

MINUTES
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)
MAY 15, 2023
AT ELBURN VILLAGE HALL

Board Members Present: President Jeff Walter, Trustees: Ken Anderson, Bill Grabarek, Chris Hansen, Luis Santoyo, Patricia Schuberg, Matt Wilson

Board Members Absent:

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Village Attorney Bill Thomas, Police Chief Nick Sikora; Building Commissioner Tom Brennan; Public Works Supt Phil VanBogaert; Village Engineer Julie Morrison

Others Present: Resident Thomas Gush; Elburn Herald reporter Stefanie Frazier

1. Call to Order – Mayor Walter called the meeting to order at 8:11 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – None
4. Discussion:
 - a. Short-Term Rental Zoning Text Amendment – Village Admin Nevenhoven stated this topic was referred back to the Planning Commission which conducted a public hearing on May 2, 2023. The Planning Commission discussed and recommended adding “Short-Term Rentals” as a special use to all residential zoning districts. Special Use runs with the property owner, not the property. All short-term rental requests will require a public hearing and notification of nearby property owners. The two noncompliant Airbnb’s in town will be required to go through the Special Use process in order to become compliant. Trustees liked that the Special Use goes with the property owners, not the property. When asked if there are issues, can the Village revoke the Special Use, Nevenhoven replied, yes. Special Uses are indefinite until ownership changes or it is revoked. It was stated that granting a Special Use does not necessarily set a precedent—each case is judged on its own merits. It was suggested that conditions be added to each Short-Term Rental Special Use (i.e., quiet hours, etc.). It was asked if timelines can be placed on Special Use Permits (i.e., require renewal every so many years, etc.). Nevenhoven is not certain if this is an option and will need to research. The revised ordinance will be brought back to the Village Board for action in June. The two noncompliant units will be reviewed by the Planning Commission at their June meeting followed by final consideration by the Village Board. Nevenhoven will bring information regarding “pillow tax” to the next COW meeting for the Board to consider.
5. Other Business – A Special Village Board Meeting will be held on May 22, 2023 at 7:00pm.
6. Adjourn – Trustee Grabarek moved to adjourn the meeting at 8:24 p.m. The motion was seconded by Trustee Hansen and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk