

Committee of the Whole Meeting to discuss:

- Consideration of revocation of building permit for 1600 1st Avenue A, Rapids City, IL
- Short-term Rentals
- Zoning Classifications
- Use Tax
- Occupation Tax

President Mire called the meeting of the Committee of the Whole to order at 6:30pm.

Roll Call:

Physically Present: Fiems, Polenske, Robertson, Fowler entered the meeting at 6:35pm, Mire, and Peschang

Absent: DeMarlie

Others:

Physically Present: Kathy Sattizahn, Fern Wilson (left at 7:43pm), Megan Meier, Jan Spier, Attorney James Zmuda, Attorney Arthur Eggers, Carrie & Rick Riley, Clerk Housenga
Virtually: None

Mire opened this meeting by first officially recusing himself from all discussions pertaining to future matters dealing with the property known as 1600 1st Avenue A, Rapids City, IL 61278 owned by Kathy Sattizahn. Mire read a prepared statement related to his recusal. Mire appointed Mayor pro tem Richard Fiems as the presiding officer of all matters related to the foresaid property effective immediately.

Fiems reviewed all permits and related addendums pertaining to the address known as 1600 1st Avenue A owned by Kathy Sattizahn. Permit number 2822 was the original permit application applied for on 05-01-2026. Permit number 2829 was the second permit application applied for on 06-03-2026 intended for R-2 the permit fee was transferred from 2822. Templated permit number 2833 is pending for new construction of home intended for R-1 which is not paid for yet. An addendum prepared by Attorney Zmuda was publicly read and reviewed.

Robertson motioned to revoke building permit number 2822 and the property located at 1600 1st Avenue A remain zoned R-1. Fowler seconded the motion. All present board members voted yes, motion passes.

Robertson motioned to void building permit number 2829. Fowler seconded the motion. All present board members voted yes, motion passes.

Peschang motioned to refund building permit number 2822 fee of \$2,626.00 to Hazelwood Homes. Robertson seconded the motion, all present board members voted yes, motion passes. Clerk Housenga will issue a check this week.

Permit number 2833 application process will be completed with a new permit fee to be paid and the permit will be given to the Building Inspector review and approval.

Fiems handed the meeting back over to Mire now that all discussions pertaining directly to 1600 1st Avenue A owned by Kathy Sattizahn have been handled.

Attorney Zmuda drafted four ordinance amendments pertaining to short-term rentals. Each proposed amendment was read and reviewed.

The redefining of short-term rentals was presented and reviewed. Fiems motioned to approve the presented ordinance amendment to redefine short-term in Title IX, Chapter 1, Article 1, Section 4. Peschang seconded the motion, all present board members voted yes, motion carries.

Title IX, Chapter 1, Article 2, Section 1 - Establishment of Districts, 1.2 - R-2 Residential District ordinance amendment was then proposed and read which specifically notes a dwelling, intended for (a) owner occupancy, (b) Short-Term Rentals as defined in Section 4 Definitions, (c) concurrent owner occupancy and Short-Term Rental. Fiems motioned to amend Title IX, Chapter 1, Article 2, Section 1 - Establishment of Districts, 1.2 - R-2 Residential District. Peschang seconded the motion, all present board members voted yes, motion carries.

An ordinance was presented to determine the business licensure fee for those conducting a Short-Term Rental, Title III, Chapter 1, Article 2 License Fees, Section 1. The ordinance amendment as presented deemed the fee annually at \$250.00. After two motions and withdraw

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of motions trying to determine the adequate licensing fee Polenske motioned to deem the annual license fee for Short-Term Rentals to be \$200.00 annually in Title III, Chapter 1, Article 2 License Fees, Section 1. Fowler seconded the motion, all present board members voted yes, motion carries.

Finally, presented for the evening was an ordinance amendment to impose a Short-Term Rental Operators' Occupation Tax in Title I , Chapter 5, Article 7 Short-Term Rental Operators' Occupation Tax. The ordinance amendment as presented read the tax rate at 5%, which was the maximum percentage allowed by Illinois State Law. After several motions and withdraw of motions trying to determine the appropriate tax rate Fowler motioned to approve imposing a Short-Term Rental Operators' Occupation Tax at a rate of 4% in Title III, Chapter 1, Article 2 License Fees, Section 1. Fiems seconded motion, all present board members voted yes, motion carries.

With nothing further to discuss Fiems motioned to adjourn this Committee of the Whole Meeting; Peschang seconded. All members of the board concurred, motion passes. President Mire adjourned by consensus of the Board at 8:42pm.

Missy M. Housenga
Village Clerk