



PLANNING & ZONING COMMISSION MEETING MINUTES

66 Thillen Drive, Fox Lake, IL 60020

December 12th, 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

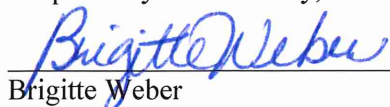
Roll Call Vote:

<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,



Brigitte Weber
Deputy Clerk