



Village of Oak Park

123 Madison Street
Oak Park, Illinois 60302
www.oak-park.us

Meeting Minutes

President and Board of Trustees

Tuesday, December 3, 2024

6:00 PM

Village Hall

I. Call to Order

Village President Vicki Scaman called the Regular Meeting to order at 6:03 P.M.

President Scaman read a prepared statement mourning the loss of Oak Park Police Detective Allan Reddins, followed by a moment of silence.

II. Roll Call

Present: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

Absent: 0

III. Agenda Approval

Trustee Buchanan introduced Cub Scout Troop Pack 28 in attendance. They received a tour and learned about Village government.

It was moved by Trustee Wesley, seconded by Trustee Straw, to approve the Agenda. A voice vote was taken and the motion was approved.

IV. Minutes

- A. [MOT 24-272](#) A Motion to Approve Minutes from the October 8, 2024 Regular Meeting of the Village Board

It was moved by Trustee Straw, seconded by Trustee Wesley, to approve the Minutes. A voice vote was taken and the motion was approved.

- B. [MOT 24-281](#) A Motion to Approve Minutes from the October 29, 2024 Special Meeting of the Village Board.

It was moved by Trustee Straw, seconded by Trustee Wesley, to approve the Minutes. A voice vote was taken and the motion was approved.

- C. [MOT 24-282](#) A Motion to Approve Minutes from the November 4, 2024 Special Meeting of the Village Board

It was moved by Trustee Wesley, seconded by Trustee Straw, to approve the Minutes. A voice vote was taken and the motion was approved.

V. Non-Agenda Public Comment

There were no comments.

VII. Village Board Committees & Trustee Liaison Commission Reports

There were no comments.

VIII. Citizen Commission Vacancies

- D. [ID 24-617](#) Board and Commission Vacancy Report for December 3, 2024

There were no comments.

IX. Citizen Commission Appointments, Reappointments and Chair Appointments

- E. [MOT 24-284](#) A Motion to Consent to the Village President's Appointment of:
Board of Health - Judy Ann Carter, Appoint as Commissioner
Civic Information Systems Commission - Sharon Newton, Appoint as Chair
Community Development Citizens Advisory Committee - Joseph Ruesewald,
Appoint as Member

It was moved by Trustee Wesley, seconded by Trustee Straw, to approve these
Appointments. A voice vote was taken and the motion was approved.

X. Public Hearing

- F. [ID 24-610](#) Public Hearing on the Fiscal Year 2025 Tentative Annual Budget of the
Village of Oak Park

President Scaman opened the Public Hearing at 6:13 P.M.

Village Attorney Greg Smith stated "Notice of the public hearing was published as required by state law and the Village Code in the *Wednesday Journal* newspaper on November 13, 2024. This hearing was opened on November 21 and continued by motion of the Board to this evening. Both the published notice and the agenda for these meetings all provided the means by which the public may provide comment for this public hearing."

It was moved by Trustee Straw, seconded by Trustee Wesley, to close the Public Hearing. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

XI. Consent Agenda

Approval of the Consent Agenda

Trustee Wesley requested to move Items G and BM from Consent to Regular Agenda.

It was moved to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

H. [ORD 24-167](#) Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Massage Service Establishment at 1011 Lake Street - Suite 304

This Ordinance was adopted.

I. [ORD 24-169](#) An Ordinance Approving the Renewal of a Lease with Greenplan Management, Inc. for the Property Located at 618 South Austin Boulevard and Authorizing its Execution.

This Ordinance was adopted.

J. [ORD 24-171](#) An Ordinance Authorizing the Donation of Surplus Bicycles Owned by the Village of Oak Park

This Ordinance was adopted.

K. [ORD 24-172](#) Adoption of An Ordinance Amending Chapter 26 ("Water"), Article 2 ("Charges and Collections") of the Oak Park Village Code Regarding the Rates for Water and Sewer Services

This Ordinance was adopted.

