

MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

November 10, 2022

Meeting Start Time: 7:00 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 end of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve the meeting minutes from the Planning and Zoning Commission meeting on October 13, 2022.

4. Regular Business:

Public Hearing for Comprehensive Zoning Text and Map Amendments

5. Old Business:

6. New Business:

7. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

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

MEETING MINUTES



Village of Homewood
Planning and Zoning Commission
Thursday, October 13, 2022
7:00 p.m.

Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430

CALL TO ORDER: Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:01 p.m.

ROLL CALL: Members attended: Alfonso, Bransky, Cap, Johnson, O'Brien, Castaneda, and Chairman Sierzega; Present from the Village were Economic and Community Development Director Angela Mesaros, Village Planner Valerie Berstene, and Building Department Secretary Darlene Leonard. There were four people in the audience. The public was able to listen and watch the meeting via zoom webinar.

APPROVAL OF MINUTES:

Chairman Sierzega asked if there were any corrections or changes to the minutes of September 8, 2022.

Member Cap stated on page 2 it appears that a few sentences of his comments were omitted from the minutes regarding the consideration of the special use permit for the tattoo parlor in Cherry Creek center and should be added before his comments. They are, a zoning ordinance represents the values of the community and what we hold precious. Zoning is based upon the idea of separating incompatible uses. For example, uses that potentially release dangerous or noxious emissions or noise, such as a factory, out to be separated from single family homes. Or a bar ought to be separated from homes, churches, and schools. In this case, the protected use, the church, has no objection to this prospective use; so why should we object?

Member O'Brien stated on page 3 in the second and fourth paragraph it should be "borne". Also, on page 4 in the fifth paragraph "including" should be "included" and the last sentence should state "it can be taken out".

Member Castaneda stated on page 3 in the first paragraph "dry tattooing" should be "microblading" and in the third paragraph "microblading" should be "dry tattooing".

A motion was made by Member O'Brien to approve the minutes of September 8, 2022, as amended; seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega

NAYS: None

ABSTENTIONS: NONE

ABSENT: None

Case No. 22-33: Special Use Permit for a Salon/Spa 18664 Dixie Highway:

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Chairman Sierzega introduced the case and swore in the petitioner's representative, Debbie Tarasiewicz. Ms. Tarasiewicz, a resident of 6119 103rd in Chicago Ridge, stated the petitioner Niya Thompson is out of town and unable to attend via zoom.

Chairman Sierzega asked Ms. Tarasiewicz if she would be working with Ms. Thompson. Ms. Tarasiewicz stated Ms. Thompson has an extensive background in healthcare and salons and is in a position to help people. This salon is different, because it provides treatment plans for people with medical conditions. They set up treatment plans for each person in a private setting that is specialized for each individual. Ms. Tarasiewicz stated the tools with either be disposable or sterilized in an autoclave process.

Member Alfonso stated she can see how it would be a useful service and asked if insurance would be accepted. Ms. Tarasiewicz stated insurance is not accepted, but the cost is affordable and for the elderly, services would be offered at their house.

Member Alfonso asked how many employees there would be and what the hours of operation are. Ms. Tarasiewicz stated the maximum number of employees would be 4 and the hours would be Monday –Friday 8 AM to 8 PM, Saturday 8 AM to 8 PM, and Sunday 8 AM to 6 PM. There would be time between each appointment to allow for cleanup and it would be by appointment only.

Member Alfonso asked if there would be hand treatments. Ms. Tarasiewicz stated no, only feet.

Member Alfonso asked if a referral would be needed. Ms. Tarasiewicz stated no.

Member Bransky asked why the applicant was not present. Ms. Tarasiewicz stated she is at a business conference in Utah and asked her to attend in her stead.

Member Bransky asked if 100% of the clientele would get pedicures. Ms. Tarasiewicz stated yes.

Member Cap asked if the petitioner had a business elsewhere. Ms. Tarasiewicz stated business is currently mobile and Ms. Thompson is looking for a physical location.

Member Cap asked if this business has a lot of competition. Ms. Tarasiewicz stated no. Many places, and doctors refer their patients to a salon.

Member Cap stated the location is a former sewing shop and there are no steps, and asked if there will be access through the back door as the parking in front is on the street only. Ms. Tarasiewicz stated she believes so.

Member Cap asked if all the employees would park in the rear. Ms. Tarasiewicz stated yes.

Member Cap asked how long each session would last. Ms. Tarasiewicz stated it would depend on the treatment, but no more than one hour.

Member Cap asked how many clients would be in at a time because of the limited availability of parking spaces in front along the street. Ms. Tarasiewicz stated there would be 6-8 appointments per day and not all employees would be in every day. Ms. Tarasiewicz stated the parking was considered when the space was chosen.

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Member Cap stated some of the locations in the building are vacant, so parking is okay now, but most parking is located in the front and that could be in competition with other users of the strip mall if there is no access to the parking in the rear.

Member O'Brien stated there are three stations proposed and none of them will be in use concurrently. Ms. Tarasiewicz stated each station is for a different, specific service.

Member Bransky stated there would be one person in the salon at a time.

Chairman Sierzega stated there are three chairs, but they would not be filled at the same time. Ms. Tarasiewicz stated that is correct.

Member O'Brien asked how the business would be categorized as the materials identify it as a salon or spa, but it is really medically oriented. Ms. Tarasiewicz stated it is a wellness spa because licensing is required and it is more like healthcare than a nail salon and the employees would be wearing scrubs.

Member O'Brien asked if they would be doing regular pedicures also. Ms. Tarasiewicz stated no, the solutions and sprays that they will use are different from a regular pedicure.

Member O'Brien stated a 40-hour internship with a physician is needed and is certified, and asked who certifies them and which state. Ms. Tarasiewicz stated she is not sure. Ms. Thompson is enrolled in a nail academy that has its headquarters in Florida.

Member O'Brien asked staff if they were aware before the meeting that a substitute would be attending. Village Planner Berstene stated yes.

Member O'Brien stated, regarding the parking, the drawing on page 12 is incomplete as it only lists 5 of the 7 businesses. It should be updated, but this should not make a difference because there is a large lot in the rear. Village Planner Berstene stated it is included, but it is not the same parcel. Staff Liaison Mesaros stated it is a shared lot.

Member Johnson stated that the application is straightforward and there is no parking problem. It is B-3 in the updated zoning. Member Johnson stated he has no issue with it and it is a needed business. As long as it has the licensing required by the State or the County he has no issue.

Member Castaneda asked if Ms. Thompson has her certification or if she is still obtaining it. Ms. Tarasiewicz stated she is still in the internship, but is almost complete. The internship is the last step in the program.

Member Castaneda asked the price range of the treatments. Ms. Tarasiewicz stated it would depend on the severity and the treatments, but it starts at \$40 and goes up.

Chairman Sierzega stated they cannot open until she finishes. Ms. Tarasiewicz stated that is correct, but she is almost done.

Chairman Sierzega asked where she is located since she is working with a physician. Ms. Tarasiewicz stated she did not know. There is a doctor in Georgia the school works with if one cannot be found locally, but Ms. Thompson is working with a doctor in their office in Illinois.

MEETING MINUTES

Chairman Sierzega stated the doctor does not come to the spa. Ms. Tarasiewicz stated no.

Chairman Sierzega asked if Ms. Thompson needs a regular nail tech license also. Ms. Tarasiewicz stated Ms. Thompson has had one for years.

Member Bransky stated, to staff, on page 12 the parking requirements; 3 chairs is the metric, but it is just stations, and asked why it is not calculated as one per customer at a time. Village Planner Berstene stated because the code is written as 3 spaces per chair, not per client.

Chairman Sierzega asked if it is going to be one person at a time. Ms. Tarasiewicz stated yes.

Chairman Sierzega asked if they would have to go to each chair. Ms. Tarasiewicz stated no, it would depend on what treatments they needed.

Member Bransky stated to staff, that the total provided has an extra T in it.

Member O'Brien asked if it is provided in a doctor's office would it be covered by insurance. Ms. Tarasiewicz stated service is not provided in a doctor's office.

Member O'Brien asked not even as adjunct or during an internship in the doctor's office. Ms. Tarasiewicz stated no and insurance does not cover it as they consider it cosmetic.

Member O'Brien stated the Village should receive the certificate when it's obtained. Village Planner Berstene stated yes, we can do that.

Chairman Sierzega stated they can make the opening contingent on getting the certification.

Member Bransky stated the Findings of Fact for the motion does not address the difference between salon/spa and medical purposes. Staff Liaison Mesaros stated yes, it should be in there.

Village Planner Berstene stated it could be subjected to coming back in again for review.

Staff Liaison Mesaros stated it could be in the statement, but special use is for the use/type. But, if the applicant wants to open a different one, they would have to come in for a new one.

Member Johnson stated it is a special kind of spa and it should be prohibited if it is non-medical. Staff Liaison Mesaros stated it would be tough to do that because it is all within the same category of special use.

Member O'Brien stated he is against it being a permitted use under the new code/ordinances.

Village Planner Berstene stated we can always refer to the meeting minutes in the ordinance if there are questions in the future.

Member Johnson stated that we should not add any limiting language.

Member Bransky stated he thought it should be added because it was not in there.

A motion was made by Member Alfonso to approve Case Number 22-33 to grant a Special Use Permit for a Salon/Spa Establishment in the B-2 Community Business District for NuSole Wellness Spa LLC at 18664 Dixie Highway subject to the business owner receiving certification and incorporating the Findings of Fact into the record and adding #5 The proposed use is a medical spa; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, Cap, Castaneda, Johnson, O'Brien, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: None

OLD BUSINESS:

Zoning Ordinance Update Discussion

Chairman Sierzega set a deadline of 9 pm to finish.

A discussion ensued about the proposed revisions to the zoning ordinance related to design standards.

ADJOURNMENT: Chairman Sierzega asked for a motion to adjourn the meeting. Member O'Brien moved to adjourn the meeting at 9:01 p.m., seconded by Member Cap.

AYES: Members Alfonso, Bransky, Cap, Johnson, O'Brien, Castaneda, and Chairman Sierzega.

NAYS: None

ABSTENTIONS: None

ABSENT: None

Respectfully submitted,

Angela M. Mesaros
Staff Liaison

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: November 10, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Economic and Community Development Director

Topic: Case 22-40 Comprehensive Zoning Text and Map Amendments

APPLICATION INFORMATION

APPLICANT Village of Homewood

ACTION REQUESTED Comprehensive zoning text and map amendments

LEGAL NOTICE Legal notice was published in *Daily Southtown* on October 26, 2022.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Village of Homewood Zoning Ordinance, draft*	+/-155	Houseal Lavigne Associates	11/07/2022
Village of Homewood Zoning Map, draft	1	Houseal Lavigne Associates	10/21/2022
PZC Workshop 5 Purpose and Prep Memo	1	Houseal Lavigne Associates	11/04/2022

*The draft ordinance will be made available no later than Tuesday, November 8, 2022 on the Village website: <https://www.village.homewood.il.us/government-departments/community-development/planning-zoning/2021-2022-zoning-code-update-project>

BACKGROUND

The current Homewood Zoning Ordinance and zoning map last underwent a comprehensive amendment in early 2002. In the 20 years since its adoption, approximately 40 amendments have been made. These amendments were in response to requests by specific property owners, and policy changes to expand to include new uses (such as legalized cannabis and craft breweries) and limit others.

In June 2021, the Village and their consultants, Houseal Lavigne Associates, kicked off the process of updating the zoning ordinance. Over 15 months community members, the consultants, staff, and elected and appointed officials worked to identify key policy direction for the ordinance revision, analyze the existing regulations and the built environment, and develop a draft document of the comprehensive text and map amendments.

The Village hosted four public meetings (July 22, 2021; September 23, 2021; January 27, 2022; June 23, 2022); a 2-part workshop to reviewing the draft (September 22, 2022; October 5, 2022); and an open

house (October 27, 2022). This public hearing before the Planning and Zoning Commission is a culmination of these on-going efforts. The draft documents reflect input from community members, appointed and elected officials and professional expertise from Staff and Houseal Lavigne.

