



**PLANNING & ZONING COMMISSION MEETING MINUTES  
66 Thillen Drive, Fox Lake, IL 60020 via ZOOM  
December 9<sup>th</sup>, 2020 6:30pm**

**Transfer of Special Use Permit at 184 Howard Court**

**I. Call to Order**

Chairman Gauger opened the hearing requesting a Transfer of a Special Use Permit to continue operating a short-term rental at 184 Howard Court at 6:56pm.

**II. Roll Call**

**Present**

Commissioner LaPiana  
Commissioner Foster  
Commissioner Legge  
Chairman Gauger

**Absent**

Commissioner Schultz  
Commissioner Warden  
Commissioner Vander Weit

**Staff Present**

Community Development Director Donovan Day

**III. Discussion**

**Petitioners, Ross and Jennifer Dickson, owners of 184 Howard Ct. are requesting a transfer of a Special Use Permit to continue operating a short-term rental.**

A Special Use Permit was issued to the previous owner under Ordinance 2019-21, and did not include any conditions. The five (5) bedroom, single family home allows for an occupancy of ten (10) people. The off-street parking area can accommodate up to three (3) vehicles in the garage and three (3) additional vehicles on the driveway.

Since its original approval to allow short-term rentals, the village was notified by a neighbor who reported the vehicles parked on the driveway occasionally project into the

road. They stated that this hinders the waste hauler from driving down the street to collect garbage.

**IV. Commission Comments**

None

**V. Commission Questions**

Chairman Gauger asked if there has been any communication with the neighbor who submitted the complaint.

Mr. & Mrs. Dickson confirmed that they have and will continue to frequently check in with their neighbor. They also informed the commission that extra effort was made to the House Rules and Regulations to help ensure the safety and security of the home, guests and neighbors.

**VI. Public Comment**

None

**VII. Motion**

*Commissioner LaPiana made a motion to approve the application for Transfer of a Special Use to continue operating a short-term rental at 184 Howard Ct. with the following condition attached to the permit:*

*At no time shall vehicles or trailers parked on the driveway encroach into the public street  
In accordance with Village of Fox Lake Zoning Code 9-1-6-10 Section "E", Seconded by  
Commissioner LaPiana.*

Discussion: None

*All in favor*

<i>Commissioner Schultz</i>	<i>Absent</i>
<i>Commissioner LaPiana</i>	<i>Aye</i>
<i>Commissioner Warden</i>	<i>Absent</i>
<i>Commissioner Foster</i>	<i>Aye</i>
<i>Commissioner VanderWeit</i>	<i>Absent</i>
<i>Commissioner Legge</i>	<i>Aye</i>
<i>Chairman Gauger</i>	<i>Aye</i>

*Motion Approved*

**VIII. Adjournment**

Chairman Gauger closed the hearing at 7:05pm.

Respectfully submitted by,

  
\_\_\_\_\_  
Brigitte Weber  
Deputy Clerk