L. [MOT 24-273](#) A Motion to Concur with the Transportation Commission's Recommendation to Establish Night Permit Parking Within the Enclave Parking Lot Located at 1245 Fair Oaks Avenue

This Motion was approved.

M. [RES 24-327](#) A Resolution Authorizing a Professional Services Agreement with Wight & Company for Architectural Design Review Services for Fiscal Year 2025 and an Option to Renew for Two Additional One-Year Terms in an Amount Not to Exceed \$35,000.00 Annually.

This Resolution was adopted.

- N. [RES 24-328](#) A Resolution Approving a Professional Services Agreement with Gilbert Grossi to Act as an Administrative Law Judge for the Village of Oak Park for a One Year Period and Authorizing Its Execution
This Resolution was adopted.
- O. [RES 24-329](#) A Resolution Approving a Professional Services Agreement with Rhonda Sallee Ramos to Act as an Administrative Law Judge for the Village of Oak Park for a One-Year Period and Authorizing Its Execution
This Resolution was adopted.
- P. [RES 24-334](#) A Resolution Approving a Supplemental Statement of Work for the GIS Consortium Service Provider Contract for 2025 with Municipal GIS Partners, Incorporated in an Amount Not to Exceed \$240,396.00, Authorizing its Execution and Waiving the Village's Bid Process
This Resolution was adopted.
- Q. [RES 24-339](#) A Resolution Approving an Amendment to a Community Development Block Grant Subrecipient Grant Agreement Between the Village of Oak Park and Thrive Counseling Center and Authorizing its Execution
This Resolution was adopted.
- R. [RES 24-348](#) A Resolution Approving an Agreement for Public Health Nurse Services with Patrice Steurer, R.N., Not to Exceed \$93,000 thru December 31, 2025, and Authorizing Its Execution
This Resolution was adopted.
- S. [RES 24-350](#) A Resolution Approving the Renewal of the Dumping of Excavated Materials Price Agreement with Waste Management of Illinois, Inc. in an Amount Not to Exceed \$275,000.00
This Resolution was adopted.
- T. [RES 24-351](#) A Resolution Approving a Purchase Price Agreement with G & M Trucking, Inc. for Stone & Sand Materials in an Amount not to Exceed \$73,000.00 and Authorizing its Execution
This Resolution was adopted.
- U. [RES 24-352](#) A Resolution Approving a Renewal of the Independent Contractor Agreement with Advance Sweeping Services Inc., for Village Wide Street Sweeping Services in an Amount not to Exceed \$175,000.00 and Authorizing its Execution
This Resolution was adopted.
- V. [RES 24-353](#) A Resolution Approving the Renewal of the Independent Contractor

Agreement with Davis Tree Care and Landscape, Incorporated for Village Wide Parkway Tree Pruning and Removal Services in an Amount not to Exceed \$460,000.00 and Authorizing its Execution

This Resolution was adopted.

- W.** [RES 24-354](#) A Resolution Approving the Renewal of the Independent Contractor Agreement with A & B Landscaping and Tree Service, Inc. for Village Wide Parkway Tree Removal and Stumping Services in an Amount not to exceed \$205,000.00 and Authorizing its Execution
- This Resolution was adopted.
- X.** [RES 24-355](#) A Resolution Approving a Purchase Price Agreement with Core & Main LP for 2025 Water & Sewer Repair Parts and Materials in an Amount not to Exceed \$55,000.00 and Authorizing its Execution
- This Resolution was adopted.
- Y.** [RES 24-356](#) A Resolution Approving a Purchase Price Agreement with Underground Pipe & Valve Company for 2025 Water & Sewer Repair Parts and Materials in an Amount not to Exceed \$60,000.00 and Authorizing its Execution
- This Resolution was adopted.
- Z.** [RES 24-357](#) A Resolution Approving a Renewal to the Independent Contractor Agreement with IHC Construction Companies, L.L.C. for the 2025 Water Service Line Replacement Program, in an Amount not to Exceed \$500,000.00 and Authorizing its Execution
- This Resolution was adopted.
- AA.** [RES 24-359](#) A Resolution Approving a Renewal of the Professional Services Agreement with Christopher B. Burke Engineering, Ltd. for Professional Engineering Services for Permit Plan Review and Inspection Services in 2025 in an Amount not to Exceed \$165,000 and Authorizing its Execution
- This Resolution was adopted.
- AB.** [RES 24-361](#) A Resolution Approving the Renewal of a Professional Services Agreement with Securitas Security Services USA, Inc. in an Amount Not to Exceed \$717,031.00 for Security and Support Staff Services at Village Parking Structures and in an Amount Not to Exceed \$76,519.00 for Security and Support Staff Services Provided at Village Hall from January 1, 2025, through December 31, 2025, and Authorizing Its Execution
- This Resolution was adopted.
- AC.** [RES 24-362](#) A Resolution Approving a Renewal of a Parking Lot License Agreement Between the Village of Oak Park and ZipCar, Inc. and Authorizing Its Execution

