

Village of Homer  
Regular Meeting of Trustees  
October 6, 2025  
7:00pm

Those present: Trustees: Ray Ryerson, Tammy Boen, John Dodd, and Dalton Bailey, Mayor/Board President, Roger Faulkner, Clerk Sharon Jeffers, Treasurer Brody Cole, Maintenance/Water Ryan Byerley, Sewer Tom Parrish, Zoning/Ordinance Charles Montgomery, Farnsworth Engineer Dennis Cummins, and resident Carla Carter, not present Trustees Skip James and Larry O'Neal.

Clerk Sharon Jeffers stated that the United Congregational Church wanted to thank the Village for allowing them to use the building for the past 8 months while their building was being repaired from water damage. She also wanted to remind residents of the fire ban from the Fire Department due to the severe dry conditions. She also wanted to remind everyone that we need to schedule Cemetery clean up and will schedule Cemetery appreciation dinner probably in January due to time conflicts. Clerk also stated that she will be out of town for several days in November. Some days she will be working remotely and will be checking mailbox and messages frequently. November meeting packet will be delivered electronically.

Minutes: Tammy Boen motioned to approve all minutes as presented, seconded by Dalton Bailey, all in favor, motion carried.

Village bills: Dalton Bailey motioned to pay all Village bills as presented to include partial payment to sidewalk project to Schomburg and Schomburg, seconded by Ray Ryerson, roll call vote: Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Dennis Cummins from Farnsworth spoke regarding the East side of the downtown's sidewalk. He stated that the survey has already been completed, will just need to be verified. He asked the board if they would like for him to present a pay estimate for engineering and construction to review and approve at the November meeting. They said yes.

Reports: Ray Ryerson motioned to approve all reports as presented, seconded by Tammy Boen, all in favor, motion carried.

- The RO pilot has been removed. Waiting for testing results to come back
- Treasurer Brody Cole gave a report on the Goad Trust fund

Tree bids: Dalton Bailey motioned accept tree bid from Baxter's Utility Services, LLC in the amount of \$10,992.00 to remove trees, seconded by John Dodd, roll call vote: Ray Ryerson, yes, Tammy Boen, yes, John Dodd, yes, and Dalton Bailey, yes, motion approved.

Washing of water tower exterior has been tabled until November

Adjourn: Tammy Boen motioned to adjourn, seconded by Ray Ryerson, all in favor, motion approved.  
Adjourn: 7:45pm

Posted: Sharon Jeffers, Village Clerk

Village of Homer  
Recreation Board  
September 29, 2025  
7:00pm

Those present: Members: Sharon Jeffers, Kim Dalle, Angel Dable, Perry Dable, Casey Phillips, Elizabeth Jewel, and guest Amanda Bonilla.

Bingo is going well. Sharon and Doug Jeffers will not be at November's bingo, but there should be enough people to call and handle the event.

The committee decided to end the spring fling in May due to the difficulty of getting vendors. We will continue with the rummage sale.

We will be looking into changing Christmas in Homer to an evening event with no vendors next year. Once again because of competition with the date and difficulty of getting vendors.

Halloween party/trunk for treats is being advertised. We are asking that people RSVP through sign up genius. Casey is making fliers and will get those to Sharon to print and get around town. Half sheets will also be made to have school pass out. Will be ordering prizes and getting candy for the night. Kim and Librarian Christine Cunningham will have the keys to all areas. Hoping to get enough trunks to wrap around to front of the building. The Library will also be open and "haunted", we will make sure everyone knows to go check it out. There will be 3 food trucks that night.

Looking into an ice machine.

# Village of Homer Illinois

## Zoning Appeals Committee

### Meeting minutes for September 25<sup>th</sup>, 2025

Commenced at 6:35pm.

Members present: Jim White (President), Gentry Hawkins (Secretary), Michael Collins, Cory Sands, Elizabeth Stamps, Sawyer Longfellow and guest Charles Montgomery(Village Ordinance Officer).

Items discussed:

- a. Reviewing Zoning Board by Laws.
- b. Corrections to the Village Zoning Map.
- c. Removal of Property Ordinances from Chapter 40 to Chapter 29, Village Ordinances.
- d. Clarification of specific items in the revised Chapter 40.

Discussion on accepting required Zoning Board of Appeals by Law.

- a. Motion made by Gentry Hawkins to approve needed Zoning Board of Appeals by Laws. Second, by Micheal Collins. Unanimous vote by all board members.

Discussion on changes to Chapter 40.

- a. Definition and intent of "Adjoining properties"
- b. Definition and intent of "Professional Office" as prescribed by the State of Illinois.
- c. Definition and intent of the "Safety Triangle" on obstructions and visibility.
- d. Definition and intent of the "Zero Lot line".
- e. Definition and intent of "Manufactured Homes".
- f. Definition and intent of a minimum lot size within the Village.
- g. Definition and intent of standardizing the location and maximum height of fencing within the Village.
- h. Discussion and revision of requirement to have the board minutes immediately submitted to the Village Secretary into a more reasonable time frame.

- i. Motion made by Sawyer Longfellow to approve the definitions and required changes to Chapter 40. Second, by Cory Sands. Unanimous vote by all board members.

Review and Discussion of changes to the Village Zoning Map.

- a. New required zoning areas to include R1(residential), R2(residential), C1(commercial), C2(commercial), A(agricultural) and IND (industrial).
- b. Rezoning the area needed for the water treatment plant to IND (industrial).
- c. Identifying areas that need to be renamed to fit their current zoning type.
- d. Motion made by Elizabeth Stamps to bring this information into a public meeting for consideration and board vote. Second, by Cory Sands. Unanimous vote by all board members.

Next meeting is public and scheduled for October 16th, 2025 at 6:30pm.

The meeting was adjourned at 8:05PM.

VILLAGE OF HOMER

NOTICE OF PUBLIC HEARINGS

ZONING ORDINANCE CHANGES/REZONING

***Notice is hereby given that there will be Public Hearings before the Village of Homer Planning Commission at 6:30 p.m. on November 4, 2025, and by the Board of Trustees at 7:00 p.m. on November 10, 2025, with both hearings taking place at the Village Hall located at 500 E. Second St. Homer, Illinois. The purpose of the hearings will be as follows:***

1. To consider the approval of a completely revised Zoning Ordinance that will apply to all properties situated in the Village of Homer, Champaign County, Illinois amending Chapter 40 of the Home Zoning Code in entirety.
2. To consider the approval of a revised Zoning Map that will encompass and apply to all properties located in the Village of Homer, Champaign County, Illinois respectively defining each properties zoning classification as provided for the Home Zoning Code and ordinances as amended.
3. To consider the approval of the rezoning of the following described properties from zoning classification *Residential* to zoning classification *Commercial 2* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **512 W First St**, Homer, Illinois bearing PIN #26-30-08-205-001 and 26-30-08-205-002.
4. To consider the approval of the rezoning of the following described properties from zoning classification *Industrial* to zoning classification *Commercial 2* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **400 E Second St**, Homer, Illinois bearing PIN #26-30-09-106-006 and 26-30-09-106-007.
5. To consider the approval of the rezoning of the following described property from zoning classification *Residential* to zoning classification *Industrial* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **312 W Crittenden St**, Homer, Illinois bearing PIN # 26-30-08-426-003 for the purpose of new water treatment plant, **314 W Crittenden St**, Homer, Illinois bearing PIN# 26-30-08-254-003 and 26-30-08-426-002, and GAR Cemetery, **600 E Second St**, Homer, Illinois bearing the PIN# 26-30-09-128-001 and 26-30-09-128-002.
6. To consider the approval of the rezoning of the following described properties from zoning classification *Residential* to zoning classification *Agricultural* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located on **E Second St**, Homer, Illinois bearing PIN # 26-30-09-126-003 and 26-30-04-300-002.
7. To consider the approval of the rezoning of the following described properties from zoning classification *Residential* to zoning classification *Manufactured Homes* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **CR 1050 N**, Homer, Illinois bearing PIN #26-30-09-326-002 and 26-30-09-326-003.

8. To consider the approval of the rezoning of the following described properties from zoning classification *Industrial* to zoning classification *Residential 1* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **101 Lacey Ln**, Homer, Illinois bearing PIN #26-30-09-128-011 and **702 E First St**, Homer, Illinois bearing PIN# 26-30-09-128-006, and **400 E Second St**, Homer, Illinois bearing PIN# 26-30-09-106-007, 26-30-09-106-006 and **E First St**, Homer, Illinois bearing PIN#26-30-09-128-006.
9. To consider the approval of the rezoning of the following described properties from zoning classification *Residential* to zoning classification *Commercial 1* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **109 N East St**, Homer, Illinois bearing PIN #26-30-09-108-001 and **208 E Second St**, Homer, Illinois bearing PIN# 26-30-09-105-01, and **202 E Second St**, Homer, Illinois bearing PIN# 26-30-09-105-004, and **206 N East St, 106 E Second St, 108 E Second St**, Homer, Illinois bearing PIN# 26-30-09-107-013, **110 N East St**, Homer, Illinois bearing PIN# 26-30-09-107-013, and **505 W Crittenden**, Homer, Illinois bearing the PIN# 26-30-08-401-001, and **404 E First St**, Homer, Illinois bearing the PIN# 26-30-09-109-006, and **406 E First St**, Homer, Illinois bearing the PIN# 26-30-09-109-007, and **409 E Second St**, Homer, Illinois bearing the PIN# 26-30-09-109-004, and **407 E Second St**, Homer, Illinois bearing the PIN#26-30-09-109-010, and **207 E Second St**, Homer, IL bearing the PIN#26-30-09-108-006, and **205 E Second St**, Homer, Illinois bearing the PIN# 26-30-09-108-005.
10. To consider the approval of the rezoning of the following described property from zoning classification *Industrial* to zoning classification *Commercial 1* under the Village of Homer Zoning Ordinance. The properties proposed to be rezoned are located at **500 E Second St**, Homer, Illinois bearing PIN #26-30-09-126-004.
11. To consider combining the Homer Planning Commission and the Homer Zoning Board of Appeals into one entity.

Any questions can be directed to the Village Hall at 217-896-2521

Village of Homer

Sharon Jeffers, Village Clerk

Village of Homer, Illinois

4 Nov. 2025

Public Hearing

Zoning Ordinance Changes/Rezoning

Village of Homer Zoning Appeals Commission

Commission members present:

Commission Chair: Jim White

Secretary: Gentry Hawkins

Member: Cory Sands

Member: Michael Collings

Member: Elizabeth Stamps

Member: Sawyer Longfellow

Village Ordinance Enforcement Officer: Charles Montgomery.

The meeting was opened by Jim White at 6:30pm.

Public members present: Andrew, Peggy, Ron and Mary Kay

Public concerns mentioned:

- A. Zoning changes causing issues with resale ability of property. Jim White explained that none of the zoning changes would cause any zoning problems with resale of any of the affected properties.
- B. Zoning changes causing issues with family inheriting the property. Jim White explained that the properties affected by the zoning changes would not see any problems of use or resale by the beneficiaries of the inheritance.
- C. Zoning changes causing an increase in property taxes.  
Jim White explained that a zoning change would not affect the property's tax rate.
- D. Concerns about the current zoning rule of 65% of current property becoming unusable and forcing the owner to not be able to rebuild similar structure as to what was currently existing prior to zoning ordinance changes. Jim White and Charles Montgomery explained that the new zoning ordinance would affect the way the new building would be built in compliance with modern building practices and that most

**Meeting started at**

**6:05pm**

**Buildings and Grounds meeting**

**November 5, 2025**

Those in attendance

Ray, skip, dalton, Tammy, John, Larry, Ryan

Inside lighting needs updated dalton suggested doubling lights to have a total of 12 working lights.

