

Short Term Rental Community Feedback Meetings – September 23, 2021

Public comments from the morning (9a.m.) and evening (5p.m.) meeting. There were eleven (11) individuals who provided verbal comments and nine (9) individuals who provided written comments. Many of the individuals who provided verbal comments also provided written comments.

Meeting Speaker #1

- Resident expressed support for the ordinance and described the proposed regulation as “great.”
- Resident is a homeowner who lives down the street from a short-term rental unit.
- Resident described living next to an existing short-term rental unit as “very eventful.”
- Resident described issues that they have had with noise, trash and other disturbances.
- Resident stated that there should be some form of regulation. Resident believes that problems with short-term-rentals “reduces” the “hometown feel” of Oak Park.
- Resident described spending quite a bit of time reaching out to various Village staff to seek assistance with their challenges. The resident has also contacted Airbnb to no avail.
- Resident believes the proposed ordinance will provide the Village with a tool to effectively assist other residents who are also impacted by challenging short-term rental situations.
- Resident commented that the main concern was short-term rental units where the owner did not live in the unit, and rather just operated it as a business and lived somewhere else.

Meeting Speaker #2

- Resident expressed opposition to the ordinance and asked the Village Board to oppose it.
- Resident stated that they are considering opening up a short-term rental unit in the basement of their home.
- Resident stated the intention to vet all occupants.
- Resident expressed a feeling that everyone wants to be a good neighbor and doesn't think a regulatory license process will take care of the unfortunate “one-off's” that occur in the short-term-rental environment. Resident thinks that there are other ways to address issues that arise with short-term-rentals and does not feel that a license process would change anything.
- Resident said that being able to rent space has made living in Oak Park more affordable.
- A vast majority of Oak Park short-term rental units are highly rated by their guests.
- The requirement to post information on the hosts front door “scares me.” Resident stated that they “don't want anyone to know what's going on in my home.”
- **QUESTION** – What will be the Village's operational expenses to administer this proposed ordinance?

Meeting Speaker #3

- Resident expressed agreement with speaker #2 with the following exception. The resident believes it would be beneficial for the Village to have a registry of short-term-rentals and believes the Village has a right to know this information.
- Resident does not want to post names and telephone numbers on the front door of the unit.
- Resident stated that it is reasonable to have maximum occupancy limits for each unit and believes this part of the proposed ordinance would be useful. Also thinks the rest of the proposed ordinance's requirements (inspections, insurance, etc.) are "over-reach."
- Resident doesn't want the Village to spend money enforcing this ordinance.

Meeting Speaker #4

- This speaker provided both verbal comments and written comments. The written comments are linked below. Also specified that written statement would be submitted.
- Resident expressed opposition to the "rigors" of the proposed ordinance.
- This is a 23-year resident that has owned two short-term rental units in Oak Park for approximately five years. Resident stated that they have served over 300 guests in their two short-term rental units.
- Resident utilizes the Airbnb platform.
- Resident referred to the proposed ordinance as "overly burdensome."
- Resident's research has discovered 138 short-term rental units in Oak Park.
- Resident stated that they do not believe short-term rental units are depleting available rental units in the community.
- Resident believes the proposed ordinance will have little bearing on what is happening in the short-term rental environment in the community.
- Resident stated that they don't understand why the Village's elected officials are allowing staff to spend time on this matter.
- Resident said that they would like recognition that short-term rental guests who stay in Oak Park units are contributing to sales tax and revenue generation in the Village.
- Resident stated that they felt Oak Park short-term-rentals have provided a safe place for people to stay during the COVID-19 emergency.
- Thank you for providing this time for us.
- Resident's statement:
<https://drive.google.com/file/d/1gZWid5674UZiPdx5kiSnvQcGnjTtAQsr/view?usp=sharing>
- **QUESTION – How does this proposed regulation of short-term rental units compare to how the Village regulates apartment rental units in Oak Park?**
- **QUESTION – Why is the information on the Village's website, regarding the proposed ordinance, different from the ordinance itself?**
- **QUESTION – What's the Village's consideration process after this is discussed with the Village Board?**

Meeting Speaker #5

- Resident does not want to have to post their name and telephone number on their short-term rental unit's door and believes this is a safety and privacy issue.
- Resident also expressed that they feel that providing the Village with access to a guest list is also an invasion of privacy.
- Expressed belief that the short-term rental occupancy limit table, as a part of the ordinance, is not correct and should be revised.
- **QUESTION – How was the occupancy limit table determined?**

Meeting Speaker #6

- Resident expressed that they believe the proposed ordinance is too burdensome and described the proposed ordinance as unnecessary.
- Resident expressed concerns about privacy issues related to the proposed ordinance's current requirements.
- Resident stated that short-term-rental hosts are championing people visiting the Village.
- Stated that short-term-rentals are helping to keep money in the Village of Oak Park.
- Resident feels that property owners should be allowed to leverage their home as an asset.
- Resident feels that there are enough current Village ordinances in place to deal with the problems that arise and mentioned loud noise, as an example.
- Resident stated that they feel that people are victimized every single day by landlords in the Village but with this proposed ordinance, the Village is just focusing on short-term-rental hosts.
- **QUESTION – There is an insurance requirement in the proposed ordinance. Why is this being proposed?**
- **QUESTION – Does the Village require licensed hotels and B&B establishments in Oak Park to keep a written guest list available for the Village's review?**
- **QUESTION – Are Oak Park landlords, who rent apartments, subject to the same requirements that exist in the proposed ordinance?**

Meeting Speaker #7

- Resident feels that whomever drafted the proposed ordinance does not know much about short-term-rental arrangements.
- Resident rents out space in their home for limited times during the year and that these rentals may cover 80% of their costs during the peak summer season.
- Resident stated that they are not sure how they could afford to pay the fees in the ordinance.
- Resident feels that there should be a differentiation between occasional, short-term rental hosts, and those who operate their rental like a business, year-round.
- Expressed sympathy to the other residents in the meeting for the challenges they are having with a short-term rental property in their neighborhood.

- Resident provided additional advocacy for residents who are using short-term rental opportunities as a lifeline to help pay their bills. Resident stated that they do not host short-term rentals anymore but still wants to advocate for others looking to help make ends meet.
- Resident expressed that the restrictions outlined in the proposed ordinance would have made it so that they would not have been able to do short term rentals.
- Resident stated that there must be a way to hold “bad apples” accountable for their actions without regulating every short-term-rental host.

Meeting Speaker #8

- Resident expressed support for Oak Park short-term rentals.
- Resident described a situation on their block, in the NE area of Oak Park, with a short-term rental operation. Resident expressed having had constant problems with this neighborhood short-term rental property owner. Stated that the house on their block is regularly rented to large groups of people for parties. Resident has experienced loud music late at night, littering on the yard and in the alley. Stated that this rental’s owner has established the business as an LLC and does not live in the community. On one occasion, the resident stated that one set of guests had 15 motorcycles. In addition, the resident has seen buses used to transport guests.
- Resident stated that they have called the Police for assistance on several occasions and have tried all sorts of different avenues to obtain some relief from this ongoing problem.
- Again, expressed support for short-term-rentals.
- Resident stated that it is self-centered to say that the problems with bad short-term-rental situations are few and far between.
- Resident stated that not all short-term rental tenants are bad or cause problems but they would like to have regulations in place to assist when problems do arise.

Meeting Speaker #9

- Resident mentioned that they are currently serving as their condo association’s president.
- Resident’s condo association does not allow short-term rentals, businesses, etc.
- Resident stated that they feel the proposed ordinance may be written in a way that would attempt to supersede condo boards’ authority within individual condo buildings.
- **QUESTION – Does this proposed ordinance take away a condo association board’s ability to restrict the use of short-term rentals in a condo building?**

Meeting Speaker #10

- Requested that the Village consider the proposed ordinance as a fairness issue. Resident stated that there lots of different housing types in the Village.
- Resident feels the ordinance is assuming that short-term renters are problem renters. Also stated that they have been hosting short-term renters for years and have not had any problems.
- Resident believes that the Village needs to do further due diligence on the data surrounding short-term rentals.
- Resident believes this is an overreaction to a few small incidents that have happened in the community that are not representative of how short-term rentals actually operate in Oak Park.
- **QUESTION – What does the data tell us regarding the number of police visits to short-term rental addresses in Oak Park?**

Meeting Speaker #11

- Resident expressed support for regulation of short-term rentals in Oak Park.
- Resident believes there is a problem with short-term rentals in Oak Park that needs to be addressed.
- Resident expressed that they have had problems with neighbor's short-term rentals.
- Resident believes that they no longer have neighbors but instead have guests who live next door.
- Resident would like to be able to see a list of properties in the community that are hosting short-term rentals. In buying a home, the resident would avoid buying a house that had an ongoing short-term rental operating next to it.

