



COMMITTEE OF THE WHOLE
May 15, 2018
Immediately Following the Village Board Meeting

MINUTES

Roll Call: Taylor x Vogel x Jarvis x Waldenstrom x
Davies x Shores x Nicodemus x

PUBLIC COMMENT – AGENDA ITEMS: None.

1. APPROVAL: MINUTES OF THE REGULAR MEETING OF FEBRUARY 20, 2018

Trustee Jarvis made a motion, seconded by Trustee Davies, to approve the Minutes of the Regular Meeting of February 20, 2018. On voice vote - all “aye”. Motion carried.

2. DISCUSSION: VIDEO GAMING AMENDMENT

Mayor Taylor stated the Village Attorney is recommending adoption of an ordinance which would prohibit electronic gaming kiosks. He stated several years ago the Village adopted a prohibition on all video gaming devices. However, as kiosks are relatively new, it is recommended the Village specifically prohibit them.

Trustee Jarvis stated he believes state law already prohibits these devices. Mayor Taylor stated he believes the Village Attorney would have already investigated that. However, prior to final Village Board adoption that can be confirmed.

After brief additional discussion, the consensus was to recommend adoption of the ordinance to the Village Board.

3. DISCUSSION: SHORT TERM RENTAL (AIRBNB) REGULATIONS

Mayor Taylor stated many communities are beginning to address short term rentals. He stated they are doing this in a variety of ways including outright prohibition. Mayor Taylor stated he doesn’t want to discourage business but he believes the Village should be able to alleviate any adverse effect on neighbors. He suggested issuing a special use permit with conditions to minimize the impact on the neighbors, similar to what was adopted by Fox Lake.

Mayor: Rhiett Taylor
Trustees: Shawn M. Vogel ~ Ronald L. Jarvis ~ Kevin D. Waldenstrom ~ Elizabeth Davies ~ Adam R. Shores ~ Heather S. Nicodemus
Village Clerk: Cynthia E. Lee

He called attention to the recent memo from the Village Attorney stating State Statute may restrict the scope of regulations the Village can enact, particularly as a non-home rule community. He stated he would suggest any regulations recommended by the committee be vetted by the Village Attorney.

Trustee Davies stated she also does not want to discourage business and likes the Fox Lake special use permit approach. In addition, she would not be opposed to a minimum 30 day rental arrangement. Trustee Jarvis noted that many people rent out their homes while on vacation and requiring a special use permit may present a time constraint.

A discussion ensued about limiting the number of renters, the number of times a year a home could be rented and assessing a permit fee.

Mayor Taylor suggested directing Village staff to discuss these potential regulations with the Village Attorney to determine their legality and return to the Committee of the Whole for additional discussion. The members agreed with that suggestion.

4. DISCUSSION: ECONOMIC INCENTIVE AGREEMENT – PROPOSED DOLLAR TREE STORE

Mayor Taylor stated the Village has received a request for an economic incentive agreement for a proposed Dollar Tree store to be constructed on the south side of Route 120 immediately east of Advance Auto. He noted the following:

- Total estimated investment of \$2,600,000.
- Create 8-10 full-time and 10-15 part-time jobs.
- Generate an estimated \$60,000 per year to the various taxing districts.
- The requested incentive amount is \$200,000 or approximately 11% of construction related costs.

Mayor Taylor noted the Economic Development Commission supports the request. He expressed support for the request noting money is available and the request is consistent with the Village's criteria for granting the request. Trustee Vogel stated he supports the request and noted it is one of the last vacant parcels available for development along this section of Route 120. Trustee Davies stated she also supports the request as it would provide additional property tax revenue to the taxing districts.

Mayor Taylor stated the consensus was to recommend the agreement to the Village Board and directed staff to prepare the agreement for final approval.

5. EXECUTIVE SESSION: LAND ACQUISITION (5 ILCS 120/2(c)(5)) AND LITIGATION (5 ILCS 120/2(c)(11))

Pursuant to State Statutes 5 ILCS 120/2(c)(5) and 5 ILCS (120/2(c)(11)), Trustee Vogel made a motion, seconded by Trustee Waldenstrom to adjourn into Executive Session and to have the Village Manager, Assistant Village Manager, Director of Public Works/Village Engineer and Village Clerk present for the meeting. Roll call: Mayor Taylor, Trustees Vogel, Jarvis, Waldenstrom, Davies, Shores, Nicodemus – all “aye”. Motion carried.

The meeting was adjourned into Executive Session at 7:50 p.m.

Mayor Taylor reconvened the regular Committee of the Whole meeting at 8:10 p.m. Roll call: Mayor Taylor, Trustees Vogel, Jarvis, Waldenstrom, Davies, Shores, Nicodemus – all “aye”. Motion carried.

6. OTHER BUSINESS: None.

7. ADJOURNMENT: Trustee Vogel made a motion, seconded by Trustee Nicodemus, to adjourn. On voice vote – all “aye”. Motion carried.

The meeting was adjourned at 8:11 p.m.