This Resolution was adopted.

- AD.** [RES 24-363](#) A Resolution Approving a Professional Services Agreement with Susan Davis Brunner to Act as an Administrative Law Judge for the Village of Oak Park for a One-Year Period and Authorizing Its Execution

This Resolution was adopted.

- AE.** [RES 24-364](#) A Resolution Approving a Professional Services Agreement with Carrie Belle Washington to Act as an Administrative Law Judge for the Village of Oak Park for a One-Year Period and Authorizing Its Execution

This Resolution was adopted.

- AF.** [RES 24-365](#) A Resolution Approving a Professional Services Agreement with Stuart Alpern to Act as an Administrative Law Judge for the Village of Oak Park for a One-Year Period and Authorizing Its Execution

This Resolution was adopted.

- AG.** [RES 24-366](#) A Resolution Approving a Professional Services Agreement with Laurie L. Samuels to Act as an Administrative Law Judge for the Village of Oak Park for a One-Year Period and Authorizing Its Execution

This Resolution was adopted.

- AH.** [RES 24-367](#) A Resolution Approving a Bailiff Services Agreement with Frank Esposito to Act as a Bailiff for the Village of Oak Park for a One-Year Period and Authorizing its Execution

This Resolution was adopted.

- AI.** [RES 24-368](#) A Resolution Approving a Renewal of the Independent Contractor Agreement with Allied Garage Door, Inc. to provide Emergency Overhead Door Repairs and Maintenance Services at Village-owned Facilities in 2025 in an Amount Not to Exceed \$52,500.00

This Resolution was adopted.

- AJ.** [RES 24-369](#) A Resolution Approving a Bailiff Services Agreement with Joseph Giammona to Act as a Bailiff for the Village of Oak Park for a One-Year Period and Authorizing its Execution

This Resolution was adopted.

- AK.** [RES 24-370](#) A Resolution Approving a Renewal of an Independent Contractor Agreement with A & B Landscaping & Tree Service, Inc. for Snow Plowing and Salting of Village Leased/Owned Parking Lots and Sidewalk Snow Shoveling for Fiscal Year 2025 in an Amount Not to Exceed \$75,000.00 and Authorizing Its Execution

This Resolution was adopted.

- AL.** [RES 24-371](#) A Resolution Approving a Renewal of an Independent Contractor Agreement with G. A. Paving, LLC for Snow Plowing and Salting of Village Leased/Owned Parking Lots for Fiscal Year 2025 in an Amount Not to Exceed \$75,000.00 and Authorizing Its Execution

This Resolution was adopted.

- AM.** [RES 24-372](#) A Resolution Approving an Independent Contractor Agreement with Total Parking Solutions, Inc. for the Service, Maintenance, and Cellular Connectivity of One Hundred and Fifty-Five (155) Cale Pay Stations During Fiscal Year 2025 in an Amount Not to Exceed \$241,800.00 and Authorizing Its Execution

This Resolution was adopted.

