

VILLAGE OF OAK LAWN
ZONING & PLANNING COMMISSION
Monday, August 29, 2022, at 7:30 P.M.
Regular Agenda #2022-7

I. ROLL CALL:

- A.) Chairman: Vernon Zumhagen
- B.) Commissioners: Dave Bennett Mike Moriarty
Drew Butler Rich Piazza
Tom Duhig Vernon Zumhagen
Bill Lundy
- C.) Staff: Donald McKenna, Building & Zoning Admin
Kevin Casey, Village Attorney
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

III. APPROVAL OF PRIOR MEETING MINUTES:

- A.) Regular Meeting #2022-6 - dated August 15, 2022:

Oath: (To be taken by each person testifying on any of the following agenda items. All persons must state their name and address before testifying.)

"I hereby swear that I will tell the whole truth and nothing but the truth on the matter now pending before this Board."

IV. PUBLIC HEARING:

- A.) Pet. #2022-17 – Text Amendment to the Zoning Ordinance, regarding prohibition of Short-Term Rentals, Village of Oak Lawn, Petitioner.

V. OTHER BUSINESS:

- A.) Chairman: _____
- B.) Members: _____
- C.) Staff: _____

VI. **NEXT SCHEDULED MEETINGS:**

Regular Meeting #2022-8 – September 19, 2022, at 7:30pm

Regular Meeting #2022-9 – October 3, 2022, at 7:30pm

BOT Meeting #2022-6 – September 13, 2022, at 7:30pm

VII. **ADJOURNMENT:**

PLEASE NOTE: *The deadline for submission of any items for the Zoning & Planning Commission is one month before the meeting. All items receiving approval this evening will be forwarded to the Village President and Board of Trustees for their meeting on Tuesday, September 13, 2022 at 7:30pm.*

APPEALS: *A petitioner has the right to appeal if their petition has been denied by the Zoning & Planning Commission. The petitioner shall submit a letter no later than thirty (30) days after their petition has been denied by the Zoning & Planning Commission to the Village Clerk and a copy to the Department of Community Development & Growth Management.*

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ZONING & PLANNING COMMISSION

Village Hall Auditorium
Monday, August 15, 2022

Meeting Minutes #2022-6

I. ROLL CALL: Meeting called to order at 7:30 p.m.

A. Chairman Pro Tem: Bill Lundy

B. Members:

Dave Bennett	Mike Moriarty
Drew Butler	Rich Piazza <i>(ABS)</i>
Tom Duhig	Vernon Zumhagen <i>(ABS)</i>
Bill Lundy	

C. Staff: Don McKenna, Manager Engineering, Planning & Development
Kevin Casey Village Attorney *(ABS)*
Deanne Adasiak, Recording Secretary

II. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Lundy.

A motion was made by Commissioner Duhig to select Commissioner Lundy as Chairman Pro Tem. The motion was seconded by Commissioner Butler.

Voice vote: All in favor, aye; All opposed, none.

Motion passes.

III. APPROVAL OF PRIOR MEETING MINUTES:

A motion to approve the Regular Meeting Minutes #2022-5 dated June 20, 2022 was made by Commissioner Bennett and seconded by Commissioner Duhig.

Roll call: Bennett, yes; Butler, abstain; Duhig, yes; Lundy, yes; Moriarty, abstain.

Motion passes: 3-0-2.

The Oath was administered by Commissioner Lundy.

IV. NEW BUSINESS:

A.) Pet. #2022-16 – Request for a Historical Designation for a butterfly garden at 9628 S. Mason, Leslie Robin Suda, Petitioner

The petitioner was not present.

Commissioner Lundy asked staff if the discussion could proceed without the petitioner. Mr. McKenna stated that the Commissioners could discuss the petition or table the item. The Commissioners decided to move forward with the discussion.

Commissioner Moriarty stated that the petitioner's paperwork appears to lack any basis for why the property should be designated. Commissioner Duhig agreed, saying that granting a historic designation to a resident's yard does not make sense. The same was

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stated by Commissioner Butler. He expressed that the petitioner's paperwork confused him.

Commissioner Lundy said all residents have the right to present their case but in addition to the petitioner not providing the qualifications of a historic designation, he expressed his concerns of the condition of the front of the property. He believes that the Village Property Department should address the resident's maintenance issues. Commissioner Lundy commented that the grass is overgrown and that there are obvious issues. He went on to say that Ms. Suda's heart is in the right place, but a historical designation would be inappropriate for this property.

Mr. Greg Lubinski, 5311 W. Mint Julip Drive Alsip, Illinois

Mr. Lubinski shared copies of letters that the petitioner has sent around the neighborhood. He expressed that sadly the petitioner has been mentally unstable for the past 20 years.

Mr. Michael Vopinek, 9609 Mason Oak Lawn, Illinois

Mr. Vopinek said he has lived in his home for over 38 years. He expressed that he has to look at the subject property all the time. Mr. Vopinek pointed out that the backyard is overgrown with weeds and also has a dilapidated fence. Mr. Vopinek asked about the notification to the residents as it relates to this petition. Mr. McKenna clarified that this type of petition only necessitates notification of the abutting properties. Commissioner Lundy asked staff how the neighbors should address the property maintenance issues. Mr. McKenna advised the residents in attendance to contact our Property Maintenance Division.

A motion was made by Commissioner Butler to deny Pet. #2022-16 – Request for a Historical Designation for a butterfly garden at 9628 S. Mason, Leslie Robin Suda, Petitioner

Roll call: Bennett, yes; Butler, yes; Duhig, yes; Lundy, yes; Moriarty, yes.

Motion to deny passes: 5-0.

V. OTHER BUSINESS:

A.) Chairman: *None.*

B.) Members: *Commissioner Lundy expressed his continued concerns about Style Exterior's fence on Rumsey. He voiced concerns about what petitioners promise during discussions. He remarked that Style Exteriors only added netting to the front fence and it does not look acceptable. He said that he is unsure about our options. Commissioner Moriarty said he believes that the petitioners did what they said they would do and added a new fence to part of the property. Deanne said she can pull the Meeting Minutes of that meeting. Commissioner Lundy said there might not be any recourse if a stipulation was not added in the motion.*

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Commissioner Lundy also expressed his continued concerns with Ghosein's Auto Repair shop on 95th Street. He said there are several cars parked on the property. He recalled Commissioner Bennett's concerns of the business having a significant number of cars parked on the property. He went on to say that they still have not added landscaping as promised.

- C.) Staff: *Deanne reminded the Commissioners of the Special Meeting scheduled on Monday, August 29th. Mr. McKenna said the agenda will include an amendment on short-term rentals.*

VI. ADJOURNMENT:

A motion to adjourn was made by Commissioner Duhig and seconded by Commissioner Butler.

Voice vote: All in favor, aye.

Motion carries.

The meeting adjourned 7:47 p.m.



Village of Oak Lawn Building Department

9446 South Raymond Avenue, Oak Lawn IL 60453

phone: 708-499-7800 fax: 708-499-7823

email: permits@oaklawn-il.gov

To: THE VILLAGE OF OAK LAWN ZONING AND PLANNING COMMISSION
From: ANDREW GUARDI, ENGINEERING DEPARTMENT
Date: AUGUST 29, 2022
Subject: PET. #A-2022-17 – TEXT AMENDMENT TO THE ZONING ORDINANCE, VILLAGE OF OAK LAWN, PETITIONER

The Village of Oak Lawn Zoning Ordinance currently allows short-term rentals in certain Zoning Districts as a permitted use and with a Village-issued business license. Village staff is recommending banning short-term rentals due to significant impacts on neighboring properties and Village resources.

Approval of these three (3) text amendments to the Zoning Ordinance will ban short-term rentals in the Village. The Village currently licenses short-term rentals per Chapter 3-33 of the Village Code. As part of the ordinance approving the three (3) text amendments, the Village Code will be amended to delete Chapter 3-33 in its entirety, so that short-term rental licenses no longer be available.

In order to ban short-term rentals, the Village is proposing the following three (3) text amendments to the Zoning Ordinance:

Amendment One

In Section 4-1-6 of the Zoning Ordinance, the definition of “short-term rental” is hereby deleted and replaced in its entirety with the following definition:

“A single room or a portion thereof in single-family dwelling or a dwelling unit in a multi-unit structure, condominium, cooperative, timeshare, or similar joint tenancy property ownership arrangement that is offered for rent for a period shorter than thirty (30) consecutive days to any person other than a member of the owner's family. The term "short-term/vacation rental" shall not include hotels, rooming house, motels, or lodging establishments licensed pursuant to the Village Code, or a unit that is used for non-residential purposes such as educational, healthcare, retail, restaurant, banquet space, event center, or other similar uses.”

Amendment Two

In Section 4-5A-2 of the Zoning Ordinance, the line “Short-term rental, subject to Chapter 33 of this Village Code,” is deleted.

Amendment Three

A new Chapter 4-17 of the Zoning Ordinance, entitled "Short-Term Rentals," is created and shall read as follows:

"4-17-1: PURPOSE:

The purpose of prohibiting short-term rentals in all zoning districts is to better protect the public's health, safety and welfare, given the myriad of issues this use presented in the Village of Oak Lawn during the times in which short-term rentals were permitted.

4-17-2: SHORT-TERM RENTALS PROHIBITED:

Short-term rentals are prohibited in all zoning districts. No person shall rent or offer for rent any short-term rental in the Village.

4-17-3: PENALTY:

Any person who violates any provision of this chapter shall be fined not less than five hundred dollars (\$500.00) and not more than five thousand dollars (\$5,000.00) for each such violation. Each day that a violation continues to exist shall constitute a separate and distinct offense."

[VILLAGE LETTERHEAD / STAFF MEMO]

Zoning Ordinance

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Approval of these three (3) text amendments to the Zoning Ordinance will ban short-term rentals in the Village. Per Section 2-1-7 of the Village Code, in order to approve the amendments, the Village will first publish notice of a public hearing in the newspaper, then the Zoning and Planning Commission will hold a public hearing and make a recommendation to the Village President and Board of Trustees, and finally the Village President and Board of Trustees will be able to consider and take action on an ordinance implementing the changes.

Village Code

The Village currently licenses short-term rentals per Chapter 3-33 of the Village Code. As part of the ordinance approving the three (3) text amendments, the Village Code will be amended to delete Chapter 3-33 in its entirety, so that short-term rental licenses no longer be available.