DISCUSSION

TEXT AMENDMENTS

At the outset of the process, the consultant met with Staff and elected and appointed officials to identify issues in the existing ordinance to be addressed. The Initial Policy Direction memo summarized eight primary topics for policy discussion and six additional directives. Below is a list of these topics and a synopsis of how they are addressed in the new ordinance (*in italics*).

1. Better regulate event spaces and multi-use facilities
Proposed: Create a new use for commercial places of assembly in the use table (article 3) and definitions (Article 9)
2. Create a review process for subletting offices
Proposed: Establish a zoning compliance certificate and certificate of occupancy for new uses (Article 7).
3. Limit personal services and medical office uses in the downtown
Proposed: Create new use types for personal services and medical offices with specific permitting by district and corresponding definitions (Article 3, Article 9).
4. Develop regulations for short-term rentals
This topic has been removed from the proposed draft ordinance for continued further review.
5. Clarify home-based businesses and distinction from remote work/work-from-home
Proposed: Update definitions and use-specific standards for home-based businesses (Article 4, Article 9).
6. Legalize existing two- and three- flats to facilitate the sale and insurance of this building stock
Proposed: Establish a new use to allow existing housing to continue legally (Article 3).
7. Legalize accessory dwelling units
Proposed: Added this use to the use table with corresponding use-specific standards and definitions (Article 3, Article 4, Article 9).
8. Require sustainable design in developments and preserve open space
Proposed: Create new impervious surface limitations in the B-districts; establish a new review process for different permit types to allow review of the environmental impacts; implement new landscaping and tree preservation, EV charging stations, and solar panel regulations (Article 2, Article 5, Article 6, Article 7).
9. Additional Topics
 - a. Comply with Religious Land Use and Institutionalized Persons Act of 2000 (*throughout*)
 - b. Legalize 6' corner lot fences (*Article 5*)
 - c. Legalize parking pads (*Article 5*)
 - d. Create a co-working space use (*Article 3, Article 9*)
 - e. Integrate the Halsted Street Corridor Landscape Plan (*Article 5*)

- f. Standardize processes for intake and review (*Article 6, Article 7*)

Overall, the proposed draft ordinance takes a new organizational structure, broken into nine articles:

Article 1: General Provisions

Article 2: Establishment of Districts

Article 3: District Standards

Article 4: Use-Specific Standards

Article 5: Development Standards

Article 6: Planned Development Standards and Procedures

Article 7: Zoning Procedures

Article 8: Nonconformities

Article 9: Definitions

The proposed format will function both in printed hard copy and with the numbering structure/format of the online municipal code host platform (Municode). The restructuring will achieve the objective of a more user-friendly and cohesive format.

Standards for Text Amendment

In making their recommendations on the text amendment, the Planning and Zoning Commission shall review the proposed amendment, any oral and written comments received at the public hearing, and the standards set forth below. No single standard is controlling.

1. Is the proposed text amendment consistent with the stated goals in the Comprehensive Plan?

The proposed text amendment is consistent with the goals of the Comprehensive Plan, in particular, those related to bolstering downtown as a destination with a transition zone to the surrounding residential neighborhoods; establishing guidelines for downtown mixed use development; and assuring a diversity of quality homes for residents, including seniors.

2. Does the proposed text amendment address a particular issue or concern for the Village of Homewood?

The proposed text amendment addresses many identified issues, as outlined in this report above, and thoroughly documented in memos from the consultant throughout the process.

3. Will the proposed text amendment impose an unreasonable hardship on existing uses?

The proposed text amendment will not impose an unreasonable hardship on existing uses. The proposed text establishes rules for the transition to the new code and reasonable continuance of existing non-conforming uses.

4. Have major land uses conditions or circumstances changed since the original zoning ordinance text was established?

Land use conditions and circumstances have changed in the 20 years since the last comprehensive amendment. The use of the internet and cell phones have changed how we work, shop, and interact. All sectors, from industry to housing, have been subject to new or increased pressures. The proposed text amendments respond to these changes, anticipated trends, and current best practices in land use planning.

