



## PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 12<sup>th</sup>, 2018 6:30pm

**Public Hearing for the Petition submitted by Kelly Ellis requesting a Special Use Permit to operate a short-term rental at 182 Howard Ct**

### I. Call to Order

Chairman Gauger called to order the Public Hearing for the Petition submitted by Kelly Ellis requesting a Special Use Permit to operate a short-term rental at 182 Howard Ct at 7:21pm.

### II. Roll Call

#### Present

Commissioner David Schultz

Commissioner Stephanie Vermillion

Commissioner Niki Warden

Commissioner Debra Vander Weit

Commissioner Peter Fenneman

Chairman David Gauger

#### Staff Present

Community Development Director Donovan Day

#### Absent

Commissioner Tim Foster

### III. Hearing

**Petitioner Kelly Ellis requested a Special Use Permit to operate a short-term rental at 182 Howard Ct.**

Eric and Kelly Ellis presented their request for a Special Use Permit to operate a short-term rental at 182 Howard Ct. and provide response to a letter of opposition that was received.

Eric and Kelly have a permanent home in Oak Park, IL and plan to use the property at 182 Howard Ct. as a vacation home to spend time with family. Providing a short-term rental when vacant would help gain income, off-set the cost of the property and on-going maintenance. The property was a bank owned foreclosure needing a significant amount of improvements.

Mr. Ellis addressed the letter of opposition received which stated concerns of noise/disruption and obstruction of normal use of the roadway. Mr. Ellis explained to the Commission how they could help prevent these situations from happening as much as possible.

- Specific verbiage in the rental listing and welcome package indicating house rules and restrictions.
- Close review of the renters' application and answers.
- The driveway at 182 Howard Ct. is large enough to accommodate 6 cars.
- Holding a higher price for renting.

#### **IV. Commission Comments**

Commissioner Schultz encouraged Mr. & Mrs. Ellis to keep open communication with neighbors.

Mr. & Mrs. Ellis agreed.

Commissioner Warden & Commissioner Vander Weit suggested Mr. & Mrs. Ellis to change their rental agreement to accommodate eight (8) people.

Mr. & Mrs. Ellis agreed.

#### **V. Commission Questions**

There are none.

#### **VI. Public Comment**

There are none.

#### **VII. Motion**

*Commissioner Vermillion made a motion to approve the petition submitted by Kelly Ellis requesting a Special Use Permit to operate a short-term rental at 1872 Howard Ct. in accordance to Special Use Standards 9-1-6-10, 1-6, Seconded by Commissioner Vander Weit.*

Discussion: None

*Roll Call Vote:*

<i>Commissioner Schultz</i>	<i>Aye</i>
<i>Commissioner Vermillion</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Aye</i>
<i>Commissioner Foster</i>	<i>Absent</i>
<i>Commissioner Vander Weit</i>	<i>Aye</i>
<i>Commissioner Fenneman</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

#### **VIII. Adjournment**

Chairman Gauger closed the hearing at 7:37pm.

Respectfully submitted by,

  
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Brigitte Weber  
Deputy Clerk