



## PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

November 13<sup>th</sup>, 2019 6:30pm

**Public Hearing for the Petition of Jason Tippy & Amy Marek, requesting a Special Use Permit to operate a short-term rental at 95 Hillside Ct.**

### I. Call to Order

Chairman Gauger opened the public hearing for the petition of Jason Tippy & Amy Marek requesting a Special Use permit to operate a Short-Term rental at 95 Hillside Ct. at 6:32pm. *Chairman Gauger temporarily closed the public hearing due to petitioners' absence at 6:34pm. Chairman Gauger reopened the public hearing at 7:33pm.*

### II. Roll Call

#### Present

Commissioner David Schultz  
Commissioner LaPiana  
Commissioner Niki Warden  
Commissioner Legge  
Chairman David Gauger

#### Absent

Commissioner Tim Foster  
Commissioner Debra Vander Weit

#### Staff Present

Community Development Director Donovan Day

### III. Hearing

**The Petitioners, Jason Tippy & Amy Marek, are seeking Planning & Zoning Commission consideration for a Special Use permit to operate a short-term rental at property commonly known as 95 Hillside Ct.**

Amy Marek and Jason Tippy presented their request for a Special Use permit to operate a short-term rental to the Planning and Zoning Commission. The petitioners have an executed contract in place, contingent upon the Special Use permit to operate a short-term rental approval from the

Planning and Zoning Commission and Village Board. The property is a single family home consists of two (2) bedrooms, one (1) parking space and has a total square footage of six hundred thirty (630sqft).

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

Commissioner Schultz suggested to Jason and Amy to allow open communication with their neighbors and share their personal numbers with the neighbors present at the meeting.

Jason and Amy agreed to do so.

Commissioner Legge pointed out the main concern of difficult and limited parking. Commissioner Legge advised the petitioners to be very specific in their House Rules explaining the limitations and consequences of breaking the rules.

Commissioner LaPiana suggested adding a visual to the House Rules of the current available parking spot and point out where the public parking is offered.

Chairman Gauger and Director Day explained the importance of having specific House Rules. When a Special Use permit to allow a short-term rental is approved, the House Rules will now be attached as part of the Ordinance to reference.

Director Day stated he would request for Public Works to delineate the edge of the right-of-way for 95 Hillside Ct. to define the area where vehicles can't encroach upon.

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

Chairman Gauger and Commissioner Warden questioned the limited and difficult parking situation.

Mr. Tippy stated that they are aware of the difficult situation and have the one (1) available parking space addressed in the House Rules. Jason also mentioned, upon approval and final purchase of the home, they would be looking into finding alternative parking arrangements.

Commissioner Legge asked how the property would be monitored.

Mr. Tippy said they would be installing two (2) security cameras and agreed to add a third camera facing the available parking space.

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

Resident and neighbor, Eric Stewart, voiced his concern of the parking situation.

Resident, Russ Mate, stated his concerns with the limited parking available.

New resident, Jennifer Peacock, shared the difficulties that she and surrounding neighbors have with such limited space available for parking and garbage issues.

Resident, Rosemarie Nilson, currently has a Special Use permit for a short-term rental. Mrs. Nilson shared some concerns from experience with operating a short-term rental.

#### **VII. Motion**

*Commissioner Legge made a **motion** to approve the petition of Jason Tippy & Amy Marek requesting a Special Use permit to operate a short-term rental at the property commonly known*

as 95 Hillside Ct. in accordance with the standards set forth in section 9-1-6-10-C , items 1-6 of the Fox Lake Zoning Ordinance as read, Seconded by Commissioner LaPiana.

Discussion: None

*Roll Call Vote:*

Commissioner David Schultz	<i>Aye</i>
Commissioner LaPiana	<i>Aye</i>
Commissioner Niki Warden	<i>Aye</i>
Commissioner Tim Foster	<i>Absent</i>
Commissioner Debra Vander Weit	<i>Absent</i>
Commissioner Legge	<i>Aye</i>
Chairman David Gauger	<i>Aye</i>

**VIII. Adjournment**

Chairman Gauger closed the hearing at 8:06pm.

Respectfully submitted by,

  
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Brigitte Weber  
Deputy Clerk