



PLANNING & ZONING COMMISSION MEETING AGENDA

May 11, 2022, 6:30pm
66 Thillen Drive, Fox Lake, IL
Also Held Virtually

I. Call To Order

Chairman Gauger opened the meeting at 6:31pm.

II. Pledge Of Allegiance

III. Roll Call

Present: Commissioner Schultz, Commissioner Legge, Commissioner Foster, Commissioner Nakanishi and Chairman Gauger

Absent: Commissioner LaPiana, and Commissioner VanderWeit
A quorum was established.

Also in attendance: Mayor Donny Schmit, Trustee Brian Marr and Economic Development Director Donovan Day

IV. Approval of Minutes From April 13, 2022

Commissioner Schultz made a motion to approve the meeting minutes as submitted, seconded by Commissioner Nakanishi.

All in favor

Motion passed.

V. New Business

1) 107 Hillside Court; Petition for a Special Use Permit to Operate a Short Term Rental

Chairman Gauger opened the public hearing for the petition for a Special Use Permit to operate a short-term rental at the property commonly known as 107 Hillside Court at 6:34pm.

Petitioners, Kevin & Yari Rahmainim were sworn in.

The petitioners presented the petition to the Commission.

The single-family home is a total square footage of one thousand, six-hundred seventy four. The home consists of three bedrooms, two bathrooms, two outdoor parking spaces, with a total square footage of five thousand, two-hundred sixty three. A short-term rental inspection was completed by SAFEbuilt Inspector Frank Bertolami on April 27, 2022, and no violations were

found.

Commission Questions

Commissioner Schultz asked if the petitioners had any experience in managing short-term rentals.

Kevin stated he has worked in property management for 6 years in the City of Chicago. Kevin currently works at national short-term rental company.

Chairman Gauger addressed the Special Use Permit for a short-term rental process. The Village of Fox Lake adopted regulations for short-term rentals in October of 2015. The regulations were adopted to allow the use of residential properties for short-term rentals while creating a process to mitigate impacts on the surrounding neighborhood. The special use permit is a privilege, not a right and can be revoked. Currently there are twenty-two (22) Special Use permits for short-term rentals in the Village. As of last month's Planning & Zoning meeting, there were zero complaints. Just recently, the Village received the first complaint of a rented, disruptive short-term rental property.

The Commission addressed the importance of having open communication with the neighbors. They questioned the processes in place to prevent disruption of the neighborhood, and what steps would be taken should an unexpected issue occur. Parking conditions and the use of pier/boat lift were also addressed.

The petitioners have met with their neighbors and contact information has been exchanged. Kevin described the neighbors as kind and supportive. Screening applicants and their reviews, enforcing security deposits and conversations / meetings are required. The security system in place gives the petitioners the ability to change the security code actively for lock-out. Only the two designated parking spaces are available. Photos of the renter's vehicle(s) are required before entering the premises and video surveillance is in place overlooking the parking. Towing fees will be applied to unauthorized vehicles. Life jackets will be available and a separate rider for water safety will be included. Boat / kayaks will not be available to renters and the boat lift is being removed.

Public Comment

Neighbor Russ Mate and neighbor Rosemarie Nilson were sworn in.

Both neighbors were supportive of the petition. The parking restrictions and security in place was well received by Mr. Mate. Ms. Nilson and her husband also have a special use permit for short-term rental, and will be helping the petitioners.

Director Day shared the public comment from a phone conversation with neighbor, Vince Magee, who was not in favor of the petition. Vince does not have email and was unable to get a letter sent in time for this meeting but should have it in time for the following Village Board meeting.

Motion of Recommendation

Commissioner Nakanishi made a motion to approve the Special Use Permit petition for the operation of a short-term rental at the property commonly known as 107 Hillside Court in accordance with the Village of Fox Lake zoning ordinance 9-1-6-10 subsection C with standards 1, 2, 3, 4, 5 & 6 satisfied, with the following condition.

- 1) No more than two vehicles permitted to be parked on Hillside Court in the designated parking and no portion of any vehicle / trailer may encroach onto Hillside Court.

Commissioner Schultz seconded the motion.

Discussion

None

Roll Call:

Commissioner Schultz	Aye
Commissioner LaPiana	Absent
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Absent
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed.

Chairman Gauger closed the hearing at 6:55pm.

2) 12 N. Route 12; Petition for a Special Use Permit to Allow Offsite Storage, Sales, Service and Detailing of Motor Vehicles

Chairman Gauger opened the petition requesting a Special Use Permit to allow for the sale, storage, service, and detailing of motor vehicles at the property commonly known as 12 N. Route 12 at 6:56pm.

Petitioner, Ray Scarpelli was sworn in.

Mr. Scarpelli presented the petition requesting a Special Use Permit to allow for the sale, storage, service, and detailing of motor vehicles at the property commonly known as 12 N. Route 12.

Commission Questions

None

Public Comment

None

Motion of Recommendation

Commissioner Nakanishi made a motion to approve the Special Use Permit petition allowing off-site storage, sales, service, and detailing of motor vehicles at the property commonly known as 12 N. Route 12, Fox Lake IL, in accordance with Village of Fox Lake zoning ordinance 9-1-6-10 subsection C with standards 1, 2, 3, 4, 5, and 5 satisfied.

Commissioner Foster seconded the motion.

Discussion

None

Roll Call:

Commissioner Schultz	Aye
Commissioner LaPiana	Absent
Commissioner Legge	Aye
Commissioner Foster	Aye
Commissioner Vander Weit	Absent
Commissioner Nakanishi	Aye
Chairman Gauger	Aye

Motion passed.

Chairman Gauger closed the hearing at 6:59pm.

VI. Old Business

1) Continued Public Hearing for Meyers Bayview Terrace Lots 10 through 13

Chairman Gauger opened the continued hearing at 6:59pm.

No one was in attendance to present the petition. The petition was continued as old business to the next meeting. If nobody is present, the petition will need to be resubmitted.

Chairman Gauger closed the hearing at 6:59:10pm.

VII. Public Comment

Commissioner Schultz expressed his concerns with the previously approved petition and conditions submitted by the owner for 500 S Route 12. Commissioner Schultz was concerned that the fence had not repaired yet. Director Day reminded the Commission that the owner obtained a fence permit and the approved Special Use Permit allowed for time to repair the fence.

Director Day informed the Commission of the workshop being held for the Planning & Zoning Commission and Village Board.

Commissioner Schultz announced his resignation of his position of 12 years being on the Planning & Zoning Commission. Commissioner Schultz shared his gratitude having had the opportunity to serve and represent the Village of Fox Lake.

VIII. Adjournment

Commissioner Schultz made a motion, followed by Commissioner Foster, the Commission voted unanimously to adjourn the meeting at 7:05pm.

All in favor

Respectfully submitted by,



Brigitte Weber
Deputy Clerk