



**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION AGENDA**

Monday, April 18, 2022

7:00 P.M.

RedTail Golf Club

7900 Redtail Drive

Village of Lakewood, IL 60014

1. Roll Call - Establish Quorum
2. Approval of the April 4, 2022 Special Planning and Zoning Commission Meeting Minutes
3. Presentation and Discussion Regarding Redevelopment of RedTail Golf Club
 - A. Development of Proposed Architect RFQ
 - B. Development of Proposed Construction Plan
 - a. Construction Manager
 - b. Hybrid Construction Manager and Design Build
 - c. Public/Private Partnership Design Build
4. Adjournment

**VILLAGE OF LAKEWOOD
SPECIAL PLANNING AND ZONING COMMISSION
MEETING MINUTES
APRIL 4, 2022**

The meeting was held in-person at RedTail Golf Club, 7900 Redtail Drive. It was called to order at 7:00 p.m. by Chairman O'Hara. Present were Commissioners Knapp, Mattick, Smith, and Wayne. Absent were Commissioners Galizi and Shamoun. Also present were, Village Attorney Scott Puma, Village Clerk Jeanette LoBosco, and a few members of the public including Village President Stavropoulos and Village Trustee Runge.

APPROVAL OF THE MARCH 14, 2021 PLANNING AND ZONING COMMISSION MEETING MINUTES: Commissioner Wayne, seconded by Commissioner Mattick moved to approve the March 14, 2022 Planning and Zoning Commission Meeting Minutes. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

PRESENTATION REGARDING WILKE SUBDIVISION – 10960 FOSTER ROAD RECLAMATION: Attorney Puma requested the discussion be tabled to allow additional time to resolve issues found on the final plat.

PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR SHORT TERM RESIDENTIAL RENTAL PROPERTIES TO THE VILLAGE'S ZONING CODE, CHAPTER 17, SECTION 3:

At 7:03 p.m. Commissioner Wayne, seconded by Commissioner Knapp moved to open the Public Hearing regarding short term rentals. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

Verification of Public Notice was provided in the meeting packet, confirming publication in the Northwest Herald was made on March 17, 2022.

Attorney Puma stated the proposed amendment is in result to an inquiry Village Staff received regarding property purchased for the sole purpose of short term rental such as Airbnb.

He is comfortable with the proposal presented. In addition, he stated recently the Appellate Court has issued an opinion regarding short term rentals which would allow the Village to prohibit short term rentals entirely.

Clarification to the requirements obtaining and maintaining ownership of the Special Use Permit were discussed.

Commissioner Knapp, seconded by Commissioner Wayne moved to close the Public Hearing regarding short term rentals. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried. The Public Hearing closed at 7:13 p.m.

Commissioner Wayne, seconded by Commissioner Knapp moved to approve the text amendment to establish regulations for short term residential rental properties to the Village's Zoning Code, Chapter 17, Section 3 as written. Roll call vote: Voting Aye: Chairman O'Hara; Commissioners Knapp, Mattick, Smith, and Wayne. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR SHIPPING CONTAINERS AND SEMI-TRAILERS TO THE VILLAGE'S ZONING CODE, CHAPTER 17:

At 7:14 p.m. Commissioner Wayne, seconded by Commissioner Knapp moved to open the Public Hearing regarding shipping containers and semi-trailers. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

Verification of Public Notice was provided in the meeting packet, confirming publication in the Northwest Herald was made on March 17, 2022.

Attorney Puma provided narrative summarizing the amendment proposal defining shipping containers and semitrailers.

Commissioners discussed definitions, regulations, and restrictions. The following recommendations to the proposed ordinance were made:

- Container shall not be on stored property exceeding 30 days
- Containers are allowed for up to 30 non-consecutive days in a 12 month period
- No two shipping containers are permitted at a time
- Exceptions to use follow regulations already found in zoning

Mr. Sonny Oberoi addressed the commissioners for clarifications relative to how determination was made recommending the proposed amendments. In addition, he inquired as to how enforcement of the ordinance would arise.

Commissioner Wayne, seconded by Commissioner Mattick moved to close the Public Hearing regarding shipping containers and semi-trailers. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried. The Public Hearing closed at 7:53 p.m.

