

**MINUTES**  
MEETING OF THE OAK PARK PLAN COMMISSION  
REMOTE PARTICIPATION  
September 2, 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, Jeff Foster, Paul Beckwith and Jon Hale

EXCUSED: Commissioner Nick Bridge

ALSO PRESENT: Craig Failor, Village Planner and Greg Smith, Plan Commission Attorney

**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** – July 15, 2021

**Other Business** –

➤ **203 S. Marion Street Planned Development - Minor Modification**

The developer is requesting a minor reduction in building height. This is considered a minor modification in the Zoning Ordinance which does not require a public hearing.

After Village Planner Failor detailed the Zoning Ordinance provision allowing a request for a minor modification of an approved planned development, Courtney Bower with Focus Development presented their proposal to lower the height of the approved mixed use building from 84'-10" to 81'-8". Ms. Bower and Mr. David Mann, the project architect, answered questions regarding reasons for the height change. The main reason was due to the ability to optimize the structural design which allowed shallower beams to be used, thus reducing the overall height affecting each floor. The Plan Commission supported the change in building height with a unanimous vote of 8-0.

➤ **Work Plan** – The Plan Commission approved the draft 2022 work plan with some minor modifications.

**Public Hearings** –

➤ **PC 21-08: Zoning Ordinance text amendment – Accessory Dwelling Units**

Article 2 (Definitions & Rules of Measurement) by adding a definition of an “accessory dwelling unit,” Article 9 (“Site Development Standards”), Subsection 9.3 A (3) by exempting attic, basement and attached accessory dwelling units from accessory structure setback regulations, and adding a new Subsection 9.3B (“Accessory Dwelling Units”) to allow attic and basement conversions with separate entrances and attached accessory dwelling units with separate entrances.

The Plan Commission began with statements about the proposed Zoning Ordinance text amendments. Generally, there was support, however a commissioner indicated concern regarding the need for more zoning review for each Accessory Dwelling Unit (ADU) application that would be submitted to the Village; such as requiring a special use permit. Others were concerned with how properties with ADU would be assessed by the County tax assessor and the tax implications they would create. Others were concerned about parking demands ADUs would bring to a neighborhood, particularly those that have severe parking demands already. Another questioned why not allow them on two-family and multiple-family lots. It was agreed that starting with single-family lots was acceptable. If there was a demand for ADUs on denser residential properties, future revisions could be considered. The Plan Commission also discussed where there was a need for minimum lot sizes. They stated that, as long as the underlying zoning regulations are followed, a minimum lot size would not be necessary. The Plan Commission wanted to also include the option to convert the first floor of a stand-a-long detached garage or an additional detached stand-a-long structure as long as parking requirements can still be met for the single-family residence and all underlying zoning regulations are able to be met. They also felt that an accessible first-floor unit would be better for those individuals needing ground floor entry.

The Plan Commission asked staff to return with a revised draft at the next regular meeting on October 7, 2021 with two modifications inclusive of all other proposed Zoning Ordinance text amendments as presented; 1. Eliminate the minimum lot size, and 2. Include language regarding conversion of the first floor of a stand-a-long detached garage or the ability to add an additional detached stand-a-long structure while still maintaining existing and proposed zoning restrictions.

**Adjournment:** The meeting was adjourned at 8:57 p.m. Motion by Commissioner Hale, Seconded by Commissioner Beckwith. Roll Call Vote as follows: Commissioners; Hale- yes, Beckwith-yes, Gallagher–yes, Brozek-yes, Clark–yes, May-yes, Foster, and Chair Sims – yes.

Prepared by: Craig Failor, Village Planner / Staff Liaison