

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved May 10, 2021

## MINUTES

### DEVELOPMENT COMMITTEE

March 8, 2021 7:00 P.M.

The Development Committee meeting of March 8, 2021 was held part remotely and partly in person due to the Coronavirus pandemic.

#### 1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Stout called the meeting to order at 7:00 p.m.

All Aldermen in attendance were present remotely unless indicated otherwise. Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, John Jakabscin, Jayme Sheahan and Rebecca Stout (in person) present.

Also in attendance was Community Development Director, Tom Dabareiner.

Alderman Stout announced that Mayor Pineda has determined that in-person meetings are not practical and prudent.

#### 2. Approval of Minutes.

##### A. February 8, 2021.

**Alderman Birch Ferguson moved and Alderman Beifuss seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Sheahan and Stout. Voting to Abstain: Alderman Jakabscin. Voting Nay: 0.**

#### 3. Public Participation. None.

#### 4. Items for Consent.

**A. 1092 Carolina** – The petitioner seeks a Special Use Permit for a Motor Vehicle Care Center in accordance with Section 11.2-4(GG) of the West Chicago Zoning

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

- B. Ordinance. If approved, the Permit would allow exterior and interior detailing services of motor vehicles.
- C. **Trillium Farm Phase 2 Final Plat of Subdivision** – Pulte Home Company’s development outside of the City has progressed to the point where the company is requesting adoption of its Phase 2 Final Plat of Subdivision. The City’s approval is required because the subdivision lies within the City’s planning area. No changes from the previously approved Preliminary Plat are proposed.
- D. **2021 Zoning Map Adoption** – State law requires the annual publication of revised local zoning maps. While no map amendments occurred in 2020, a scrivener’s error on the City’s Zoning Map was found and is being corrected with this proposed publication.

**Alderman Jakabscin moved, and Alderman Birch Ferguson seconded the motion to approve Items 4. A., B., and C. Voting Aye: Aldermen Beifuss, Birch Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.**

**5. Items for Discussion.**

- A. **Zoning Text Amendment** – The City is proposing a Text Amendment to Articles IV, VI and IX of Appendix A of the City of West Chicago Municipal Code. The Amendment will define the use of Short-Term Home rentals, commonly referred to as Airbnb or VRBO homes, allowing them in certain residential districts. It would establish a registration process to help Police find the property owner and identify tenants if needed.

Tom Dabareiner provided this staff update. The City currently has no codes to regulate short-term vacation rentals. There are 3 to 4 of these properties in the City, but they are growing in the suburbs. Because of this and at the request of the West Chicago Police Department, staff has created an ordinance to define and allow for these types of rentals, which models the way other local communities are handling regulation. Key provisions include: Permitted Use in single-family homes and Special Use in duplexes and townhomes; owner needs to reside at the property for at least half the year; a minimum of three-night and maximum of a 30-day rental allowed and annual registration and inspection are required. Staff does not believe short-term rentals should be allowed in condominiums and apartments. At their March 2 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) voted 4 to 3 in favor. Of the nays, one member did not support any regulation and two members believed that condominiums and apartments should be allowed as short-term rentals. Mr. Dabareiner then introduced Interim Chief Chris Shackelford, who spoke to the members. He stated that staff has done a wonderful job drafting this ordinance as they have addressed the main concerns they have from a law enforcement perspective, especially with regards to short-term rentals being used as party houses. Provisions such as requiring a minimum rental of 3 nights, asking the owner to provide a copy of their State

ID or driver's license, and allowing for a maximum occupancy of 10 people, should serve as a deterrent.

Alderman Birch Ferguson asked for clarification on the minimum stay, and Mr. Dabareiner stated the requirement is for a 3-night rental. Alderman Birch Ferguson asked if this would mean that renters would need to stay from Friday through Monday, and Mr. Dabareiner replied that renters would need to pay for three nights. Alderman Jakabscin shared what he believed to be the genesis of this Text Amendment whereby an incident happened over the past summer at a short-term rental in Roselle. A small party turned into a large gathering, which resulted in a shooting and at least one death. For the sake of the West Chicago's officers and citizens, these are incidents to be avoided. He fully supports this ordinance.

Alderman Beifuss asked Mr. Dabareiner if the elements of this ordinance are typical of surrounding suburbs. Mr. Dabareiner replied that while he does not know specifically about neighboring communities, the draft ordinance is based on a couple of different communities' ordinances. Alderman Beifuss stated the City does not want short-term rentals to become a nuisance, so it seems reasonable to have some rules in place. He then asked if it is common in the short-term rental world to require the rental to be owner-occupied for 183 days. Mr. Dabareiner answered that while it does happen, staff has not researched this particular aspect. The thought is that these residences should be used primarily by the homeowner and only secondarily as a short-term rental. Alderman Beifuss commented that he now sees where real estate listings are including the Airbnb/VRBO potential rental income. He indicated he sees short-term rentals as more common in resort communities, whereas West Chicago is more of a bedroom community, where they are less common. Although, he said, short-term rentals serve a purpose for family visiting from out of town, and these rentals would serve as an option for residents. Mr. Dabareiner stated that as time goes by, if there are no problems, it is always possible to pull back on some of the restrictions.

Alderman Birch Ferguson thanked Mr. Dabareiner for explaining that the intent is to begin more strictly with the opportunity to expand in the future. She then asked how quickly this would go into effect and if they plan to prorate the fee. Mr. Dabareiner replied that the annual fee would be \$50.00, and the idea is that this would take effect immediately. Alderman Birch Ferguson asked if there is a plan to reach out to existing rentals to let them know this plan is in place, and Mr. Dabareiner confirmed this is what they plan to do.

**Alderman Jakabscin moved, and Alderman Sheahan seconded the motion to approve Item 5. A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.**

6. **Unfinished Business.** None.

7. **New Business.** None.

8. Reports from Staff. None.

9. Adjournment.

**Alderman Birch Ferguson moved, and Alderman Jakabscin seconded the motion to adjourn the Development Committee meeting at 7 : 2 5 p.m. Voting Aye: Aldermen Beifuss, Birch Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.**

Respectfully submitted,

Jane Burke