5. Is the requested change compatible with the existing uses and development patterns of the community?

The proposed changes are compatible with the existing uses and patterns of development. Many revised uses in the new text are in response to existing uses, demands, and patterns. Some proposed changes, such as bulk and mass requirements, reflect existing development patterns more closely than the existing text. New regulations, such as landscaping requirements, will establish new development patterns slowly as they are phased in with private redevelopment over time.

6. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole?

The proposed changes are in the best interest of the public health, safety and welfare.

MAP AMENDMENTS

The primary change to the proposed zoning map is within the business districts. The existing B-1 Central Business District will be concentrated around the few central blocks of downtown and renamed B-1 Downtown Core. This area will be primarily focused on retail and restaurant uses to activate the downtown and develop a vibrant destination. The rest of the existing B-1 Central Business District will be renamed B-2 Downtown Transition. This is consistent with the boundaries of the Village’s 2005 Downtown Master Plan. Several shopping center areas currently zoned B-2 will be rezoned to B-3. These are Southgate, Northgate, and several properties along 183rd Street, including Walt’s and Cherry Creek Plaza.

Standards for Map Amendment

In making their recommendations on the map amendment, the Planning and Zoning Commission shall review the proposed amendment, any oral and written comments received at the public hearing, and the standards set forth below. No single standard is controlling.

1. Does the current zoning or the proposed zoning more closely conform to the stated goals in the comprehensive plan?

The proposed zoning more closely conforms to the stated goals of the comprehensive plan by establishing a downtown core as a shopping/dining destination, establishing a transition zone around the downtown core.

2. Have major land uses, conditions or circumstances changed since the original zoning was established?

Land use conditions and circumstances have changed in the 20 years since the last comprehensive amendment. The use of the internet and cell phones have changed how we

work, shop, and interact. All sectors, from industry to housing, have been subject to new or increased pressures. The proposed text amendments respond to these changes, anticipated trends, and current best practices in land use planning.

3. Do sites exist for the proposed use in existing districts permitting such use?

Not applicable; the requested amendment is for a comprehensive update to the zoning map, not for a single particular use.

4. Is the requested change compatible with the existing uses, development patterns and zoning of nearby properties?

The proposed changes take into consideration existing uses, development patterns and adjacent zoning.

5. Does the present development of the area comply with existing ordinances?

Not applicable; the requested amendment is for a comprehensive update to the zoning map, not for a single particular use or location.

6. Does the existing zoning impose an unreasonable hardship or can a reasonable economic benefit be realized from uses permitted by the existing zoning?

The proposed map amendments are proposed with economic benefit to business owners and the public in mind.

7. What is the extent of the diminishment of property values, if any, resulting from the current zoning?

It is not anticipated that the zoning map amendments will have a deleterious effect on any property values.

8. How long has the property been vacant as compared to development occurring in the vicinity?

Not applicable.

9. Is the property physically suitable for the zoned uses or for the proposed use?

Not applicable.

10. Does the proposed use satisfy a public need?

Not applicable.

11. Will the proposed change conflict with existing or planned public improvements or adversely impact schools, parks or other public facilities?

The proposed changes are in the best interest of public improvements, schools, parks, and other public facilities.

12. In the vicinity, will the environment or traffic patterns be adversely affected?

Not applicable.

13. To what extent will the proposed change diminish property values of the surrounding properties?

It is not anticipated that the zoning map amendments will have a deleterious effect on any property values.

14. Will the proposed change deter the use of properties in the area or contribute to redevelopment?

The intent of the proposed zoning map amendments is to partner compatible uses and development patterns to benefit property and business owners, residents and visitors, and the Village.

15. Will the proposed change be detrimental to the health, safety and welfare of the neighborhood or of the village as a whole?

The proposed changes are in the best interest of the public health, safety and welfare.

FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Municode Section 44-82 of the Zoning Ordinance. The findings of fact, as proposed or as amended, may be entered into the record.

