

I. CALL TO ORDER:

The Planning and Zoning Commission meeting was called to order at 7:30 p.m. by Chairman Susanke.

II. ROLL CALL:

Present were Commissioners John Seaton, Brian Slovacek, Jim Kotleba, Rick Magsamen and Bob Martin. Commissioner Rick Gilmore arrived at 7:32 p.m. Chairman Rogers Susanke was absent. Also in attendance were Community Development Director Tim Scott and Village Planner Gosia Pociecha.

III. PLEDGE OF ALLEGIANCE:

Commissioner Martin led those in attendance in the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Kotleba and seconded by Commissioner Slovacek to approve the agenda as presented. Upon roll call, the motion was approved.

AYES: Commissioners Kotleba, Martin, Magsamen, Seaton, and Slovacek

NAYS: None

ABSENT: Commissioners Gilmore and Chairman Susanke

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Slovacek to approve the minutes of July 23, 2018 with the exception of correcting the date on the minutes from April to July. Upon roll call, motion was approved.

AYES: Commissioners Kotleba, Martin, Seaton, and Slovacek

NAYS: None

ABSTAIN: Commissioner Magsamen

ABSENT: Commissioners Gilmore and Chairman Susanke

VI. QUESTIONS FROM THE AUDIENCE:

None.

VII. NEW BUSINESS:

- A. Public Hearing – Consideration of Petition 18-07: Text Amendment – Consideration of a Text Amendment Related to Short Term Rental and Bed and Breakfast Uses**

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Magsamen to open the Public Hearing. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Kotleba, Martin, Magsamen, Seaton, and Slovacek

NAYS: None

ABSENT: Chairman Susanke

The Public Hearing opened at 7:32 p.m.

Village Planner Pociеча said that all notices have been entered.

Community Development Director Scott explained that the proposed text amendment addresses two items: bed and breakfast operation and short term rental uses. The bed and breakfast text amendment is meant as a housekeeping item in that the amendment would simply list “Bed and Breakfast” in the R-B Residential-Business Zoning District classification under “Permitted Uses” for clarification and consistency with the applicable regulatory section of the code and reflecting past practice.

The second item of the petition relates to short term rental in the downtown business district, which would allow the rental of entire apartment units and provide an alternative to traditional lodging.

Commissioner Gilmore asked if any other areas had been considered for the short term rental use. Director Scott explained that the B-1 Downtown Business District is the only one being considered at this time based on Village Board feedback and that any other district(s) would have to be studied and considered separately.

Commissioner Martin inquired about short-term rentals lacking on-site management. Director Scott commented that the booking process is done remotely via a website and that check-in is automated. Commissioner Seaton highlighted the self-service nature of the model and that on-site staff is neither necessary nor expected by guests. Additionally, discussion took place regarding overnight parking, which can be accommodated in the adjacent public parking lot.

Commissioner Magsamen asked if there has been any opposition from the public. Staff noted that the only opposition received was regarding short term rental in single-family residential neighborhoods and that no comments have been received regarding short term rentals in the downtown area.

Multiple Commissioners spoke positively of the proposed short term rental use for downtown highlighting the desire of the Village to bring more people to downtown to experience and support what it has to offer, including established and new restaurants, the new live music venue, Rochaus, and the river walk.

Commissioner Slovacek asked if there is any potential long term concern with allowing this use. Director Scott explained that there is no known concern as the apartments could simply return to being rented as such and re-emphasized was that the text amendment will only allow short term rental of an entire unit and not a room.

Upon review of the proposed definition of short term rental, Commissioner Magsamen inquired about the rental period being less than 30 days. Director Scott commented that it could be considered customary for the use and was proposed by the Village attorney.

A brief discussion followed regarding taxation, and it was confirmed by staff that short term rentals will be taxed at the same rate as hotels and motels.

With no audience, there were no public comments.

MOTION: Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to close the Public Hearing. Upon roll call, the motion was approved.

AYES: Commissioners Gilmore, Kotleba, Martin, Magsamen, Seaton, and Slovacek

NAYS: None

ABSENT: Chairman Susanke

The Public Hearing closed at 8:05 p.m.

MOTION: Moved by Commissioner Magsamen and seconded by Commissioner Seaton to recommend to the Village President and Board of Trustees Approval of a Text Amendment to Title 10 – Zoning Ordinance Related to Short Term Rental and Bed and Breakfast Uses

AYES: Commissioners Gilmore, Kotleba, Martin, Magsamen, Seaton, and Slovacek

NAYS: None

ABSENT: Chairman Susanke

VIII. OLD BUSINESS:

In response to the Commission's inquiry, Director Scott commented on the construction progress being made at Spring Hill Senior Residences and the Springs at Canterfield, with Springs even have some new residents. He added that engineering plans for Casey's General Store and gas station were being prepared and that the Bright Oaks assisted living and memory care project was stalled due to developer inactivity.

IX. ADJOURNMENT

MOTION: Moved by Commissioner Seaton and seconded by Commissioner Slovacek to adjourn the Planning & Zoning Commission Meeting. Motion was approved by unanimous voice vote.

The Planning & Zoning Commission adjourned at 8:17 p.m.

Respectfully submitted,



Gosia Pociecha
Village Planner