- AN.** [RES 24-373](#) A Resolution Approving an Amendment to an Independent Contractor to Change the Not to Exceed Amount from \$91,700.00 to \$101,700 for Fiscal Year 2024 and Approving an Independent Contractor Agreement for Fiscal Year 2025 in an Amount Not to Exceed \$110,000.00 both with Revcon Technology Group, Inc. for the Service and Maintenance of Parking Access and Revenue Control Systems at the Village's Holley Court and Avenue Parking Garages and Authorizing their Execution

This Resolution was adopted.

- AO.** [RES 24-374](#) A Resolution Approving the Renewal of a Parking Lot License Agreement with 840 Oak Park, LLC for a One-Year Term and Authorizing Its Execution

This Resolution was adopted.

- AP.** [RES 24-376](#) A Resolution Approving a Task Order with Civiltech Engineering, Inc. for Professional Transportation Engineering Staffing and Services for 2025 in an Amount Not to Exceed \$425,000 and Authorizing its Execution

This Resolution was adopted.

- AQ.** [RES 24-377](#) A Resolution Approving an Amendment to the Professional Services Agreement with Terra Engineering, Ltd. for the Design of the Oak Park Avenue Streetscape and Utility Projects to Change the not to Exceed Amount from \$998,577 to \$1,121,790 and Authorizing its Execution

This Resolution was adopted.

- AR.** [RES 24-384](#) A Resolution Approving an Amendment to a Contract with R.W. Duntelman Company for Project No. 24-6 Pavement Preservation, to Change the Not to Exceed Amount from \$572,340 to \$588,654, Authorizing its Execution, and Directing Staff to Prepare the Necessary Budget Amendment

This Resolution was adopted.

- AS.** [RES 24-386](#) A Resolution Approving the Renewal of the Master Agreement with TranSystems Corporation for Professional Engineering Services in 2025 and Authorizing its Execution

This Resolution was adopted.

- AT.** [RES 24-295](#) A Resolution Authorizing the Release of the Draft Program Year 2023 Consolidated Annual Performance and Evaluation Report (CAPER) for a Comment Period and Approval Thereafter

This Resolution was adopted.

- AU.** [RES 24-303](#) A Resolution Authorizing the Purchase of Excess Public Entity Liability Insurance, Excess Workers' Compensation Insurance, Property Insurance, Crime Coverage, and Cyber Liability for the Village of Oak Park for Fiscal Year 2025 in an Amount Not to Exceed \$864,671

This Resolution was adopted.

- AV.** [RES 24-349](#) A Resolution Approving the Engagement of Attorneys/Law Firms for Legal Services to be Performed on Behalf of the Village of Oak Park for the 2025 Fiscal Year.

This Resolution was adopted.

- AW.** [RES 24-375](#) A Resolution Authorizing Approval of a Funding Grant Agreement between the Village of Oak Park and Visit Oak Park in the Amount of \$209,042 for Fiscal Year 2025 and Authorizing its Execution.

This Resolution was adopted.

- AX.** [RES 24-378](#) A Resolution Approving an Amendment to the Contract with Marking Specialists Corporation for Project 23-15, Bike Boulevard Pavement Marking and Signage Improvements, to Change the Not to Exceed Amount from \$135,548 to \$153,418 and Authorizing its Execution

This Resolution was adopted.

- AY.** [RES 24-379](#) A Resolution Approving a Parking Lot License Agreement with Pilgrim Congregational Church of Oak Park and Authorizing Its Execution

This Resolution was adopted.

- AZ.** [RES 24-382](#) A Resolution Approving a Three-Year Professional Services Agreement with Fresh Coast Capital LLC., d/b/a as GreenPrint Partners, LLC. for the Climate Ready Rainscapes Program Management in an Amount not to Exceed \$52,000 in 2025 and Authorizing Its Execution

This Resolution was adopted.

- BA.** [RES 24-383](#) A Resolution Approving the Village of Oak Park's Climate Ready Rainscapes Grant Program Beginning in 2025
This Resolution was adopted.
- BB.** [RES 24-385](#) A Resolution Approving a Task Order for Professional Engineering Services with TranSystems Corporation for Construction Engineering for the Oak Park Avenue Streetscape Project, in an Amount Not to Exceed \$1,522,388 and Authorizing its Execution
This Resolution was adopted.
- BC.** [RES 24-387](#) A Resolution Approving the Renewal of the Master Agreement with Edwin Hancock Engineering Co. for Professional Engineering Services in 2025 and Authorizing its Execution
This Resolution was adopted.
- BD.** [RES 24-388](#) A Resolution Approving the Renewal of the Master Agreement with V3 Companies, Ltd. for Professional Engineering Services in 2025 and Authorizing its Execution
This Resolution was adopted.
- BE.** [RES 24-389](#) A Resolution Approving the Renewal of the Master Agreement with Baxter & Woodman, Inc. for Professional Engineering Services in 2025 and Authorizing its Execution
This Resolution was adopted.
- BF.** [RES 24-390](#) A Resolution Authorizing Approval of a Funding Grant Agreement between the Village of Oak Park and the Oak Park Area Arts Council in the Amount of \$278,000 for 2025 and Authorizing its Execution
This Resolution was adopted.
- BG.** [RES 24-393](#) Resolutions Approving and Authorizing the Annual Renewal of Pawnbrokers Business Licenses
This Resolution was adopted.
- BH.** [RES 24-394](#) A Resolution Approving a Renewal of the Professional Service Agreement with Gasvoda & Associates, Inc. for Scada Integration Services in 2025, in an Amount not to Exceed \$67,000.00 and Authorizing its Execution
This Resolution was adopted.
- BI.** [RES 24-395](#) A Resolution Approving A Memorandum of Understanding with the Illinois Fraternal Order of Police Labor Council, Lodge No. 8, for the Purpose of Establishing an Alternate Work Schedule for Police Department Patrol Officers in 2025 and Authorizing its Execution

This Resolution was adopted.

- BJ.** [RES 24-396](#) A Resolution Approving execution of a Lease Agreement with Stryker Cooperation for (4) Power Cots, (4) Power Load Units, (4) Manual Stair Chairs, and (4) Power Stair Chairs and related support not to exceed \$1,380,000 Authorizing its Execution.

This Resolution was adopted.

- BK.** [MOT 24-276](#) A Motion to Approve the Bills in the Amount of \$8,335,971.70 from November 3, 2024 through November 23, 2024.

This Motion was approved.

- BL.** [MOT 24-277](#) A Motion to Approve the September 2024 Monthly Treasurer's Report for All Funds

This Motion was approved.

- BN.** [MOT 24-280](#) A Motion to Approve the 2025 Village Board Regular Meeting Calendar

This Motion was approved.

XII. Regular Agenda

- BO.** [ORD 24-189](#) An Ordinance Adopting the Budget for All Corporate Purposes of the Village of Oak Park, Cook County, Illinois in Lieu of the Appropriation Ordinance for the Fiscal Year Commencing on the First Day of January, 2025 and Ending on the Thirty-First Day of December, 2025

Interim CFO Donna Gayden presented the Item.

President Scaman said she sent an email motion on November 22 to Village Manager Kevin Jackson and blind copied the Village Board regarding a set aside for \$1M for the Percy Julian Home. She said she has asked for that to begin to save for following up with the wishes of Faith Julian related to a discussion we have had a couple of times on wishing to preserve that home. We are quite aware that it would require much more than what is proposed today if approved by the Village Board.

Trustee Enyia has written a letter to Congress sponsored by Congressman Davis that represents Faith's desire to see the home preserved in the memory of both of her parents honoring their contributions to society and the sciences and humanities. He said it is long-time due and a chance to bring Oak Park together to pay this tribute to them. Congressman Davis and Representative Ford give their support to this cause. It is in the process to receive National Landmark status.

