





Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Emily A. Egan, Development Services Director 

FOR: Village President and Board of Trustees

DATE: April 4, 2024

SUBJECT: Strategic Vision for Housing Plan – Staff Follow-Up to Village Board Comments

Purpose

The purpose of this memorandum is to offer Village staff's assessment of Village Board recommendations at the March 19, 2024 Board meeting. Staff's assessment addresses comments and recommended revisions to the *Strategic Vision for Housing Plan* prepared by Metropolitan Mayors Caucus.

Background

At the Village Board meeting on February 6, 2023, the Village Board approved a Professional Services Agreement between the Village of Oak Park and the Metropolitan Mayors Caucus ("MMC") to conduct a comprehensive housing study updating the *Homes for a Changing Region* report adopted by the Village in April 2012. The MMC has provided support for the development of a new *Strategic Vision for Housing Plan* ("Plan"). The vision was developed in order to evaluate the Village's housing policy and provides a vision and framework for the Village to pursue over the next 5 to 10 years and beyond. MMC presented its final Plan to the Village Board at the March 19, 2024 regular meeting.

The Plan presented to the Village Board will become a guiding document that supports future initiatives relative to housing development within the Village of Oak Park. Although the Plan is not a regulatory document, it sets the stage for the transformation of the regulatory and policy documents that control and shape our development activities and processes. With Village Board approval, the proposed goals and strategies contained in the Plan also provide general policy direction for the proposal, creation and/or modification of housing programs and services that align with the adopted goals and strategies, subject to future Village Board review and approval. The recommendations within the Plan are based on extensive public comment and intentional public engagement. Village Staff will continuously defer to the Village Board for guidance on implementation strategies.

Staff reviewed transcripts of the agenda item and discovered only a minute list of possible modifications or exceptions, and there was no clear consensus from the Village Board for each of these suggestions. Of the provided recommended modifications or exceptions, none materially changed the content of the Plan. These items are as follows:

1. Housing Authority Grant Funding. The suggestion was to remove the funding allocation for the Oak Park Housing Authority from the Housing Trust Fund and reallocate it to the General Fund. While the Plan is accurate regarding current processes, if this suggestion were to go forward, the Village Board will need to amend the 2024 Annual Budget document. The Village Board can direct staff to begin this process for the 2025 budget process.
2. Revise On-Site Parking Requirements. This suggestion would require additional study to determine potential impacts to the community and development activities. In order to fulfill this recommendation, a request for a Zoning Ordinance text amendment must go before the Plan Commission and conclude with the Village Board. The Village Board can direct staff to bring this item forward as a study session.
3. Overnight Parking Ban. While the Housing Report suggests reviewing the merits and disadvantages of the overnight parking ban, any modifications would need further review and public conversation before presentation to the Village Board. The Village Board has already provided direction to review parking requirements with the adopted Village Board Priorities, Key Projects & Initiatives.
4. Timeline for Recommendations. Staff briefly discussed the implementation timeline as it relates to some recommendations within the Plan. These recommendations were chosen because of their combined high impact and quick implementation. These three recommendations also align with the adopted Village Board Priorities, Key Projects & Initiatives. If and/or when the Plan is adopted by Resolution, staff can review the implementation timeline for all of the recommendations and expedite the addition of detail to the timeline on pages 47 and 48 of the Plan.
5. Build More Housing—Specify Quantities. The Plan suggests, in recommendation numbers 1 and 2, that Oak Park desires more multiple family housing, with an emphasis on affordable housing, throughout the community and within business districts. Recommendations include modifying the Zoning Ordinance and seeking inclusion of missing middle housing opportunities. However, to better understand the maximum number of units the Village of Oak Park can support, staff would need to prepare a deeper analysis into factors such as parking needs, street traffic capacity, utility volume, school and park district accommodation, public safety capacity, etc. For example, the *Greater Downtown Master Plan* suggested a residential dwelling unit count based on what our planning consultant determined was necessary to establish a healthy downtown district. This analysis is possible, but would require more extensive preparation. The Village Board can direct staff to bring this item forward as a study session.

6. Missing Middle Housing Codified in Zoning Ordinance. This suggestion would require additional study to determine its impact on the community and its development activities. In order to fulfill this recommendation, a request for a Zoning Ordinance text amendment must go before the Plan Commission and conclude with the Village Board. The Village Board can direct staff to bring this item forward as a study session.

If the Village Board adopts the Resolution, it will approve the vision, goals, and strategies contained within the Strategic Vision for Housing Plan and direct staff to begin implementing the Plan.

For questions, please contact Emily A. Egan, Development Services Director, via email at eegan@oak-park.us or by phone at (708) 358-5422.

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