Written Comment Provided #1

- **As written** - It's great to see your faces again, Tammie and Cameron! I popped in to get a feel for what was planned. I haven't prepared a comment yet, but will be back this evening with a comment!

Written Comment Provided #2

- **As written** - I have been hosting for 8 years in my home without incident. I am uncomfortable with what an inspection details.

Written Comment Provided #3

- **As written** - I have been hosting without incident as well for 8 years. The unit is above my office so I have a vested interest in the caliber of guests. I believe that the issues that have been highly advertised in the local paper are OUTLIERS and have upset residents unnecessarily.
- **As written** - I think it is important to note that these are properties that we OWN and it is in our best interest to have good renters who take care of our properties and our neighbors. I do not live in either of my units, but have lived and continue to live in oak park for the past 25 years. I am a business owner here who is completely dedicated to this community.

Written Comment Provided #4

- **As written** - I agree with Cecilia and Camile. There is a dramatic difference between short term rentals that are owner occupied/living in neighborhood and those that are not. We have multiple units near us, most are wonderful neighbors even without owners on site. I think the regulations are trying to be thoughtful but should not place additional burdens on owners! I like that short-term rentals would be licensed but do not want airbnbs to have to be posted on building!

Written Comment Provided #5

- **As written** - Thank you for providing the forum.

Written Comment Provided #6

- As written - Excellent points Connie! I agree wholeheartedly! (In response to Ms. Moreland's concerns about the proposed ordinance)
- Thank you, Margaret. Being an airbnb host is one of the biggest blessings of our life and it has allowed us to stay in Oak Park and we have met wonderful people from all around the world.
- Thank you, Jeff.
- If a host is abusing the privilege of having short term guests in their home, they shouldn't be allowed to do this, but don't group us all together.
- Thank you for this opportunity.
- **QUESTION – What prompted this ordinance? Is it related to the shooting incident?**
- **QUESTION – When will this ordinance be decided?**

Written Comment Provided #7

- There are professional renters like what the Burke's are describing. It is a different world. But I would still complain to airBNB. - they are responsive.
- Thank you for giving us this opportunity to speak out.
- I do get it would be frustrating to live next to a home that was strictly a business. LLC's are definitely unique and need to be considered separately because LLC home ownership is growing.

Written Comment Provided #8

- I think there is a view out there that short-term renters can be problem renters. There can be homeowners that have parties or 1-year lease renters that can cause problems in a neighborhood. Most short-term rental hosts have excellent guests who take great care of the property and love the Oak Park community.
- We are not saying that there are not problems with some hosts. But look at the whole number of hosts in Oak Park vs. the ones that have problems. If there are 150 hosts and only 4 or 5 hosts that have had actual problems, do you hold all of the hosts to those issues? The Village needs to get the data and present it to the residents.
- **QUESTION – Why would the village single out short-term renters with these regulations that do not apply to long term renters?**

Written Comment Provided #9

- Call the police. The police need to step in. All of the good hosts should not be penalized for that host. That person was probably renting underground. (In response to descriptions of problem short-term rental properties in Oak Park)
- **QUESTION – Where is the data to support what problems we are having in the village?** When there are problems there are options. Having an ordinance will not solve these problems.
- **QUESTION – What about Community relations? Are they helping?**

QUESTIONS PAGE

The following 15 questions were asked by participants in the September 23rd public comment meetings. Answers are provided, **in red**, below each question.

- What prompted this ordinance? Is it related to the shooting incident?
- Where is the data to support what short-term-rental problems we are having in the Village?
- What does the data tell us regarding the number of police visits to short-term rental addresses in Oak Park?
- How does this proposed regulation of short-term rental units compare to how the Village regulates apartment rental units in Oak Park?
- Why is the information on the Village's website, regarding the proposed ordinance, different from the ordinance itself?
- What will be the Village's operational expenses to administer this proposed ordinance?
- How was the occupancy limit table determined?
- There is an insurance requirement in the proposed ordinance. Why is this being proposed?
- Does the Village require licensed hotels and B&B establishments in Oak Park to keep a written guest list available for the Village's review?
- Are Oak Park landlords, who rent apartments, subject to the same requirements that exist in the proposed ordinance?
- Why would the village single out short-term renters with these regulations do not apply to long term renters?
- Does this proposed ordinance take away a condo association boards ability to restrict the use of short-term rentals in a condo building?
- What's the Village's consideration process after this is discussed with the Village Board?
- When will this ordinance be decided?
- What about Community Relations? Are they helping?