the principal use of the building. This term shall not include uses which provide contact with customers present, excluding direct appointment traffic, and shall be restricted to uses of limited scale and impact.

This language combines current language for *accessory retail/restaurant* uses (to limit the scale of the use), and *home-based business* uses in residential zones (to limit the impact of the use).

- **Zoning Districts Permitted:** The proposed amendment would allow *accessory office/personal service uses* in all residential zoning districts where indoor non-commercial places of assembly are allowed, *as a special use*. All applications for an *accessory office/personal service use* would require Planning and Zoning Commission approval through the special use process.
- **Use-Specific Standards:** The proposed amendment would create the following use-specific requirements in Section 44-04-14 (“Accessory Use Standards”):
 - **Non-Residential Use:** *Accessory office/personal service* uses may not be located on a property where the primary use is a residential use. Office and personal service uses accessory to a residential property shall be considered *home-based businesses* and fall under the Village’s requirements for such businesses.
 - **No Exterior Signage:** The use shall not have any permanent signage affixed to the exterior of the building depicting the accessory use.
 - **Fully Indoor:** The use shall be located fully interior to the principal use.
 - **Floor Area Maximum:** No *accessory office/personal service* use shall occupy more than 25% of the floor area of the principal use.

Staff has provided the following additional analysis notes for this amendment:

- **No Municipal/Public Buildings:** The indoor non-commercial place of assembly use category includes municipal buildings and other public institutions. These uses are designed to be located in the PL-2 Public Land and Open Space zoning district, which is not included in the list of zoning districts where *accessory office/personal service uses* may be located.

- **Accessory Use:** The new use category proposed is designated as an accessory use. Accessory uses are not permitted to operate when the principal use to which the use is accessory is no longer in operation. If a principal use closes, the

Additionally, the new use category may only be accessory to a non-residential use in a residential zoning district. There are limited non-residential uses allowed in residential zoning districts – mainly non-commercial places of assembly and nature preserves. *Accessory office/personal services* uses may only be accessory to an indoor non-commercial place of assembly because all other uses permitted in residential zoning districts are either residential or outdoor uses where the use is not allowed.

Village staff have provided a copy of amended zoning ordinance text for review by the Planning and Zoning Commission.

Text Amendment Standards: Any text amendment, including Village-initiated text amendments, should be proposed in conformance with the text amendment standards in Section 44-07-10.(d).(2) of the Village Zoning Ordinance. Staff has provided a brief review of the proposed amendment against the Text Amendment Standards.

a. *Is the proposed text amendment consistent with the stated goals in the comprehensive plan?*

The proposed text amendment allows a limited set of non-residential uses into residential zoning districts as uses accessory to non-commercial places of assembly. The Residential use category in the 1999 Comprehensive Plan encourages the creation of a limited set of uses which can support residential uses.

The 1999 Comprehensive Plan also states that the redevelopment and use of vacant property is a land use planning priority. This text amendment creates an opportunity for using vacant floor space within non-commercial places of assembly within Village limits.

b. *Does the proposed text amendment address a particular issue or concern for the village?* The proposed text amendment addresses concerns surrounding increasing vacancy and declining use of existing non-commercial places of assembly. The text amendment may allow for existing non-commercial places of assembly to improve financial sustainability and mitigate the risk of large buildings with limited or no use within residential zoning districts. The amendment may allow for limited opportunities for uses which may serve residential zoning districts or visitors of indoor non-commercial places of assembly.

c. *Will the proposed text amendment impose an unreasonable hardship on existing uses?* The text amendment has been proposed to limit any impact on residential property in the vicinity of existing non-commercial places of assembly. Uses which may benefit from the proposed text amendment are unlikely to impose any hardships or undue impacts on surrounding property.

d. *Have major land uses, conditions or circumstances changed since the original zoning ordinance text was established?* The Village has seen a significant increase in the amount of vacant space within existing and operating non-commercial places of assembly, especially since the COVID-19 pandemic. Non-commercial places of assembly within the Village are seeing increasing financial pressures due to vacancy and declining use.

e. Is the requested change compatible with the existing uses and development patterns of the community? The proposed text amendment is written in a manner which is designed to limit the impact of any new uses on the existing uses, development pattern, or character of existing neighborhoods and the community more broadly.

f. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole? The proposed text amendment is unlikely to impact the health, safety or welfare of neighborhoods or the Village as a whole.

STAFF COMMENTS

The Planning and Zoning Commission is a *recommending body* for any zoning text amendment. The Village Board of Trustees reserves the final authority to approve (or impose conditions on any approval) any zoning text amendment.

The Planning and Zoning Commission may recommend any changes to the proposed text amendment language prior to making a recommendation to the Village Board of Trustees.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Staff recommends the following motion by the Planning and Zoning Commission, based on the findings outlined in this memo:

Recommend Village Board approval of Case 26-47: Zoning Text Amendment for Accessory Uses in Non-Commercial Places of Assembly, as proposed by the Village of Homewood in the draft zoning text attached with this recommendation.

Sec. 44-09-03. "A" definitions.

Abandonment means to cease the use of a property, intentionally or otherwise.

Abut means to share a common lot line or zoning district boundary, without being separated by a street or alley.

Accessible means a site or facility that is easy to approach, enter, operate, participate in, and/or use safely and with dignity by a person with a disability.

Accessible ramp means any part of an accessible route conforming to the Illinois Accessibility Code.

Accessory retail/restaurant means the use of a portion of a building for retail purposes which are customarily incidental and subordinate to the principal use of the building.

***Accessory office/personal service* means the use of a portion of a building for professional office, medical office, or personal service uses which are clearly incidental and subordinate to the principal use of the building. This term shall not include uses which provide contact with customers present, excluding direct appointment traffic, and shall be restricted to uses of limited scale and impact.**

Accessory structure/building means a subordinate structure or building attached to or detached from but located on the same lot as a principal building or use. Accessory structures and buildings include garages, sheds, gazebos, cabanas, decks, greenhouses, arbors and trellises, swimming pools, and playhouses.

Addition or expansion means any of the following: an increase in the occupiable and useable floor area of a building, or the reconstruction of a building or structure which is not accompanied by a change in the use of a lot.

Adjoining means abutting or contiguous.

Adult means a person who has reached 18 years of age.

Adult bookstore, adult novelty store, or adult video store means an establishment having a significant portion of its sales or stock in trade one or more of the following or derives a substantial portion of its interior business or advertising to the sale or rental for any form of consideration from one or more of the following:

- (1) Books, magazines, periodicals, printed matter, photographs, films, motion pictures, video cassettes, slides, or other visual representations which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified anatomical activities or areas.
- (2) Instruments, devices, or paraphernalia, which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of the user or others.
- (3) An establishment may have other principal business purposes that do not involve the offering for sale, rental, or viewing of materials depicting or describing specified sexual activities or anatomical areas and can still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is offering the sale or rental of some form of consideration the specified materials, which depict or describe specified anatomical activities or specified anatomical areas.

Adult cabaret means a public or private establishment which:

- (1) Features topless dancers, strippers, nude or seminude personnel, male or female impersonators, lingerie, or bathing suit fashion shows.
- (2) Live entertainment characterized by the exposure of specified anatomical areas or films, motion pictures, video cassettes, slides or other photographic reproductions in which a substantial portion of

the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical area.

- (3) The explicit performance or simulation of special sexual activities.
- (4) Personnel who dance with one or more patrons in a state of dress or undress in a manner intended for the sexual stimulation of a patron.
- (5) Features entertainers who, by reason of their appearance or conduct, perform in a manner that is designed primarily to appeal to the sexual stimulation of a patron, including, but not limited to, lap dancing and private dancing for one or more patrons.

Adult day care means a center that provides for the care of adults for a period of less than 24 hours, but not overnight, where services are designed to meet the needs of adults through individual plans of care. Each facility shall, at a minimum, meet the standards and guidelines for adult day care services as provided by the National Adult Day Services Association, a unit of the National Council on the Aging, Inc.

Adult uses means any one or more of the following: adult arcade, adult bookstores, adult motion picture theaters, adult mini-motion picture theater, adult entertainment, adult cabarets, adult novelty stores, adult motel, adult video store and other similar uses.

Alley means a public right-of-way with a width not exceeding 24 feet, which affords a secondary means of access to abutting property.

Artisan manufacturing, assembly, fabrication means a small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products.

Autobody repair means facilities that provide substantial motor vehicle body repair services to the shell of automobiles, major painting or undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services, such as body, frame or fender straightening and repair, overall painting and undercoating.

Awning means a roof-like cover, temporary in nature, which projects from the wall of a building.

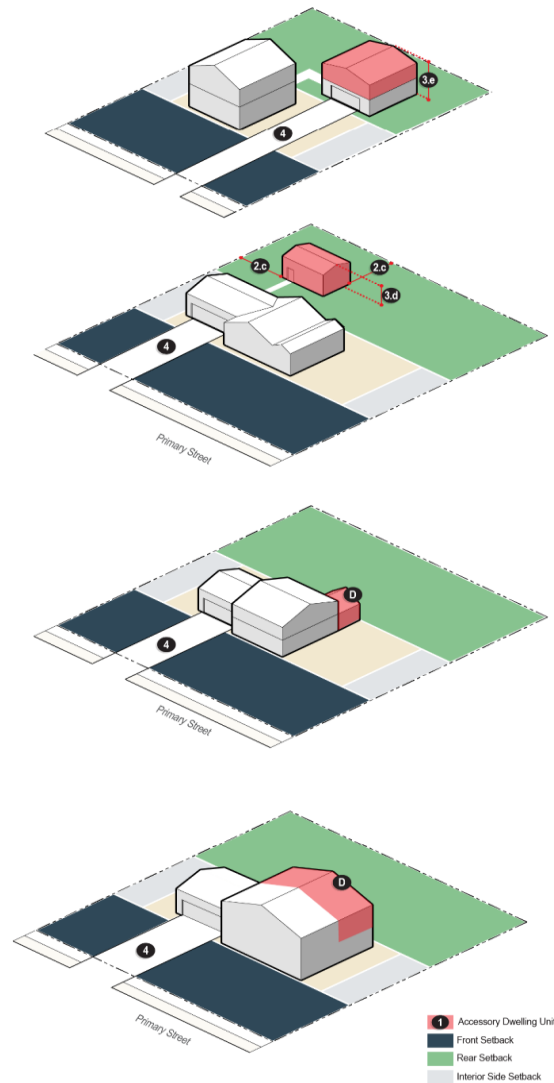
(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023)

Sec. 44-04-14. Accessory use standards.

(a) *Accessory dwelling unit.*

- (1) *Quantity.* One detached, attached, or internal accessory dwelling unit shall be allowed per lot.
- (2) *Location.*
 - a. If a lot has a detached garage, a detached accessory dwelling unit shall be located above the detached garage. A standalone detached garage and standalone detached accessory dwelling unit shall not be allowed on a lot.
 - b. Detached accessory dwellings shall be located to the interior side or rear of the principal dwelling.
 - c. Detached accessory dwellings shall be setback a minimum of five feet from the rear and interior side yard lot lines.
 - d. Attached/internal accessory dwellings shall comply with all regulations applicable to the principal building on the lot.
 - e. Architectural features that are structurally part of the accessory dwelling unit shall be allowed to encroach subject to the regulations of Table 44-03-03.
- (3) *Dimensions.*
 - a. The minimum size of an accessory dwelling unit shall be 220 square feet.
 - b. The maximum size of the internal accessory dwelling shall be 25 percent of the floor area of the principal building.
 - c. The maximum building footprint of a detached accessory dwelling shall be 936 square feet.
 - d. The maximum height of a standalone detached accessory dwelling shall be 17 feet or the height of the principal dwelling, whichever is less.
 - e. The maximum, combined height of a detached accessory dwelling located above a detached garage and the detached garage shall be 27 feet or the height of the principal dwelling, whichever is less.
- (4) *Access.* The principal dwelling and accessory dwelling shall be served by a common driveway.
- (5) *Design.* The accessory dwelling shall have architectural features and exterior materials compatible with the principal building. Accessory dwelling units deemed incompatible by the director of economic and community development shall go before the appearance commission for review and final approval, approval with conditions, or denial.
- (6) *Ownership.*
 - a. The principal dwelling or accessory dwelling shall be the primary residence of the owner of the property.
 - b. An accessory dwelling must be kept in common ownership with the principal dwelling on the property.

Figure 4.2. Accessory Dwelling Units



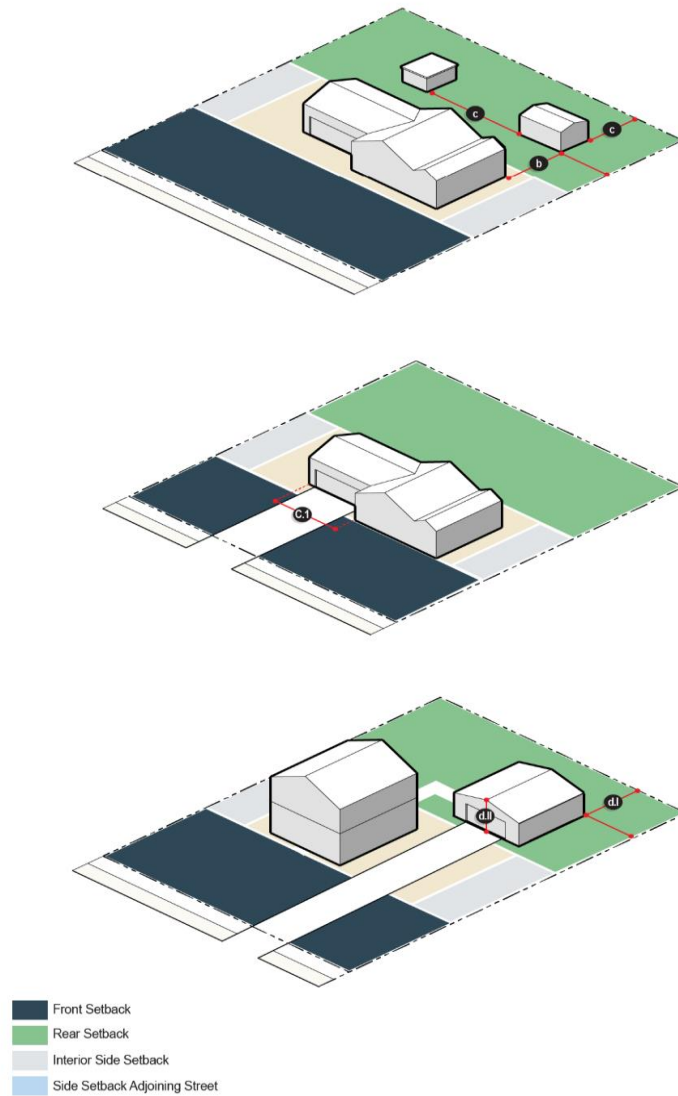
(b) *Accessory structure/building.*

(1) *Location of accessory buildings and structures.* All accessory buildings and structures shall follow the location requirements of this section.

- a. An accessory building or structure shall be located either:
 1. Completely within the interior side or rear yard of the principal building and at least five feet from lot lines; or
 2. Completely within the buildable area of the lot.
- b. Any accessory building or structure shall be located a minimum of ten feet from the principal building.
 1. The required distance may be varied to a minimum of five feet from the principal building when the exterior walls of the accessory building or structure has a minimum of a one-hour fire-resistance rating.