Commissioner Smith, seconded by Commissioner Wayne moved to approve the text amendment to Chapter 17 of the Village Code regarding shipping containers and semi-trailers incorporating the recommendations proposed. Roll call vote: Voting Aye: Chairman O'Hara; Commissioners Knapp, Mattick, Smith, and Wayne. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO ESTABLISH REGULATIONS TEMPORARY TENTS TO THE VILLAGE'S ZONING CODE, CHAPTER 17:

At 7:58 p.m. Commissioner Wayne, seconded by Commissioner Knapp moved to open the Public Hearing regarding temporary event tents. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

Verification of Public Notice was provided in the meeting packet, confirming publication in the Northwest Herald was made on March 17, 2022.

Attorney Puma stated current ordinance allows for up to a seven day use for an event tent without a permit. The proposed amendment addresses special use, requirements and restrictions.

Commissioners discussed and provided clarification to the proposed regulations as follows:

- Current seven day approved use remains as is in all zoning districts
- Special Use Permit is to be added
- Distance to nearest residence shall be no closer than 250 feet
- Not restricted to side or rear yard

Resident James Dunn stated he agrees with the solid white color restriction and required distance away from the closest residence.

Commissioner Knapp, seconded by Commissioner Wayne moved to close the Public Hearing regarding regulations to temporary event tents. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried. The Public Hearing closed at 8:16 p.m.

Commissioner Mattick, seconded by Commissioner Smith moved to approve amendment to Chapter 17 of the Village Code regarding temporary tents incorporating the recommendations discussed. Roll call vote: Voting Aye: Chairman O'Hara; Commissioners Knapp, Mattick, Smith, and Wayne. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT FOR A TEMPORARY TENT TO BE LOCATED NEAR THE EXISTING CLUBHOUSE AT REDTAIL GOLF CLUB, 7900 REDTAIL DRIVE, LAKEWOOD, ILLINOIS, PIN 18-11-476-023:

At 8:18 p.m. Commissioner Wayne, seconded by Commissioner Smith moved to open the Public Hearing regarding the application for a Special Use Permit for a temporary event tent to be located at RedTail Golf Club. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

Verification of Public Notice was provided in the meeting packet, confirming publication in the Northwest Herald was made on March 17, 2022.

Attorney Puma, together with RedTail Golf Club General Manager Kenny Goodwin, presented the request for the event tent. A change to the original application was identified as to placement to be moved to the northeast corner behind the current clubhouse. The new location is over 300 feet away from the nearest residence.

Commissioners asked for clarification as to the purpose/intent of the event tent.

General Manager Goodwin stated the request is due to a substantial increase in golf leagues and event scheduling. The space is an addition rather than replacement to space. Installation of the product will be completed by the vendor.

Mr. Sonny Oberoi sought confirmation of the tent installation was not due to potential clubhouse renovations.

Aaron Dorman, reporter with the Northwest Herald, confirmed the installation date is anticipated to be in approximately four to six weeks.

Commissioner Knapp, seconded by Commissioner Wayne moved to close the Public Hearing regarding the application for a Special Use Permit for a temporary event tent to be located at RedTail Golf Club. Voice Vote: All Ayes. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried. The Public Hearing closed at 8:27 p.m.

Commissioner Wayne, seconded by Commissioner Smith moved to approve the application for a Special Use Permit for a temporary event tent to be located at RedTail Golf Club with the location to remain or to the proposed amended location. Roll call vote: Voting Aye: Chairman O'Hara; Commissioners Knapp, Mattick, Smith, and Wayne. Voting Nay: None. Absent: Commissioners Galizi and Shamoun. Motion declared carried.

PRESENTATION REGARDING DEVELOPMENT UPDATE OF REDTAIL GOLF CLUB:
Commissioner O'Hara commented the update is a discussion rather than a presentation.

Commissioners summarized concept ideas to include 7300 square foot clubhouse with a traditional look.

Also included for consideration are ideas from General Manager Goodwin: cart storage underneath, a large event space including outdoor patio, and a large grill area.

Village President Stavropoulos added a draft RFP will be presented to the commissioners at the next regular meeting.

A goal aiming to open the new clubhouse is May, 2023.

With nothing further to discuss, Commissioner Wayne, seconded by Commissioner Mattick moved to adjourn the meeting at 8:43 p.m. On voice vote, the motion carried.

Respectfully Submitted,

Jeanette LoBosco
Village Clerk

Dated: April 18, 2022