



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020
March 13th, 2019 6:30pm

Public Hearing for the Petition of Trevor Denniston requesting a Special Use Permit to operate a short-term rental at 16 S. Pistakee Lake Road

I. Call to Order

Commissioner Foster called to order the Public Hearing for the Petition of Trevor Denniston requesting a Special Use Permit to operate a short-term rental at 16 S. Pistakee Lake Road at 7:29pm.

II. Roll Call

Present

Commissioner David Schultz
Commissioner Niki Warden
Commissioner Tim Foster
Commissioner Debra Vander Weit
Commissioner Peter Fenneman

Staff Present

Community Development Director Donovan Day

Absent

Commissioner Stephanie Vermillion
Chairman David Gauger

III. Hearing

The Petitioner, Trevor Dennison, is seeking Planning & Zoning Commission's consideration for a Special Use Permit to operate a short-term rental at property commonly known as 16 S. Pistakee Lake Road.

Petitioner Trevor Dennison spoke to the Commission Board about his positive travels with his wife using short-term rentals. Because of this they decided to offer the same experience to other people visiting the Village Fox Lake. Mr. Dennison stated they have open communication with their neighbors, parking available in the 2 car garage and 4 spots in parking area. No dogs are allowed and the property is rented out about 20 days a year. The rental fee is eight hundred to twelve hundred dollars (\$800-\$1,200) per night.

IV. Commission Comments

None

V. Commission Questions

None

VI. Public Comment

Commission Foster addressed an email that was submitted to the Community Development Department from a neighbor with concerns of allowing a short-term rental at the said property.

Trevor Dennison responded to the Commission Board regarding the email stating complaints from that property have been an on-going issue on a daily basis. Under the “Rules and Other” section of the welcome letter to renters for the Dennison’s property it states, ‘To keep house cool, close sliding doors & curtains in living room when sun is blaring in, and always make sure the door between the bar and house is closed. ***The neighbor to the north of us (when looking at the lake side) complains all of the time about everything, just on regular day to day basis. Just enjoy yourselves and be respectful. Let us know if they bother you and feel free to tell them you’re friends of Stacie and Trevor.’

Petitioner Stacie Dennison addressed the Commission Board about the neighbors at 14 S. Pistakee Lake Rd. Mrs. Dennison referred to a situation when they were at their property with friends and the neighbors at 14 S. Pistakee Lake Rd. where yelling at the friends outside. When Mrs. Dennison walked outside and was seen the neighbors went back into their home. Stacie asked for guidance on what they could do to protect their guests and renters from harassment from the said neighbors.

Director Day suggested having a pro-active meeting with the Village of Fox Lake Police Department.

Commissioner Foster agreed.

Commissioner Schultz stated that if incidents are continuously reported to the police department, they should consider speaking with an attorney.

Commissioner Foster agreed.

Resident & neighbor Juan Lopez stated he has not had any problems or incidents with renters at the Dennison’s property. Mr. Lopez said Trevor has always kept open communication with them. Resident & neighbor Denita Ricci stated she has always been aware when renters would be staying at the Dennison’s property and has nothing but good experiences with them. Mrs. Ricci believes having the short term rentals are a positive experience for the renters and in turn good for the Village of Fox Lake.

VII. Motion

Commissioner Schultz made a motion to approve the petition for a special use permit to operate a short-term rental at 16 S. Pistakee Lake Road, Seconded by Commissioner Warden.

Discussion: None

Roll Call Vote:

Commissioner Schultz	Aye
Commissioner Vermillion	Absent
Commissioner Warden	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Aye
Commissioner Fenneman	Aye
Chairman Gauger	Absent

VIII. Adjournment

Commissioner Foster closed the hearing at 7:44pm.

Respectfully submitted by,

Brigitte Weber

Brigitte Weber
Deputy Clerk