

MINUTES CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING

Wednesday, June 7, 2023

PRESENT: Lou Mallers – Chairperson, Robert Erickson, Shari Gillespie, Chris Jackson, John Johnson, Julie Kasprovicz

ABSENT: Hilda Gonzalez, Chris Green, Bryan Gay

OTHERS: Jordan Yanke - City Planner; Alderman Eric Gustafson

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

Regular Meeting – New Business

- a. Public Hearing – PZC2023-03 (PAGE 8) Short-Term Rentals Petition from the City of Darien to amend the Zoning Ordinance to prohibit rentals for a period of less than thirty (30) days (i.e., short-term rentals). The proposed text amendment is for all zoning districts throughout the City.**

Mr. Jordan Yanke, City Planner reported that the City Council heard public comment regarding short-term rentals (i.e., vacation rentals) and how they are regulated. He reported that the City does not have an ordinance for short term rentals.

Mr. Yanke reported that without prohibition or ordinance Council asked to restrict all rentals that are less than 30 days. He reported that the ordinance defines short term rentals.

Mr. Yanke reported that the host will be notified and that if not compliant the City would follow up. He reported that this went to Municipal Services and Council and that attachment one has the language for the proposed Ordinance.

Chairperson Mallers reported that his subdivision is amending the by-laws for short term rentals for no less then one year. He stated that it makes more sense to coincide with the City.

Alderman Eric Gustafson stated that there is a home on Gordon Court using it as an Airbnb and a party house. He stated that police have been notified many times. Alderman Gustafson stated that he looked at Naperville and they passed a thirty-day restriction and after ordinance never had to issue a ticket again due to the hefty fine.

He stated that if the City does not pass this a lot of time and money spent issuing tickets. He further stated that the house sits next to the school

Commissioner Julie Kasprovicz asked about the fines and the 30 days.

Alderman Gustafson stated that the fines are \$1000 and \$2500 and the same as proposed.

There was some conversation regarding issues with Argonne and housing and disruptions to the neighborhoods.

Commissioner Kasprovicz stated that she would like to see at least 60-90 days. She asked how many Airbnb's are in Darien.

Mr. Yanke reported that based on his search that there are at least twenty rentals. He reported that there are tax implications associated with 30 days and that legal has approved.

There was some discussion on licensing and complaints in the last few years.

Mr. Yanke reported that from short term rentals in the last few years there have been a couple of instances.

Commissioner Robert Erickson recommended reviewing the ordinance after six months to gauge if it is working.

Mr. Yanke reported that recommend staff after 6 months to report back to PZC to review calls and discuss if changes are needed. The PZC discussed looking at 12 months as a minimum so there is not a month-to-month situation.

There was no one else in the audience wishing to present public comment.

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to approve PZC2023-03 Short-Term Rentals Petition from the City of Darien to amend the Zoning Ordinance to prohibit rentals with the following recommended changes to the text:

a. No rental for a period of less than 12 months (i.e., short-term rentals).

The Commission stated that a 12-month minimum could better address issues with high intensity of transient guests who don't have a strong connection with the neighborhood or community as a whole. The Commission also noted a longer minimum rental period would uphold the value and integrity of the residential neighborhoods throughout the City.

Upon voice vote the MOTION CARRIED 6-0.

Staff Updates & Correspondence

Mr. Jordan Yanke suggested that PZC is welcome to attending MSC meetings. He reported on upcoming meetings.

Minutes

Commissioner Erickson made a motion, and it was seconded by Commissioner Gillespie to approve the April 19, 2023, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0.

Next Meeting

Mr. Yanke announced that the next meeting is scheduled for June 21, 2023, at 7:00 p.m.

Public Comments (On any topic related to Planning and Zoning)

Alderman Eric Gustafson discussed Chestnut Court and the City to purchase and take the center over.

Chairperson Lou Mallers introduced new member John Johnson.

Adjournment

With no further business before the Commission, Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:31 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Lou Mallers
Chairperson**