

**MINUTES**  
MEETING OF THE OAK PARK PLAN COMMISSION  
REMOTE PARTICIPATION  
July 15, 2021  
7:00 p.m.

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

PRESENT: Chair Iris Sims, Commissioners; Paul May, Jeff Clark, Larry Brozek, Tom Gallagher and Jon Hale

EXCUSED: Commissioners Jeff Foster, Nick Bridge and Paul Beckwith

ALSO PRESENT: Craig Failor - Village Planner

**Roll Call** - Roll was called at 7:02pm. A quorum was present.

Village Planner Failor read into the record a statement regarding remote participation and reviewed the public hearing procedures.

**Non-Agenda Public Participation** – None

**Approval of Minutes** – June 3, 2021

Commissioner May made a motion to approve as corrected, Seconded by Commissioner Gallagher. Roll Call Vote as follows: Commissioners; May- yes, Gallagher–yes, Hale-yes, Brozek–yes, Clark-yes and Chair Sims-yes.

**Public Hearings** – None

**Other Business – Continued Discussion regarding Accessory Dwelling Units.**

The Plan Commission began their discussion on the new information provided by staff with an emphasis on affordable housing needs, national and local ADU trends, differences between Oak Park, major cities and suburbs relative to ADU development and demand. Each commissioner provided comments on their perspective in addition to the opening statements, which included comments regarding keeping the current ordinance as is, concern over the lack of village’s benefits, concern over how the property is classified relative to property tax, the potential increased demand on village services and, due to the cost of construction, it may not make ADUs affordable. The majority was also concerned with potential impacts to residential neighborhoods where short-term rentals would be allowed in an ADU. A majority of the commissioners agreed that no ADUs should be used for short-term rentals. However, an opposing viewpoint was that short-term rentals could be allowed as long as the property was owner-occupied. Those commissioners who favored additional ADU types, agreed that only one ADU should be allowed per lot. An additional concern was stated regarding the potential for density increases in single

family residential areas where a majority of smaller lot sizes exist. Increased parking demand in these areas was also a raised concern.

The Plan Commission took no formal vote as this meeting was for discussion purposes only and provided staff direction. Staff will follow up on the next steps for this process.

**Adjournment:** The meeting was adjourned at 8:06 p.m. Motion by Commissioner Gallagher, Seconded by Commissioner Brozek. Roll Call Vote as follows: Commissioners; Gallagher–yes, Brozek–yes, Hale- yes, Clark–yes, May–yes, and Chair Sims – yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison