



## MEMORANDUM

**Date:** November 4, 2022

**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**

SENT VIA EMAIL

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.

HOUSEAL LAVIGNE  
ASSOCIATES, LLC

CHICAGO, IL  
188 West Randolph Street, Suite 200  
Chicago, Illinois 60601  
(312) 372-1008

www.hiplanning.com  
info@hiplanning.com