

Minutes of the ZBA Meeting Held on Tuesday September 7th 2021

Meeting was called to order at 6:30 p.m. Roll call was taken showing Zoning Board Members Penny Kreuzsch, Beaver Miller, Don Swanson, Clark VanBuskirk. Alternate ZBA member Bill Spathies was also in attendance. Present representing the county was Jeremy Hughes. The minutes of the previous ZBA meeting held 07.06.2020 were called for approval, there was no discussion and the minutes were approved as read.

Notice for this public hearing circulated in the Carroll County Review the week of August 25th 2021. Mailing Notifications were sent to all adjacent land owners within 250 ft of the subject properties.

Jeremy addressed the purpose of the hearing, noting that there were two items on the agenda, both special use requests for GUEST HOMES. The first item being Special Use 21-LC-500. The petitioners, Robert & Gail Poncar (Hajduk). The use "Guest Home" allows a single-family dwelling to be rented to the public for guest accommodations on a short-term basis. The special use "Guest Home" is currently subject to a 5-year renewal period. The property in question is addressed 16-20 Lake Carroll Blvd. Lanark, IL. The brief legal is lot 20 Section 16 Stone hedge of Lake Carroll, parcel ID 04-04-14-216-020.

No petitioner was present to speak to the request. An email was read into the public record that stated objection to the allowance of the special use. The associations rules about prohibiting the renting of vacation homes to non-association members was discussed.

The rules and regulations pertaining to special use permits were discussed, specifically that if a special use becomes problematic the County Board does have authority to revoke any special use that has been issued.

There was also a discussion about the potential future modification of the process the county uses to regulate vacation rentals for single family homes. The process of a license and registration versus the current special use system was debated. Noting that the license and registration would make it easier for potential home owners who wish to use their home as a vacation rental, however, it may not give the neighbors as much notification about the change of use. Discussion is planned to continue before any change would be drafted for presentation. Also discussed was the county's role in collecting the correct sales tax for the motel/hotel board.

After discussion, the finding of fact was executed. The ZBA moved that they recommend approval of the special use. The motion was seconded, roll call vote was taken with all members voting in favor to recommend.

The second Special Use 21-12-500. The petitioners, Guy and Deborah Eckles, are seeking a special use for a guest home. The property in question is addressed 5331 Riverview Circle Thomson, IL. The brief legal is lot 65 Riverview Circle Properties Sub., parcel ID 12-12-02-103-075.

No petitioner was present to speak to the request and there were no other public comments brought forward for review.

After discussion, the finding of fact was executed. The ZBA moved that they recommend approval of the special use. The motion was seconded, roll call vote was taken with all members voting in favor to recommend.

The meeting was adjourned at 7:25 PM.