

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE: February 9, 2023

To: Planning and Zoning Commission

Through: Angela Mesaros, Director of Economic and Community Development

From: Valerie Berstene, Village Planner

Topic: Working List of Considerations for Future Zoning Text Amendments

TOPICS FOR FURTHER CONSIDERATION

As discussed at the December 8, 2022 meeting of the Planning and Zoning Commission in conjunction with the Public Hearing and motion for Case 22-40 Comprehensive Zoning Text and Map Amendments, Staff will maintain a working list of topics for consideration for future zoning ordinance amendments. This list will be populated by concerns from Planning and Zoning Commission members and Village Staff.

1. Review and further clarify definitions and application of personal services, salons and spa establishments, and massage therapy uses.

Current Status: Testing the new zoning text through consideration of requests for permitted, limited, and special use permits to better assess benefits and challenges of the recently adopted language.

Many contemporary businesses provide services that fall into more than one clearly defined zoning use. This multi-channel or multi-faceted approach is a strategy many businesses employ to be viable and competitive in today's marketplace. By offering a range of services, experiences, and/or products to the customer, businesses have more potential streams of revenue and ways to keep their business open and successful. However, it does make issues of zoning determination less clear. One way to address this may be by developing policy guidelines for applying the Zoning Ordinance. This can establish clarity while continuing to test the new regulations before making amendments. Staff can prepare such guidelines to be circulated to the Planning and Zoning Commission.