- c. Any accessory building or structure shall be located a minimum of five feet from all other buildings on the lot and abutting properties.

Figure 4.3. Accessory Building/Structure



(2) Garages.

- a. *Applicability.* This section shall apply to all single-family detached, duplex, or townhome.
- b. *General.*
1. No garage shall exceed an area of 936 square feet.
 2. Only one garage shall be allowed on a residential lot. Such garage shall be either an accessory portion of a principal building or an accessory building.
 3. The parking spaces in the garage shall not be used as a means to access other parking spaces or to any other area located on or off the lot.

- c. *Attached garages.*
 - 1. Attached garage doors located on the front facade of the principal building shall not constitute 50 percent or more of the front elevation as measured in linear frontage and in square footage.
 - 2. Attached garages located on the front facade shall be recessed from the front facade by at least five feet.
 - 3. Side-loading attached garages shall have a similar front facade as the principal dwelling.
 - d. *Detached garages.*
 - 1. Detached garages shall be located in the rear yard and set back at least five feet from the rear and side yard lot lines.
 - 2. Detached garages shall have a maximum height of 17 feet.
- (3) *Accessible steps or ramps.*
- a. Accessible steps or ramps shall be designed to be integrated with the architecture of the building.
 - b. Accessible steps or ramps may be located no closer than two feet from any side lot line and no closer than ten feet from any front lot line.
 - c. Accessible steps or ramps may also include, in compliance with the Illinois Administrative Code, a landing that does not exceed five feet by five feet.
 - d. Accessible steps or ramps shall be constructed in accordance with chapter 10 of this Code.
 - e. Any accessible steps or ramp not meeting the above requirements may be approved by the director of economic and community development as a limited use, provided that:
 - 1. There is no other practical conforming location on the lot.
 - 2. A physician certifies in writing that the ramp is medically necessary.
 - 3. The homeowner agrees to remove the ramp when it is no longer medically necessary.
- (4) *Sheds, cabanas, greenhouses, playhouses, gazebos, and decks.*
- a. *Quantity.* One shed, cabana, greenhouse, playhouse, or gazebo, in addition to a detached garage or standalone detached accessory dwelling unit, and one deck shall be allowed per lot.
 - b. *Dimensions for sheds, cabanas, greenhouses, playhouses, and gazebos.*
 - 1. The maximum size shall be the lesser of 144 square feet or 30 percent of the required rear yard.
 - 2. Detached gazebos shall have a maximum height of 14 feet.
 - 3. Attached gazebos, as measured from the deck, shall have a maximum height of 14 feet or the height of the roofline at the closest point of the principal building, whichever is less.
 - c. *Location.*
 - 1. Sheds, cabanas, greenhouses, playhouses, and gazebos shall be located in an interior side or rear yard only. Decks shall be located in a rear yard only.
 - 2. Any structures shall be located a minimum of three feet from any lot line.
 - 3. No structure shall be located in an easement.
- (5) *Household recreational facilities.*

- a. Household recreational facilities shall be less than 17 feet in height.
 - b. Trampolines shall be located at least ten feet from interior side and rear lot lines and all principal and accessory buildings and accessory structures.
 - c. Any noise generated by the activity shall comply with the regulations of this chapter and [subsection] 44-301(g) of this Code.
- (6) *Outdoor fireplaces.*
 - a. Barrels, half-barrels and drums are not permitted.
 - b. Outdoor fireplaces and fixed, permanent masonry fire pits shall comply with [subsection] 44-301(k) of this Code.
 - c. Fuel shall be dry wood, producing a minimum of smoke and particulate matter.
 - d. When in use, adult supervision shall be present at all times.
 - e. Outdoor fireplaces shall be located at least 20 feet from any building structure, building overhang or vehicle.
- (7) *Swimming pools and spas.*
 - a. Pools are permitted in rear yards only and shall conform to all requirements of section 44-143 of this Code.
 - b. Pumping and filtering equipment for pools and spas shall be located at least ten feet from the interior side and rear lot lines and no water shall drain onto adjacent properties.
- (c) *Cargo container storage, stacking—Permanent.*
 - (1) The facility utilizing the cargo container shall carry adequate insurance (as determined by the director of economic and community development) and provide the village a certificate of insurance prior to the issuance of a special use permit.
 - (2) *Location.*
 - a. The containers shall conform with setback requirements for a principal building.
 - b. The containers shall be located in the interior side or rear yard.
 - c. The containers shall be entirely on private property and are prohibited from being parked or placed upon any street, highway, roadway, right-of-way, designated fire lane, required parking space, drive aisle, or sidewalk.
 - d. The containers shall not be placed in such a fashion as to impede or obstruct the flow of drainage waters, nor impede or obstruct emergency access to the property.
 - e. The containers shall only be located on concrete paved surfaces in accordance with the paving standards set forth by the Illinois Department of Transportation (IDOT) for an 80,000-pound truck route.
 - f. The site layout shall provide adequate means for fire and emergency vehicles (as approved by the fire chief) to access cargo containers both on and off a chassis in the event of an emergency.
 - g. The containers shall be screened with a solid fence, landscaping, and berm so as not be visible from the public right-of-way and adjacent properties.
 - (3) *Height.* Cargo containers shall not measure or be stacked to a height greater than 14 feet.
 - (4) *Operations and maintenance.*

- a. Cargo containers shall not be used for occupancy or sleeping; housing of animals; housing or storage of firearms, hazardous or flammable materials, material that is required to be placarded as class 7 (radioactive material) according to the U.S. Department of Transportation (DOT) Emergency Response Guideline (ERG), or storage of materials which are otherwise unlawful to possess (e.g. fireworks or other unlawful material or substances).
 - b. Cargo containers shall not include windows, heating and cooling, refrigeration systems, plumbing or have multiple entrances except for what is necessary to meet the minimum codes and standards for light and air circulation for storage purposes.
 - c. Cargo containers shall be closed and secured from unauthorized access at all times when not under the direct supervision of the permit applicant.
 - d. Cargo containers shall not be used to display signage or otherwise advertise a commercial activity other than a design or logo permanently affixed to the container that identifies its owner.
 - e. Containers shall be kept at all times in a like-new condition.
- (d) *Cargo container storage, stacking—Temporary.*
- (1) *Residential, commercial and public lands/open space.* Cargo containers are prohibited except they may be used on a temporary basis provided they are issued a permit and meet the following conditions:
 - a. The cargo container shall be used for the purpose of a construction project duly proceeding toward completion.
 - b. The cargo container shall be located on the same lot on which the construction activity is occurring until such time as the construction project is complete.
 - c. Upon completion of the construction activity that the container supports, the container must be promptly removed from the site.
 - d. The cargo container shall be maintained in a like-new condition.
 - e. The cargo container shall not measure or be stacked to a height greater than 14 feet.
 - f. The cargo container shall not be used to display signage.
 - g. No more than one cargo container shall be located on a lot in a residential district at one time for construction purposes.
 - h. No more than three cargo containers shall be located on a lot in a commercial or public lands/open space district at one time when used for construction purposes.
 - i. No more than one cargo container shall be located on a commercial lot, limited to no longer than 60 days in a calendar year, when used for the purpose of storage of seasonal inventory.
 - j. The permit shall be affixed to the container for the duration of its use.
 - k. The director of economic and community development may approve containers that exceed the allowable number, allowable size, or length of time.
 - (2) *M-1 limited manufacturing.* Cargo containers may be located in a M-1 district on a temporary basis provided they are issued a permit and meet the following conditions:
 - a. Cargo containers utilized for temporary storage shall be restricted to a period of time not to exceed 30 days in one calendar year.
 - b. Cargo containers used for the purpose of a construction project duly proceeding toward completion and located on the same lot on which the construction activity is occurring may be allowed until such time as the construction project is complete. Upon completion of the

construction activity that the container supports, the container must be promptly removed from the site.

- c. At all times, any and all cargo containers must be maintained in a like-new condition.
 - d. No more than three temporary cargo containers shall be located on a lot located in the M-1 district at one time.
 - e. Cargo containers may not measure or be stacked to a height greater than 14 feet.
 - f. The permit shall be affixed to the container for the duration of its use.
 - g. The director of economic and community development may approve containers that exceed the allowable number, allowable size, or length of time.
- (e) *Civic uses of public property.* In the PL-1 or PL-2 districts, any civic use of any public building or property shall be permitted when authorized by the government agency owning or controlling such property. Such use shall not impose an undue adverse effect on neighboring streets or property.
- (f) *Contractors trailers and real estate model units.*
- (1) Contractors' trailers and real estate model units are allowed when accessory to a construction project or a new development.
 - (2) Such use shall be limited to a period not to exceed the duration of the active construction phase of such project or the active selling and leasing of space in such development.
 - (3) No such use shall contain any sleeping or cooking accommodations, except those located in a model unit.
 - (4) No such trailer, unit, or office shall be used as the general office or headquarters of any firm.

(g) Accessory retail/restaurant and accessory office/personal service uses

(1) Accessory retail/restaurant uses

- a. No use shall occupy more than 25% of the floor area of the principal use.

(2) Accessory office/personal service uses

- a. Uses may not be located on a property where the primary use is a residential use.
- b. No exterior signage shall be permitted for any use.
- c. Uses shall be located fully interior to the principal use.
- d. No use shall occupy more than 25% of the floor area of the principal use.

(g) Drive-through facility.

(1) Design and layout.

- a. Provide minimum six inches high barrier curbs to protect accessories such as menu boards and canopy supports from vehicular circulation.
- b. The location of the curb cut shall be subject to the approval of the village engineer.

(2) Stacking.

- a. The stacking spaces shall be designed so as not to interfere with the ingress and egress to the off-street parking, traffic circulation on or off site, and traffic visibility.
- b. Stacking lanes shall have a minimum depth of 20 feet per stacking space and the following minimum lane widths:

1. One lane: 12 feet;
 2. Two or more lanes: ten feet per lane.
- c. Drive-through facilities shall be required to provide a minimum number of vehicle stacking spaces as detailed in Table 44-04-14(d)(2)d.

Table 44-04-14(f)(2)c.: Drive Through Stacking Requirements		
Use	Minimum Stack	Measure From
Automated Teller Machine	3 per machine	Teller machine
Bank Teller Lane	2 per lane	Teller or window
Restaurant	6 per order box	Order box (1)
Carwash Stall, Automatic	5 per stall	Stall entrance
Carwash Stall, Manual	3 per stall	Stall entrance
Oil Change Shop	3 per service bay	Service bay entrance
Pharmacy	4 per lane	Machine or window
Other	As determined necessary through the special use permitting process	
(1) Four of the required stacking spaces are to be located between the order-box and pick-up window, including the stacking space at the order box.		

(3) *Menu boards.*

- a. A drive-through facility shall be permitted a maximum of two menu boards.
- b. The combined maximum area of the menu boards shall be 80 square feet.
- c. Each menu board shall not exceed:
 1. Sixty square feet in area; and
 2. Ten feet in height.
- d. Menu boards may utilize digital display boards for 100 percent of the permitted menu board area.

(4) *Overhead canopy.*

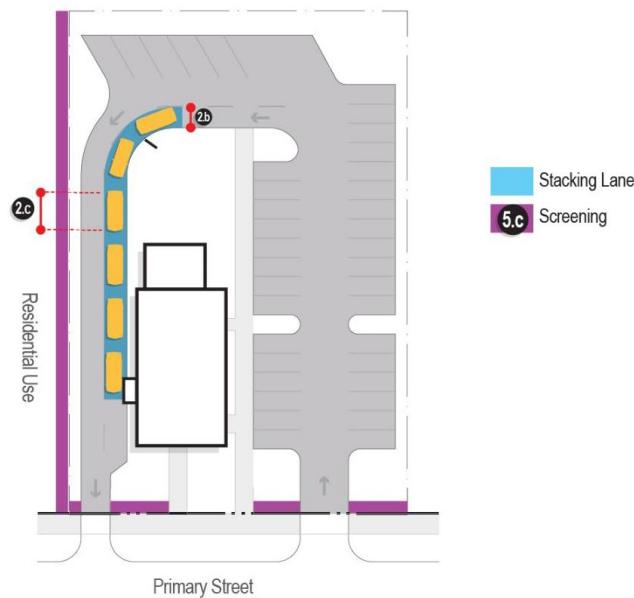
- a. The total height of any overhead canopy of similar structure shall not exceed 20 feet as measured to the highest part of the structure.
- b. Any overhead canopy or similar structure shall maintain a uniform and consistent roof line with the building to which the drive-through facility is a part.
- c. Any overhead canopy or similar structure shall have columns, solid walls or semi-solid walls placed so that they are similar in their relation to the roof as that of the exterior walls of the building to which the drive-through facility is a part.
- d. Any overhead canopy or similar structure shall be finished with exterior cladding materials consistent with the primary building facade.

(5) *Screening.* The following regulations shall apply to any drive through adjacent to a residential use regardless of the use to which it is accessory.

- a. Drive aisles must be effectively screened from view along public rights-of-way and at the edges of sites adjacent to residential properties to minimize the visual impact of menu boards and headlight glare and audio impact of intercoms.
- b. Screening shall meet all sight triangle requirements as established in section 44-05-10.

- c. Screening shall be a minimum of six feet wide, and must consist of:
1. An opaque masonry wall or solid wood fence with a minimum height of four feet and a maximum height of six feet;
 2. One ornamental tree per every 25 linear feet of screening; and
 3. One shrub or native grass per every three feet of screening.

Figure 4.4. Drive Through Facility



- (h) *Dumpsters, temporary.* Temporary dumpsters shall meet the following conditions:
- (1) The refuse container shall be obtained from a scavenger service licensed with the Village of Homewood.
 - (2) No more than one temporary dumpster shall be located on a lot at a time.
 - (3) The container shall be maintained in a neat and orderly fashion with all refuse contained within and not higher than the height of the container.
 - (4) The temporary dumpster shall be located on an impervious surface on private property.
 - (5) The placement of a temporary dumpster shall be restricted to a period of time not to exceed 30 days, per calendar year.
 - (6) The director of economic and community development may approve containers that exceed the allowable number, size, surface, or length of time.
- (i) *Electric vehicle charging stations.*
- (1) *Equipment.*
 - a. Electric vehicle charging stations that are accessory to all mixed-use, multi-family, and nonresidential uses shall be a level 2 charging capacity.
 - b. Electric vehicle charging station equipment shall be protected by a wheel stop, curb, or bollards.