1. The applicant, the Village of Homewood, requests a comprehensive amendment to the zoning text and zoning map.
2. Municode Section 44-80 of the current Zoning Ordinance authorizes that zoning text and map may be amended, from time to time, with a public hearing at the Planning and Zoning Commission and in accordance with state statutes.
3. The proposed amendments are in alignment with the Village's 1999 Comprehensive Plan.
4. The current zoning ordinance was comprehensively adopted in 2002. Changes in land use patterns, the economy, and market conditions necessitate revisions to the zoning ordinance, from time to time.
5. In light of the time since the Comprehensive Plan was updated, the Village undertook efforts to engage the community to participate in the update process. The Village held seven public meetings; advertised for the meetings; posted all materials on a dedicated page of the Village website; and spread news of the update through local newsletters, publications, and community events.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

If the Commission finds that the request meets the standards for a text amendment, the Planning and Zoning Commission may consider the following motion:

Recommend approval of the proposed amendment for a comprehensive update to the Village of Homewood zoning ordinance; and

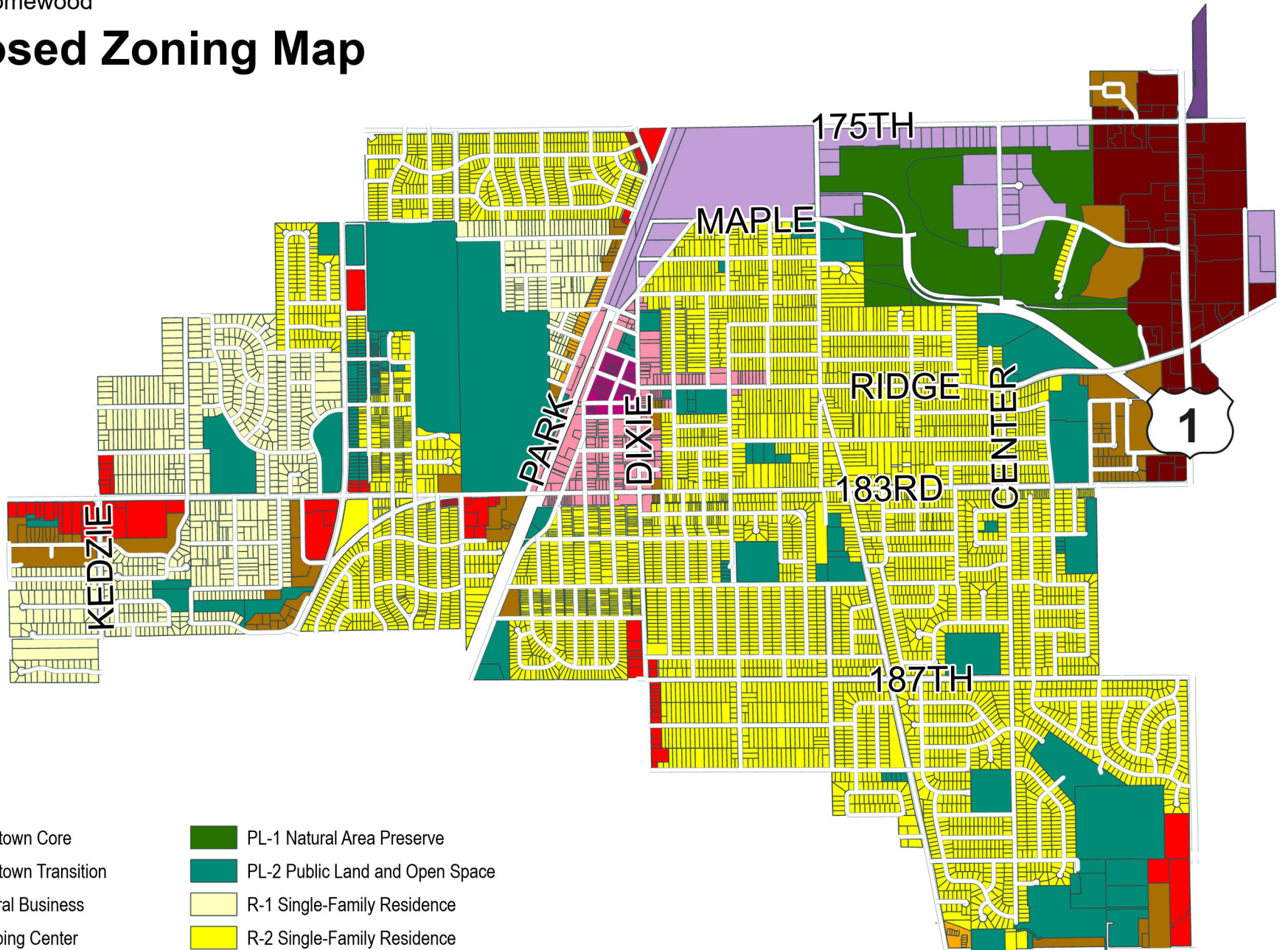
Recommend approval of the proposed amendment for a comprehensive update to the Village of Homewood zoning map; and







