



AGENDA ITEM # 20

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

April 11, 2022

Item Title: Home Occupation Discussion

Staff Contact: Caron Bricks, AICP, Community Development Manager

VILLAGE BOARD ACTION

Provide direction to staff regarding zoning ordinance text amendments related to certain home occupations.

Executive Summary:

On the March 28th Village Board meeting, a public comment was received regarding a proposed animal grooming business as a home occupation. Following the comment, the Board directed staff to conduct research and provide additional information to the Board regarding home occupations as it relates to animal grooming and potential zoning ordinance text amendments. Below is a summary of the research staff has conducted and additional information on the zoning and legislative process needed to perform zoning ordinance text amendments:

Home Occupations

Home occupations are defined in section 3.02 of the current zoning ordinance as, “Any gainful occupation or profession carried out by the occupant of a dwelling unit in which the home occupation is being conducted. Such home occupation shall be incidental and subordinate to the use of the dwelling unit for dwelling purposes.” Home occupations are also regulated by section 4.11 of the zoning ordinance which defines the conditions and standards for home occupations to operate within the Village. The conditions and standards include requirements such as limiting the amount of space in a home that can be used for the business, prohibiting non-resident employees, and prohibiting signage or outdoor storage. The intent of the conditions and standards are for the business to be completely incidental.

Animal Services Research

As shown in the table below, staff conducted research by directly contacting numerous communities to better understand how other municipalities regulate animal related services as home occupations. There are generally three ways that communities have regulated the uses:

1. They explicitly prohibit animal businesses as home occupations (Villa Park, Romeoville).

2. They permit animal businesses as home occupations (Elmhurst, Bartlett).
 - a. Permit using the special use permit process (Schaumburg).
3. Their code does not address the use, therefore it is prohibited (Barrington, Bloomingdale, Glendale Heights).

Location	Grooming	Training	Notes
Bartlett	Allowed	Allowed	Home occupations don't distinguish between animal & human uses.
Barrington	Prohibited	Prohibited	Code is silent – therefore, prohibited.
Bloomingdale	Prohibited	Prohibited	Code is silent – therefore, prohibited.
Elmhurst	Allowed	Allowed	Specific uses are not listed, only performance conditions.
Glendale Heights	Prohibited	Prohibited	Code is silent – therefore, prohibited.
Hanover Park			Hobby kennels permitted.
Romeoville	Prohibited	Prohibited	Grooming is listed under “veterinary services” which is prohibited.
Schaumburg	Allowed	Allowed	Special use permit process.
Villa Park	Prohibited	Prohibited	No animal-based businesses as home occupations.

Text Amendment Process

The zoning ordinance text amendment process would require either an application from an interested party or direction from the Village Board to consider alterations to the text of the zoning ordinance as it pertains to a specific use, regulation, or similar.

Whether submitted by application or by Board direction, staff would schedule a review of any proposed amendment through a public hearing before the Planning and Zoning Commission (P&Z). A notice would be published in the newspaper in accordance with local & State law describing the section of the code that is being considered for amendment. Staff would gather research from surrounding communities and best practices to present to the P&Z during their public hearing. The public hearing would give residents and interested parties the opportunity to speak and provide their opinion on behalf of the topic. The P&Z would consider the staff provided information and audience participation when making a recommendation to the Village Board. The Village Board would have final action on any proposed amendment.

The notice requirements make it possible for staff to place a public hearing on the May 3rd P&Z agenda. Otherwise, the June 7th P&Z meeting will provide staff ample time to prepare.

Implications:

Is this item budgeted? N/A

Any other implications to be considered?

Attachments: