

I. CALL TO ORDER: David Gauger called the Plan Commission Regular Meeting to order at 7:30pm.

II. ROLL CALL:

Present

- 1: Jeff Bell
- 2: Danice Moore
- 3: Rick LaPiana
- 4: Judy Martini
- 5: David Schultz
- 6: Tim Foster
- 7: David Gauger
- 8: Brian Marr, Trustee
- 9: Donovan Day, Community Development Director

III. APPROVAL OF MINUTES:

A: Judy Martini made a motion to approve the minutes of October 20, 2015 Regular Meeting, as corrected.

Tim Foster seconded the motion.

DISCUSSION:

None

Ayes: Jeff Bell, Danice Moore, David Schultz, Rick LaPiana, Tim Foster, Judy Martini, David Gauger

Nays: None

Minutes approved, as corrected.

B: David Schultz made a motion to approve the October 20, 2015 minutes of the Gursahani Public Hearing request for a Special Use as written.

Jeff Bell seconded the motion.

DISCUSSION:

None

Ayes: Jeff Bell, Danice Moore, David Schultz, Rick LaPiana, Tim Foster, Judy Martini, David Gauger

Nays: None

Minutes approved, as written.

IV. OLD BUSINESS:

A: David Gauger-Short Term Rentals Regulations

- Sub-committee established to review regulations

B: Rick LaPiana/members discussed

1: Page 2 – New Short Term Rental definition

- Discrepancies in length of stay throughout document-should be 2 days.
- Clarify need of issuing Special Use-to whom should a Special Use be issued
- Special Use requirements-sub-leasing
- State Statute granting licensing powers

2: Section 6- 2- 7- 3- Notice to Village of Rental Dwelling

- Not for Short Term Rental-for regular rentals
- Need for applications and inspections
- Paragraph needed before-not needed now

3: Page 3, section 6-2-7-5, Frequency of Inspections

Paragraph "A"

- Amount of inspections needed for Short Term Rentals
- Condition of rental unit leaves an impression of Fox Lake
- Clarification of the rental inspection process
- Annual vs. bi-annual inspections
- Reviews of short term rental units impact rental ability/positive-negative
- Word-of-mouth reviews are more powerful than written reviews
- Fees charged for inspections

Conclusion: Inspections will be every 6 months

4: 6-2-7-5 Inspection of Dwellings

Paragraph "B"

- Responsibility for payment of inspection fees/must be in fee schedule
- State Statute schedule of fees
- Changing existing ordinance

Conclusion: Add to the end of paragraph "B" "Property owner is responsible for the cost to *enforce* any provision"

5: Page 4, section 6-2-7-7, Minimum Standards

- Approval by Director of Community Development
- Minimum floor space for a rental and a short term rental/address in the Special Use
- Use of number of bedrooms better determination than square footage
- Property Maintenance Code table of adults and children allowed in a rental
- Should not mesh long term rentals requirements and regular rentals regulations
- Approving application if all requirements are not met

Conclusion: -Add new clause #5 "Any other dwelling units not meeting etc."
-Old #5 becomes #6

6: Page 5, Paragraph 2

- Who code officials are

7: Page 6, Section 6-2-7-8- Additional Standards for Short Term Rentals

- Conflict between 1 night stay and 2 night stay

C: Steven Legge's, future purchaser of units, remarks on the difference between 1 and 2 night stay

- Need to anticipate future movements
- Extra restrictions may limit Village exposure to creating other opportunities
- My purpose is to be welcoming to the business travelers/creating relationships with local businesses to house their visitors/trainees etc.
- One night critical when doing an Air B&B

1: Mr. Foster

- Additional uses for one night stays/more negatives than positives

2: Mr. Legge

- Get away for married couples

3: Mr. Gauger

- Struggling with your vision and management for units is good but may not apply to all short term rentals

4: Ms. Moore

- In favor of one night stays/coming in for events

5: Members discussed

- Difference between hotels and short term rentals
- Differences between renting one bedroom and renting a whole house
- Single family homes may become "hotels" with this vision

- On sight management/difference between 1 night stay and 2 night stays
- Original concept, bringing people to the Village and to use the amenities
- Neighbors' opportunity to be heard with a Special Use
- Mr. LaPiana will compromise for 2 nights, 3 nights preference

6: Mr. Gauger

- Our thoughts will be presented at the Village who can make any changes

7: Director Day

- Definition has been adopted by the Village Board
- A text change and definition for short term rentals was done and then decided to do the regulations
- Enforcement of 1 or 2 night regulations
- Will review definition

8: Mr. Gauger

- Definition should stay as is
- Advised Mr. Legge we cannot tell you how to run your business as long as it is within the regulations

9: Mr. Schultz

- What will be the demand that you anticipate for a property like yours?

10: Mr. Legge

- Reviewed comments on Air B & B
- Half the weekends and a few weekly rentals in the summer/20% would be optimistic
- Wants to have accommodations for our personal families

11: Mr. Schultz

- Hard to believe the demand would be so great with the exception of holiday weekends
- Not as big an issue as we are making it
- Bad operators will be dealt with

12: Members discussed capping the number of times

- Was taken out/does not want to limit owners
- Capping has no value

13: Mr. Gauger

- Definition and code agree/2 days

14: Members discussed

Page 6/6-2-7-8 Additional Standards for Short Term Rentals

- #7: Remove sentence beginning with "Conflicts"
- Some properties may have bed facilities for 4 adults
- Short term rentals may allow more people in the same space
- Limiting the number of adults protects the character of the neighborhood
- Process for approval of variances

Conclusion: -Add a new number 10 "A maximum occupancy of 2 adults per bedroom with no limit for children"
-New number 9: "Change the word "approve" to "recommend"

D: Steven Legge's continued comments

- Terminology "dwelling units" should be changed to "dwellings"

1: Mr. Gauger:

- Read definition of "dwelling unit"
- Keep as is
- Inspection for short term rentals are on a schedule and are mailed

E: Members continued discussion of Short Term Rental Regulations

- Page 8/6-2-7-13-Definitions

F: David Gauger

- Need to see completed document

V. NEW BUSINESS

A: None

VI. COMMENTS

A: Trustee Marr

- Director Day forwarded the regulations to the trustees to keep them informed.
- It became apparent to me that not everyone had visited the site of the bait shop. It is imperative and incumbent on everyone of you, when you sit here at a hearing, to have visited the site that is before you. If you don't visit the site again, I will start calling you out publically.

1: Mr. LaPiana

- Can we start walking around the lots?

2: Members discussed the process for viewing sites in question

- Go to the petitioner, identify yourself and view the whole site
- The petition tonight was sub-standard/staff needs to get more/better information
- Inform petitioner of possible residents' objections

VII. ADJOURNMENT:

A: Tim Foster made a motion to adjourn the Plan Commission Regular Meeting at 9:08pm.
Jeff Bell seconded the motion.

DISCUSSION

None

Ayes: Jeff Bell, Danice Moore, Judy Martini, David Schultz, Rick LaPiana, Tim Foster,
David Gauger

Nays: None

Meeting adjourned at 9:08pm.

Respectfully submitted by,
Sue Langowski
Secretary

Copies of the ordinance discussed is available for review at the Village Hall or on our web site at www.foxlake.org