Incorporate the findings of fact into the record.

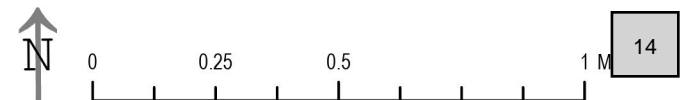
Alternatively, if the Commission requires more time for review and revisions. The Planning and Zoning Commission may consider the following motion:

Continue the public hearing for case 22-40 Comprehensive Zoning Text and Map Amendments to the next regular meeting of the Planning and Zoning Commission on December 8, 2022.

Proposed Zoning Map



- | | |
|---|---|
|  B-1 Downtown Core |  PL-1 Natural Area Preserve |
|  B-2 Downtown Transition |  PL-2 Public Land and Open Space |
|  B-3 General Business |  R-1 Single-Family Residence |
|  B-4 Shopping Center |  R-2 Single-Family Residence |
|  M-1 Limited Manufacturing |  R-3 Townhouse/Transition |
|  M-2 Heavy Manufacturing Legacy |  R-4 Multiple Family Residence |





MEMORANDUM

Date: November 4, 2022

SENT VIA EMAIL

To: Planning and Zoning Commission
Village of Homewood

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

**Re: Planning and Zoning Commission Workshop 5
Purpose and Prep**

The purpose of the memorandum is to inform the Planning and Zoning Commission about the purpose and desired outcome of the workshop scheduled for November 10, 2022 as well as prepare the Commissioners for the planned discussion.

Purpose and Outcome of the Workshop

At the November 10, 2022 meeting of the Planning and Zoning Commission a public hearing will be held to consider recommending the draft Zoning Ordinance to the Village Board for adoption. As a part of the public hearing, Houseal Lavigne and Village Staff will facilitate a discussion on the key topics listed below, as well as any other topics of concern brought up by Commissioners.

1. Accessory Dwelling Units
2. Short Term Rentals
3. Applicability of Tree Preservation

The desired outcome of the meeting is to come to a consensus amongst the Commissioners on how to regulate accessory dwelling units, short term rentals, tree preservation, and any other topics of concern brought up by the Commissioners. If consensus on one or more of the topics cannot be reached, a list of policy concerns regarding the topic will be developed and brought to the Village Board for consideration. Topics brought to the Village Board will be removed from the draft Ordinance and considered and adopted (as appropriate) separately than the rest of the Ordinance. At the close of the public hearing, the Planning and Zoning Commission should either:

- Recommend the approval of the Ordinance to the Village Board;
- Recommend the approval of the Ordinance to the Village Board on condition that specified revisions be incorporated; or
- Continue the public hearing to a date specified.

Planned Discussion

Commissioners should come prepared to discuss their concerns with the topics listed above as well as any other areas of concern in the Ordinance. Commissioners are asked to prepare a list of concerns and/or items that should be regulated regarding each topic.

Example concerns and/or items to be regulated are included below for brainstorming purposes only.

- The primary residence of the owner of a parcel with an ADU should be either the ADU or the principal dwelling on the lot.
- Short term rentals should be limited to a maximum of 2 people per bedroom and a maximum of 8 people per house.

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