- c. In parking lot applications, all connections of the charging station to electrical utility equipment shall be underground.
 - d. All electric vehicle charging station equipment shall comply with the National Fire Protection Association/National Electrical Code and be approved by the Underwriters Laboratory.
 - e. All equipment should be made of low-maintenance, durable materials appropriate to withstand northeast Illinois weather and shall be vandal-proof to the extent possible.
 - f. All equipment shall provide a cord management system that minimizes tripping hazards for pedestrians. Charging cords may not cross sidewalks, walkways, or driveways.
- (2) *Design considerations.*
- a. Electric vehicle charging station equipment shall be located in a manner that will not obstruct pedestrian walkways. A minimum of three feet of clear area shall be maintained.
 - b. Electric vehicle charging stations shall be located to optimize ease of use for all potential users.
 - c. Electric vehicle charging station shall provide a safe and clearly delineated area for maneuvering around the vehicle for connecting to the equipment.
 - d. A sign indicating that the electric vehicle parking is for use while charging only shall be provided.
 - e. All charging stations shall be illuminated. Lighting shall comply with the limitations in section 44-05-12.
- (3) *Electrical equipment siting and screening.*
- a. Electric vehicle charging stations shall be located to minimize the distance to electrical supply equipment.
 - b. When locating the electrical supply equipment consider blind spots and visibility obstructions for drivers and pedestrians.
 - c. To the extent practical, electrical supply equipment shall be screened by walls, fences, landscaping, or a combination thereof to be effective year-round.
- (4) *Accessibility.* A minimum of one accessible charging station is required with any installation of electric vehicle charging stations. The accessible charging station shall provide equipment, reach, clear area, route, and other applicable building blocks to comply with the Illinois Accessibility Code as well as incorporating industry recommended best practices and current federal accessibility recommendations.
- (5) *Maintenance.*
- a. The property owner on which electric vehicle charging stations are located is responsible for ensuring that the equipment is intact and will not pose a hazard to any visitors to the property. This shall include ensuring that cords are hung to prevent tripping hazards.
 - b. All electric vehicle charging station equipment shall be maintained to working condition. Equipment that is no longer functional must be decommissioned within 60 days.
- (j) *Food cart or truck.*
- (1) A stand-alone food cart or truck whether motorized or non-motorized may be set up on a regular, semi-regular, or one-time basis subject to the following criteria:
- a. The owner or operator of the food cart or truck shall obtain and maintain all required licenses at all times.

- b. The permit shall be displayed to the public in a visible location on the food cart or truck.
- c. Operations shall not be located in a driveway or drive aisle.
- d. Operations shall not obstruct parking lot circulation or block access to a public street, alley, or sidewalk.
- e. The operation of the food cart or truck shall not block a pedestrian walkway or public sidewalk in a manner which reduces the width of that walkway or sidewalk to less than five feet or causes damage to any improvements within the public right-of-way.
- f. Operations of any food cart or truck shall be at least 500 feet from any eating and drinking establishment lawfully existing at the time the permit or renewal permit was issued and is open for business unless written permission is granted by the eating or drinking establishment located within that distance.
- g. No food cart or truck shall be set up on any privately owned lot or parcel without written permission of the owner.
- h. Trash receptacles shall be provided, and the owner/operator shall be responsible for keeping the area surrounding the food cart or truck clear of any litter and properly cleaned.
- i. Signs, except for a-frame/sandwich board signs shall be permanently affixed to or painted on the food cart or truck. Each food cart or truck may have one sandwich board sign which may not be located in any right-of-way or impede pedestrian or vehicular traffic and shall be within 25 feet of the food cart or truck.
- j. Canopies, umbrellas, and outdoor tables and chairs shall not block a pedestrian walkway or public sidewalk in a manner which reduces the width of that walkway or sidewalk to less than five feet or creates a visual obstruction to traffic.
- k. Food carts or trucks may locate on the same lot or parcel so long as each vendor has the property owner's written permission and all other provisions contained herein are met.
- l. No food cart or truck shall be located within 50 feet of the established outer boundary of any village-permitted or licensed event where the sale of merchandise and food has been allowed unless it is part of the event.
- m. When not in operation, a food cart or truck shall be stored on private property.
- n. If located in a village right-of-way:
 - 1. No merchandise shall be offered, displayed or sold and no customers served except from the sidewalk;
 - 2. Only non-motorized carts may be located on sidewalks;
 - 3. Carts or trucks shall be located at least 25 feet from any intersection (measured from the edge of sidewalk to the cart or truck) and 15 feet from any driveway;
 - 4. Food carts or trucks shall comply with all traffic and parking ordinances of the village, as they may be amended.
- o. Any location in a village right-of-way, including sidewalks, may be subject to temporary suspension or revocation without cause, but for reasons that may include construction, repairs, maintenance or emergencies as determined by the village.
- p. A permit shall not be required for food carts or trucks that are:
 - 1. Part of a village-permitted event; or

2. For a private, catered event occurring on private property (private parties, reunions, weddings and the like) in any district.
 - q. A street closure permit may be required in order to locate on any village street or right-of-way where the provisions contained in this section cannot be met. Food carts or trucks may not cater private events from either the sidewalk or road right-of-way without an approved street closure permit.
 - r. The provisions of this section shall not apply to any minor-operated business.
- (k) *Home-based business.*
- (1) *Purpose.* To protect residents from deleterious effects of commercial uses being conducted in residential areas, the following provisions regulate and restrict commercial uses in residentially zoned districts.
 - (2) *Requirements.* No home-based business shall be permitted without the prior issuance of a zoning permit for the home-based business. Permits shall be granted to a designated person who resides at the residential address. If the applicant is not the owner of the property, a letter from the owner authorizing the applicant shall be submitted with the application. Permits shall not be assigned from person to person or transferred from address to address. Home-based business permits shall expire April 30 of each year and require annual review. Once granted, permits may be renewed by paying the annual renewal fee, subject to the provisions of this section, failure to timely apply for renewal, and/or failure to pay the annual home-based business permit or inspection fee, shall be grounds for revocation of a home-based business permit.
 - a. *Exceptions.* No home-based permit shall be required for individuals operating an office out of their residence, provided that the office meets the following use limitations:
 1. No routine attendance of patients, clients, subcontractors, or employees associated with the home-based business as part of regular conduct of the occupation.
 2. No merchandise shall be offered for retail sale on the premises.
 - (3) *Annual inspection.*
 - a. There shall be one annual inspection by the village of the premises of a home-based business.
 - b. The village shall have the right to enter and inspect the premises of all home-based businesses.
 - c. The village shall have the right at any time, upon reasonable request, to enter and inspect the premises of all home-based businesses for safety and compliance purposes.
 - d. Such inspection shall only be made between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or may be made Saturday and Sunday during those hours, if the business is conducted on those days.
 - e. The annual inspection fee for each premise where a home-based business is conducted shall be paid within ten days after such billing has been mailed by the village.
 - (4) *Limitation.* Only one class I or class II home-based business shall be allowed per lot.
 - (5) *Location allowed.* Either the principal or accessory dwelling on a subject lot may be used as a class I or class II home-based business.
 - (6) *Standards.* All home-based businesses shall conform to the following standards:
 - a. Only one nonresident of the premises may be employed to work at the premises.

- b. The applicant for a class I or class II permit must reside at the location of the proposed home-based business.
 - c. No signs shall be permitted, unless authorized by the sign regulations of that district.
 - d. No exterior storage of business equipment, materials, merchandise, inventory, or heavy equipment shall be permitted. However, garage storage of business equipment, merchandise, inventory, or heavy equipment shall be permitted provided it complies with all requirements of this chapter and this Code.
 - e. Home based businesses shall be conducted entirely indoors.
 - f. Merchandise shall not be displayed or offered for retail sale on the exterior of the residence.
 - g. Home-based businesses providing house or office cleaning service or limousine service shall be limited to dispatching only.
 - h. Home-based businesses shall comply with the environmental performance standards in section 44-05-13.
 - i. Off-street loading and parking requirements of sections 44-05-02 and 44-05-03 must be met.
 - j. The area set aside for home-based business use shall not exceed 20 percent of the total floor area of the residence. However, child day care homes shall be required to meet all DCFS requirements, including a designated play area for the children.
 - k. Child day care homes shall submit annually a copy of their DCFS license to the director of economic and community development.
 - l. Trucks or commercial vehicles shall not operate out of the residential premises. Any truck or commercial vehicle owned by the holder of a class I or class II permit, or their immediate family, and used in the business, may, if otherwise authorized to be parked at the premises overnight, be driven from the premises in the morning and be driven onto the premises in the evening, but shall not be driven back and forth from the premises during the day.
 - m. No truck or commercial vehicle, other than a class B truck or class B commercial vehicle, as defined in the Illinois Motor Vehicle Code, may be parked or stored in any residential zoning district except as permitted in section 44-05-02.
- (l) *Murals and art installations (murals defined as an accessory use).*
- (1) *General provisions.* Any mural, defined in section 44-10-11, erected in the Village of Homewood after August 26, 2025, may be erected upon approval of a mural and art installation application and meeting the following conditions:
- a. *Commercial messaging.* Under no circumstances may a mural contain any commercial messaging, including, but not limited to, business names, brand artwork, insignias or logos, or other references, whether direct or implicit, to the use occurring within the building upon which the mural is located. Commercial messaging painted on a building facade shall constitute a painted sign and be subject to the requirements for painted signs in section 44-10-06.
 - b. *Encroachments.* No component of any mural shall encroach into the public right-of-way.
 - c. *Obstructions.* No mural or art installation shall be placed where visibility from the public right-of-way is partially or fully obstructed by permanent structures or site elements, including, but not limited to, architectural features, landscaping, or ground and wall-mounted equipment.
 - d. *Applications.* All murals and art installations proposed within village limits shall be reviewed pursuant to the process requirements in section 44-07-16, including adherence to all standards

found in section 44-07-16. Murals applications initially by the Village of Homewood shall be exempt from the review process unless otherwise directed by the village board of trustees.

(m) *Outdoor display/sale of merchandise.*

- (1) Only those goods and materials offered for sale by the existing on-site use may be displayed or sold.
- (2) Permanent outdoor display or sales areas shall not be located within any required yard setback or required parking area or loading space.
- (3) Permanent outdoor display or sales areas shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor retail sales areas shall be prohibited.
- (4) Permanent outdoor display or sales areas shall not exceed ten percent of the gross floor area of the principal building on the property unless approved as a special use.

(n) *Outdoor itinerant merchants.*

- (1) The construction or assembly of any type of display structure, although temporary, shall be prohibited.
- (2) The space occupied by an outdoor itinerant merchant may be no closer than 150 feet to any permanent building.
- (3) Only one outdoor itinerant merchant may conduct business at a location at any given time.
- (4) No wires, signs, pennants, banners, products, or any other marketing device may be attached by, or on behalf of, the itinerant merchant to poles or structures in public lands including rights-of-way, parkways and easements.
- (5) An outdoor itinerant merchant may not occupy parking spaces needed to meet the minimum parking requirements as set forth in section 44-05-01.
- (6) No licensee or anyone on their behalf shall use any device that emits or produces sound plainly heard on public rights-of-way to attract attention to any goods or service that such licensee proposes to sell.
- (7) No licensee under this section, nor anyone in their behalf, shall use any public street, sidewalk, or alley to sell, offer for sale, or display their goods, wares, merchandise, or service unless expressly allowed in this section.

(o) *Outdoor seating for restaurants.* Outdoor seating accessory to a restaurant, bar, or craft brewery shall be allowed, provided it complies with the requirements of chapter 12, article VII of this Code and has been issued a permit with approval from the health officer.

(p) *Outdoor storage, permanent.*

- (1) Permanent outdoor storage areas shall be surfaced with an approved hard surface material. Partially paved or unpaved outdoor storage areas shall be prohibited.
- (2) Outdoor storage shall not be in the required front or exterior side yard, closer to the front or exterior side lot line than the front or exterior side facing elevation of the primary building, nor ten feet from the interior side or rear lot line.
- (3) A solid wall constructed from materials identical to those used on the exterior of the principal building and not less than six feet and not more than eight feet in height or landscaping of an equivalent height that provides year-round screening shall be provided to screen those portions of permanent outdoor storage areas visible from any right-of-way, excluding alleys, and/or a property in any residential, business, or special district, as listed in section 44-02-01.
- (4) No signage is permitted in conjunction with the outdoor storage.
- (5) Such materials shall not occupy or interfere with the use of required parking spaces or aisles.

- (6) Any permanent outdoor storage shall meet applicable building codes.
- (q) *Portable temporary storage container.* Portable temporary storage containers are allowed subject to the following conditions:
- (1) Only one portable temporary storage container may be located on a lot at a time.
 - (2) No portion of any container may extend onto the public right-of-way, including, but not limited to, sidewalks, parkways, streets, or alleys.
 - (3) The portable temporary storage container shall not exceed eight feet in width, 12 feet in length and eight feet in height, or 768 cubic feet.
 - (4) The portable temporary storage container must be located on an impervious surface.
 - (5) Placement of a portable temporary storage container shall be limited to 14 days per residential lot, per calendar year.
 - (6) Placement of a portable temporary storage container shall be limited to 30 days per commercial, public lands/open space or manufacturing lot, per calendar year.
 - (7) Every portable temporary storage container must be locked and secured when not being loaded or unloaded.
 - (8) The permit shall be prominently displayed during the approval period.
 - (9) The director of economic and community development may approve containers that exceed the allowable number, size, surface, or length of time.

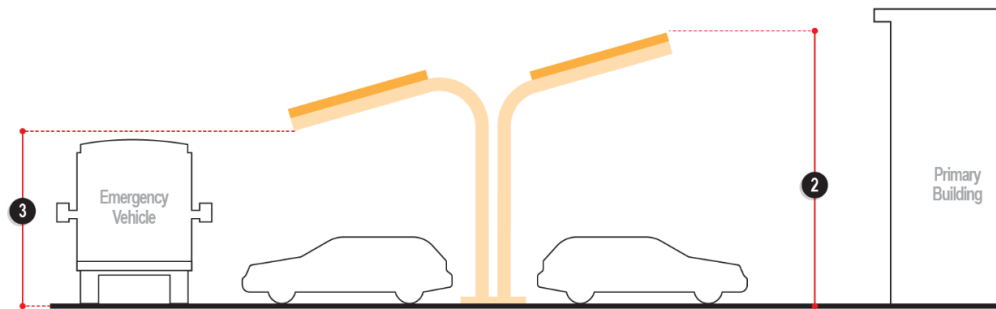
Figure 4.5. Portable Temporary Storage Container



- (r) *Solar energy collection system, canopy.*
- (1) Canopy solar energy collection systems are permitted over any parking area.

- (2) The height of canopy solar energy collection systems shall not exceed the height of the principal building that the parking area serves.
- (3) The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

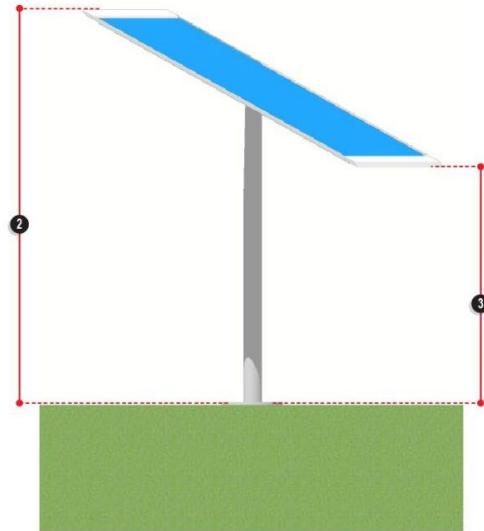
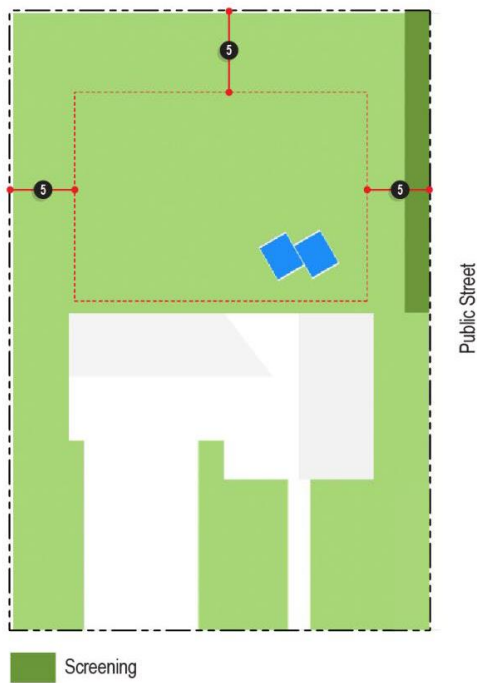
Figure 4.6. Solar Energy Collection System, Canopy



(s) *Solar energy collection system, ground, less than one-acre site.*

- (1) Ground-mounted solar energy collection systems shall be permitted in the rear setback only.
- (2) The maximum height of ground-mounted solar energy collection systems shall be five feet in height, measured from the grade at the base of the pole to the highest edge of the system.
- (3) Minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.
- (4) Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is plated with native plantings and groundcover.
- (5) All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in a public utility easement.
- (6) Solar panels shall be screened from view from any public right-of-way unless otherwise approved by the director of economic and community development.

Figure 4.7. Solar Energy Collection System, Ground, Less Than One Acre

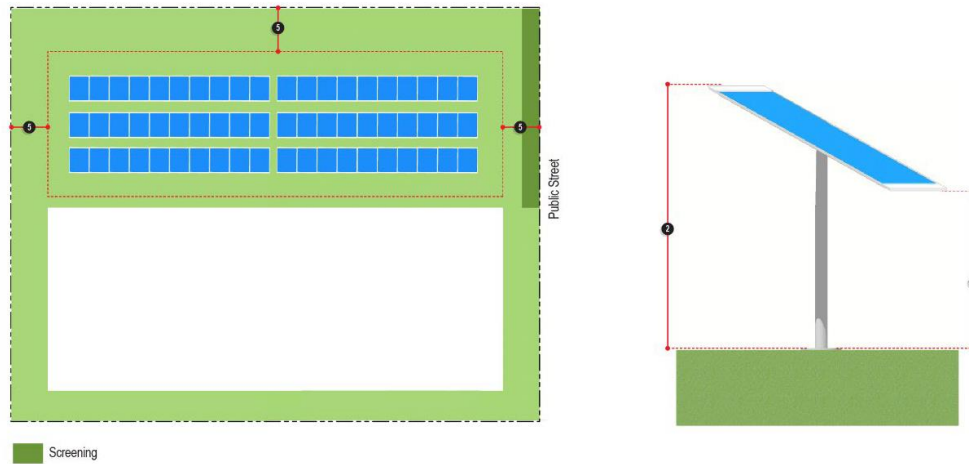


(t) *Solar energy collection system ground, one- to five-acre site.*

- (1) Ground-mounted solar energy collection systems shall be permitted in the rear setback only.
- (2) The maximum height of ground-mounted solar energy collection systems shall be five feet in height, measured from the grade at the base of the pole to the highest edge of the system.
- (3) Minimum clearance between the lowest point of the system and the surface on which the system is mounted shall be 12 inches.
- (4) Ground-mounted solar energy collection systems shall be exempt from the impervious surface limits if the ground directly under the solar panel is plated with native plantings and groundcover.
- (5) All parts of the freestanding system shall be set back five feet from the side and rear lot lines and shall not be located in a public utility easement.
- (6) Solar panels shall be screened from view from any public right-of-way unless otherwise approved by the director of economic and community development.
- (7) Information regarding the owner of the property and operator of the solar energy system shall be submitted to the village and updated with any change in the property owners or operator.
- (8) Decommissioning required. Any solar energy use that is not actively in use for 12 consecutive months the operator shall decommission the operator shall have six months to fully decommission the use, including all panels, structures, accessories, and appurtenances, shall be entirely removed from the lot.
- (9) Decommissioning plan. Prior to receiving approval, the applicant for any solar energy use shall submit a decommissioning plan to ensure that the project is properly decommissioned, which shall include:
 - a. Procedures for the removal of structures, debris, and cabling, including those below the soil surface;
 - b. Provisions for the restoration of the natural soil and vegetation;

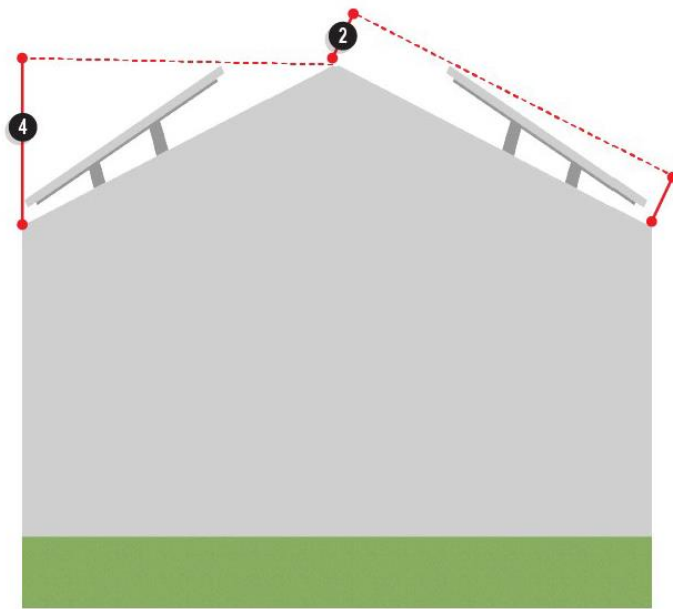
- c. A provision that the terms of the decommissioning plan shall be binding upon the owner or operator and any of their successors, assigns, or heirs.

Figure 4.8. Solar Energy Collection System, Ground, One to Five Acres



- (u) *Solar energy collection system, roof.*
- (1) Roof-mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
 - (2) Systems on residential structures shall not extend beyond 12 inches parallel to the roof surface of a pitched roof or flat roof.
 - (3) Systems on nonresidential structures shall not extend beyond 36 inches parallel to the roof surface of a pitched roof or flat roof.
 - (4) Systems on all structures shall not extend above the highest peak of a pitched roof.
 - (5) All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.
- (v) *Reserved.*
- (w) *Tents.* Unless the village board has granted their approval, no tent in excess of 200 square feet shall be allowed to remain for a period of more than two days longer than the period with which the use it is associated is allowed to remain or, in the absence of any such restriction, ten days.

Figure 4.9. Solar Energy Collection System, Roof



(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023; Ord. No. MC-1075, § 2B., 5-9-2023; Ord. No. MC-1089, § 2.2., 8-26-2025)

Sec. 44-03-04. Permitted limited and special uses.

(a) The following key is to be used in the interpretation of Table 44-03-04.

- (1) *Permitted uses.* Uses which are marked as "P" in the table shall be allowed subject to all applicable regulations of this chapter.
- (2) *Limited uses.* Uses which are marked as "L" in the table shall be allowed upon the approval of a limited use permit as detailed in section 44-07-05.
- (3) *Special uses.* Uses which are marked as "S" in the table shall be allowed upon the approval of a special use permit as detailed in section 44-07-11.
- (4) *Temporary uses.* Uses which are marked "T" in the table shall be allowed upon the approval of a temporary use permit as detailed in section 44-07-07.
- (5) *Prohibited uses.* A blank space in the table indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this chapter.
- (6) *Uses not listed.* If a proposed use is not listed in the table, the director of economic and community development shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
- (7) *Additional regulation.* Use-specific regulations may apply to certain uses. Refer to article IV for additional regulations. Cross references in the table below are provided for convenience. Use specific standards shall apply to permitted, limited, and special uses.

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
Agricultural and Open Space Uses													
Community Garden	44-04-02(a)	P	P	S	S								
Natural Area Preserve		P	P	P	P	P	P	P	P	P	P	P	P
Residential Uses													
Dwelling, Duplex	44-04-03(a)			P	P								
Dwelling, Multiple-Family													
Up to 6 units	44-04-03(b)			P	P		P	S	S				
7+ units	44-04-03(b)			S	P		S	S	S				
Above ground floor						P	P	S	S				
Dwelling, Single-Family Detached		P	P										

Dwelling, Townhouse	44-04-03(c)			P	P								
Group Homes													
Up to 8 residents	44-04-03(d)	P	P	P	P		P	P	P				
9+ residents	44-04-03(d)	S	S	S	S		S	S	S				
Manufactured Home Park					S								
Senior Housing, Dependent	44-04-03(e)			S	S		S	S	S				
Senior Housing, Independent	44-04-03(e)			S	S		S	S	S				
Residential Uses, Existing													
Dwelling, Duplex, existing at time of adoption of this chapter		P	P	P	P		P						
Dwelling, Multiple-Family, existing at time of adoption of this chapter		P	P	P	P		P						
Dwelling, Single-Family Detached, existing at time of adoption of this chapter		P	P	P	P		P						
Place of Assembly Uses													
Civic Uses of Public Property	44-04-04(a)											T	T
Indoor Commercial Place of Assembly													
Less than 5,000 sq. ft.	44-04-04(b)					S	S	P	P	S			
5,000 sq. ft. or more	44-04-04(b)					S	S	P	P	S			
Outdoor Commercial Place of Assembly	44-04-04(c)					S	S	S	S				
Indoor Non-Commercial Place of Assembly													
Less than 5,000 sq ft	44-04-04(b)	P	P	P	P								P
5,000 sq ft or more	44-04-04(b)	S	S	S	S								S

Outdoor Non-Commercial Place of Assembly	44-04-04(c)	S	S	S	S								S
Retail and Mixed-Commercial Uses													
Firearms Retailer	44-04-05(a)									S			
Retail													
Less than 5,000 sq ft						P	P	P	P				
5,000 sq ft or more						S	S	P	P				
Multi-tenant Shopping Center													
Less than 5,000 sq ft							S	P	P				
5,000 sq ft or more								S	S				
Outdoor Itinerant Merchants	44-04-05(b)					T	T	T	T	T			T
Pawn Shop													
Service and Office Uses													
Adult Day Care	44-04-06(a)						S	S	S	S			
Kennel	44-04-06(b)							S	S	S			
Check Cashing/Pay Day Loan Store													
Child Care Center	44-04-06(c)						S	S					
Coworking Space													
Less than 2,500 sq ft						L	P	P	P	S			
2,500 sq ft or more							S	P	P	S			
Above ground floor						P	P						
Financial Institution								S	S				
Hospital								S	S	S			
Laundry, Self Service								S	S				
Massage Therapy								S	S	S			
Medical Office													
Less than 2,500 sq ft							P	P	P	P			
2,500 sq ft or more							S	P	P	P			

Above ground floor						P	P						
Personal Service													
Less than 2,500 sq ft						S	L	L	P				
2,500 sq ft or more							S	L	P				
Above ground floor						P	P						
Professional Office													
Less than 2,500 sq ft						S	P	P	P	P			
2,500 sq ft or more							S	P	P	P			
Above ground floor						P	P						
Salon and Spa Establishments							S	S	P				
Tattoo Studio/Body Piercing Facility	44-04-06(d)							S		S			
Veterinary Clinic	44-04-06(e)						S	S	S	S			
Eating and Drinking Uses													
Carry-Out Facility	44-04-07(a)					S	S	L	L				
Craft Brewery						L	L	L	L				
Restaurant/Bar						P	P	P	P				
Lodging Uses													
Bed and Breakfast	44-04-08(a)	S	S	S	S	S	S						
Hotel					S	L	L	L	P				
Motel								S	S				
Vehicle Related Uses													
Autobody Repair	44-04-09(a)									S			
Car Wash	44-04-09(b)							S	S				
Fuel Sales	44-04-09(c)						S	S	S				
Motor Vehicle Sales	44-04-09(d)							L	L	L			
Motor Vehicle Service								L	L	P			

Motor Vehicle Rental	44-04-09(d)							S	S	S			
Industrial Uses													
Artisan Manufacturing, Assembly, Fabrication	44-04-10(a)					L	L	L					
Building Material, Machinery, and Equipment Sales or Storage										P			
Contractor Shop										P			
Commercial Kitchen										L			
Crematorium	44-04-10(b)									S			
Dry Cleaner, Processing on Site										L			
Greenhouse, Wholesale										P			
Laundry, Commercial										L			
Light Manufacturing, Assembly, Fabrication										L			
Materials Salvage Yard/Recycling Operations										S			
Mining and Aggregate Extraction	44-04-10(c)										S		
Self-Storage	44-04-10(d)									S			
Printing and Publishing										P			
Research and Development										L			
Warehouse, Distribution										S			
Utility Uses		S	S	S	S	S	S	S	S	S	S	S	S
Adult Uses													
Adult Uses	44-04-11(a)									S			
Cannabis Related Uses													

Cannabis Dispensing Organization	44-04-12(a)							S	S	P			
Cannabis Infuser Organization	44-04-12(a)									P			
Medical Cannabis Cultivation Center										P			
Transportation Uses													
Parking Structure/Deck						L	L	S	S	S			
Parking Lot						S	S			S	S	S	S
Transportation Station/Terminal		S	S	S	S	S	S	S	S	S			S
Accessory Uses													
Accessory Dwelling, Detached	44-04-14(a)	S	S	S	S								
Accessory Dwelling, Attached / Internal	44-04-14(a)	P	P	P	P								
Accessory Retail/Restaurant	44-04-14(g)				S	P	P	P	P	P			L
Accessory Office/Personal Service	44-04-14(g)	S	S	S	S								
Cargo Container Storage, Stacking - Permanent	44-04-14(c)									S			
Cargo Container Storage, Stacking - Temporary	44-04-14(d)	T	T	T	T	T	T	T	T	T		T	T
Civic Uses of Public Property	44-04-14(e)											T	T
Contractor's Trailers and Real Estate Model Units	44-04-14(f)	T	T	T	T	T	T	T	T	T		T	T
Drive-Through Facility	44-04-14(g)						S	S	S				
Dumpsters, Temporary	44-04-14(h)	T	T	T	T	T	T	T	T	T	T	T	T
Electric Vehicle Charging Station	44-04-14(i)	P	P	P	P	P	P	P	P	P	P	P	P
Food Cart or Truck	44-04-14(j)					T	T	T	T	T			T
Home-Based Business, Class I	44-04-14(k)	L	L	L	L	L	L	L	L				

Home-Based Business, Class II	44-04-14(k)	S	S	S	S	S	S	S	S				
Off-Site Parking Facilities		L	L	L	L	L	L	L	L	L	L		
Outdoor Display/Sale of Merchandise	44-04-14(l)							S	S	S			
Outdoor Itinerant Merchants	44-04-14(m)					T	T	T	T	T			T
Outdoor Seating for Restaurants	44-04-14(n)					L	L	L	L	L			L
Outdoor Storage, Permanent	44-04-14(o)							S	S	S			
Portable Temporary Storage Container	44-04-14(p)	T	T	T	T	T	T	T	T				
Solar Energy Collection System, canopy	44-04-14(q)					L	L	L	L	L		L	L
Solar Energy Collection System, ground													
Less than 1 Acre	44-04-14(r)	L	L	L	L	L	L	L	L	L	L	L	L
1—5 Acres	44-04-14(s)									S			
Solar Energy Collection System, roof	44-04-14(t)	P	P	P	P	P	P	P	P	P		P	P
Tent	44-04-14(u)	T	T	T	T	T	T	T	T	T		T	T

(Ord. No. MC-1068, § 2(Exh. B), 1-10-2023; Ord. No. MC-1082, § 2.A., 8-13-2024; Ord. No. MC-1084, § 2.A., 11-26-2024; Ord. No. MC-1100, § 2C, 5-12-2026)