APPROVED November 16, 2026

MINUTES
MEETING OF THE OAK PARK AD HOC HOUSING ADVISORY TASKFORCE
Village Hall, Room 201
November 6, 2026
9:30 a.m.

PRESENT: Co-Chair Sarah Beck; Members Frank Sullivan, Keith Spencer, Asha Andriana, Marc Blesoff, and Michael Bailey. Ex officio: Trustee Cory Wesley (9:37 AM)

EXCUSED: Co-Chair Bob Tucker; Members Daniel Gillen, Ryan O'Malley and Mike Sturino. Ex officio: Trustee Jenna Leving Jacobson

ALSO PRESENT: Jonathan Burch, Assistant Village Manager/Neighborhood Services Director; Craig Failor, Development Services Director and Ex

Call to Order / Roll Call: Co-Chair Sarah Beck called the meeting to order at 9:32 a.m. Roll was called and a quorum was present.

Agenda Approval: The agenda was approved as presented without objection.

Non-Agenda Public Participation: John Duffy spoke regarding housing affordability, seniors, and the Cook County Affordable Housing Special Assessment Program (ASAP). Henry Faulkerson spoke in support of strengthening the Inclusionary Housing Ordinance and expanding affordable housing opportunities. Public comment was closed.

Approval of Minutes: The October 19, 2026, meeting minutes were approved as corrected, including a spelling correction to Member Marc Blesoff.

New Business: Inclusionary Housing Ordinance (IHO): Jonathan Burch presented an overview of staff analysis regarding the Inclusionary Housing Ordinance, including feasibility modeling, the Cook County ASAP incentive program, and potential ordinance revisions. Members discussed the challenges presented by current construction costs, land costs, property taxes, and financing rates, and generally agreed that additional incentives would likely be necessary to support new multifamily and affordable housing development. Discussion focused on strategies to lower development costs, the role of local incentives, and opportunities to leverage county programs, tax increment financing, and other financial tools. Members discussed the relative benefits of on-site affordable units versus fee-in-lieu contributions, noting the importance of maintaining resources for the Housing Trust Fund and leveraging those resources with Low Income Housing Tax Credits and other affordable housing funding sources. Members also discussed the relationship between overall housing supply and affordability, emphasizing the importance of intentional affordable housing production and deed-restricted affordable units. The Task Force requested additional information from peer communities with characteristics similar to Oak Park, including built-out inner-ring suburbs.

Loss of Quorum: At approximately 10:17 a.m., Member Marc Blesoff departed the meeting. Staff advised the Task Force that a quorum was no longer present. The Task Force continued discussion on the Inclusionary Housing Ordinance and related housing policy issues; however, no further official action could be taken.

Members requested additional examples from comparable communities outside of Illinois; such as Brookline, MA; Shaker Heights, OH; Montclair, NJ and Takoma Park, MD. A suggestion was also made to invite individuals familiar with successful affordable housing programs to participate in a future discussion.

Adjournment: The meeting adjourned by Member Spencer and seconded by Member Andriana at approximately 10:55 a.m.

Prepared by: Craig Failor, Development Services Director