Overhead doors need fixed or replaced

Suggesting to at the minimum fix the middle over head door due to safety concerns.

Needing bids next year on either replacing or fixing metal roof and painting.

Total on materials for current problems is \$7,200.00

Discussed covering up a window with insulation board due to having a hole in it.

Toured building

Meeting adjourned at 6:54pm

Motion by dalton 2nd by John



insurance companies would require a structure that is damaged to that extent would have to be totally rebuilt.

At the conclusion of the public comments and concerns the board addressed the following items on the agenda:

Item 1. Approval of the revised Zoning Ordinances and the amending of Chapter 40 of the Home Zoning Code in its entirety. Motion to approve: Michael Collings, 2<sup>nd</sup> motion by Cory Sands. Approval was carried by unanimous vote of the commission.

Item 2 Approval of the revised Zoning Map encompassing all properties in Homer, IL. With all its definitions and classifications. Motion to approve: Sawyer Longfellow, 2<sup>nd</sup> motion by Elizabeth Stamps. Approval was carried by unanimous vote of the commission.

Item 3 Approval of rezoning the property at **512 W. First St.** From Residential to Commercial 2. Motion to approve: Cory Sands, 2<sup>nd</sup> motion by Sawyer Longfellow. Approval was carried by unanimous vote of the commission.

Item 4 Approval of rezoning the property at **400 E. Second St.** From Industrial to Residential. Motion to approve: Gentry Hawkins, 2<sup>nd</sup> motion by Cory Sands. Approval was carried by unanimous vote of the commission.

Item 5 Approval of rezoning the following properties from Residential to Industrial: **312 W Crittenden, 314 W Crittenden and 600 E Second St.** Motion to approve: Sawyer Longfellow, 2<sup>nd</sup> motion by Elizabeth Stamps. Approval was carried by unanimous vote of the commission.

Item 6 Approval of rezoning the properties on **E Second St PIN#26-30-09-126-003 and 26-30-04-300-002** from Residential to Agricultural. Motion to approve: Elizabeth Stamps, 2<sup>nd</sup> motion by Sawyer Longfellow. Approval was carried by unanimous vote of the commission.

Item 7 Approval of rezoning the properties at **CR 1050 N. PIN#26-30-09-326-002 and 26-30-09-326-003.** Motion to approve: Gentry Hawkins, 2<sup>nd</sup> motion by Cory Sands. Approval was carried by unanimous vote of the commission.

Item 8 Approval of the rezoning of the properties at **101 Lacey Lane and 702 E First St** from Industrial to Residential 1. Motion to approve: Elizabeth Stamps, 2<sup>nd</sup> motion by Sawyer Longfellow. Approval was carried by unanimous vote of the commission.

Item 9 Approval of the rezoning of the properties at **109 N East St, 208 E Second St, 202 E Second St, 206 N East St, 106 E Second St, 108 E Second St, 110 N East St, 505 W Crittenden, 404 E First St, 406 E First St, 406 E First St, 409 E Second St, 407 E Second**

**St, 207 E Second St, and 205 E Second St from Residential to Commercial 1.** Motion to approve: Gentry Hawkins, 2<sup>nd</sup> motion by Cory Sands. Approval was carried by unanimous vote of the commission.

Item 10      Approval of the property at **500 E Second St** from Industrial to Commercial 1. Motion to approve: Gentry Hawkins, 2<sup>nd</sup> motion by Elizabeth Stamps. Approval was carried by unanimous vote of the commission.

Item 11      Approval of combining the Homer Planning Commission and the Homer Zoning Board of Appeals into one entity. Motion to approve: Cory Sands, 2<sup>nd</sup> motion by Sawyer Longfellow. Approval was carried by unanimous vote of the commission.

The meeting was adjourned at 7:15pm.