

Plan Commission
Public Hearing
Village of Fox Lake
Text Amendment
Short Term Rentals
April 6, 2016

I. CALL TO ORDER

David Gauger called the Plan Commission Public Hearing of the Village of Fox Lake, petition for an amendment to the Village Code Section 6-2-7-2 and Zoning Ordinance, Section 9-1-2, Definitions at 6:31pm.

II. ROLL CALL

A. Present

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

B. Not Present:

- 1: Rick LaPiana

III. HEARING

A. Presentation by Donovan Day, Director of Community Development

- Per Village attorney, the State does not allow certain communities to license Short Term Rentals so that those words should be removed.
- Village Board approved a b-annual inspection to be conducted not an annual one.

IV. BOARD QUESTIONS

A. Members discussed:

- Requirement of Special Use and appearance before the Plan Commission
- Procedures for compliance required after application and before appearance at the Plan Commission
- Occupancy standards
- Definition of Corporate Authorities
- Amount of inspection fee/what is inspected/inside inspection only
- 2009 International Property Maintenance Code/deals with existing homes/occupancy
- Tenant authority/right to do a short term rental or sublet/only owner can apply for a short term rental/wording in current definition arguable
- Review by Attorney Teegen

V. AUDIENCE PARTICIPATION

A. None

VI. BOARD COMMENTS

A. None

VII. MOTION

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A: Jeff Bell made a motion to recommend approval of the Village of Fox Lake's request for a text amendment to Section 6-2-7-2 of the Village Code and Section 9-1-2 of the Zoning Ordinance Definitions of Short Term Housing Rentals as presented and amended by deleting the words "or a bona fide tenant"

Definition

SHORT-TERM HOUSING RENTAL: One or more dwelling units, including either a single-family, detached or multiple-family attached unit, rented for the purpose of overnight lodging for a period of not less than two (2) days and not more than thirty (30) days other than ongoing month-to-month tenancy granted to the same renter for the same unit. Occupancy is limited to a maximum of two persons per bedroom, plus one person, unless further restricted by the Occupancy Limitations outlined in Section 404 of the 2009 International Property Maintenance Code as adopted and amended by the Village of Fox Lake. A special use for such use may be granted to the owner of property ~~or to a bona fide tenant~~, and any dwelling unit which is rented or leased for a period of thirty (30) days or more to individuals or families who then for a rental fee or other consideration allow others to occupy the dwelling for periods of less than thirty (30) days shall be considered a short-term housing rental unit and will require a special use for such use. Motels, hotels, and bed & breakfasts are excluded from this definition. A **bi-annual** inspection ~~and business license~~ for the premises shall be required, and the holder of the special use shall comply with all rules and regulations established by the Corporate Authorities.

Danice Moore seconded the motion.

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

Nays: None

Motion passes.

VIII. ADJOURNMENT

A: David Gauger closed the Plan Commission Public Hearing of the Village of Fox Lake's request for a text amendment to Section 6-2-7-2 of the Village Code and Section 9-1-2 of the Zoning Ordinance Definitions of Short Term Housing Rentals at 6:55pm.

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