CFO Gayden said at the end of the year if none of the money is spent, it

goes to the restricted portion of the fund balance that can only be taken out by a Village Board vote.

Trustee Parakkat said he is concerned by how this is getting into the budget on such short notice. He asked if there is an urgency to getting it into the budget at this point. President Scaman said the current Trustees have a right to vote on it and the opportunity to be part of that legacy. He said he had a conversation with Faith today and she has a tax sale coming up on December 10 and is worried about where the ownership of the property will be. He said he thinks more discussion and definition is needed on what we are proposing and how it will play out and look in the future. He said he is totally in favor of doing something for his legacy that is thoughtful and careful in the context of what is the reality. He said he is not comfortable putting \$1M in the budget knowing what he knows now.

President Scaman clarified the money is set aside. How it is used would still be the decision of the Village Board. The only stipulation that has been communicated is that it be used for the preservation of the home.

Trustee Robinson noted this would get pulled from the Village's reserves. She recommended pausing it to bring forward a more fully formed plan. The tax sale causes into question the viability of preserving her home. She said she would appreciate to take some time and have the Law Department come back with what our parameters would be in using public funds for a private individual's home. She said she would feel more comfortable moving forward with a plan that has more structure and legal input and getting on the same page with Mrs. Julian. She suggested broadening it to create a fund that is not necessarily tied to her home. President Scaman said we do not know what opportunity might come that would have been helpful to have a bucket of funds that we have started saving for.

Trustee Robinson asked if the proposed bill opens up the possibility of federal funds, which Trustee Enyia confirmed. She asked if there is any reason why we would not be able to access our own reserves quickly if needed. CFO Gayden said it would take a budget amendment.

Trustee Straw noted a future Board can make a budget amendment to remove a restriction or allocate funds from reserves to a specific purpose. Making this budget allocation and putting it in restricted funds is making a statement of purpose. He said he would rather impose this restriction because we have talked about wanting to make sure we do this for our community and this important piece of Black American history. He said he is happy to put that restriction on these funds.

Trustee Wesley said he agrees this is a statement of purpose and he would have liked to see it come forward sooner. It shows the commitment of this Board and this Village to an era of history that has not gotten its due. He said he supports it and it creates a barrier that would require a conversation to undo it.

Trustee Buchanan said she had reservations when she saw this late breaking suggestion though she is in favor of it because it is extremely important and she likes the intention that is implied by the set-aside.

Trustee Parakkat said the intent behind the action is well appreciated. He said he was looking at it more from a process standpoint in terms of getting it at this stage in a budget cycle. He said he doesn't see the urgency and if the intention exists, then we can do it in January without it having an impact.

Trustee Wesley said he thinks we should keep the two parking enforcement officers in the budget as we are down significantly in parking enforcement revenue.

Trustee Straw said he would be supportive of that.

Trustee Robinson requested a refresher on the previous conversation. Manager Jackson said staff's position is to be more strategic in managing the resource and take advantage of modern technologies to enable us to do that better and have more oversight of the parking function. Parking enforcement is different post-COVID. Equity considerations could impact how we approach parking enforcement. Development Services Director Emily Egan said we are confident the revenue would stay the same with the current staffing levels and utilizing the current technology and data we have to make the system more efficient.

Trustee Wesley asked if we anticipate seeing parking enforcement revenue go back to pre-COVID levels. Director Egan confirmed we do expect an increase in revenue resulting from a more efficient workflow with our enforcement officers with a focus on compliance rather than revenue. He said he is actually looking for the revenue because dollars not collected from parking revenue has to be levied. He said if everyone is paying for their parking and we no longer need enforcement, then we can pare back the staffing. Director Egan said we want to enforce and we want compliance and we expect revenue to increase as a result.

Trustee Straw said equity concerns around parking enforcements are often in areas where there is a lot of multi-family housing and those areas are very well enforced. He said he would like to have a discussion about what

equity looks like in parking enforcement. There is room for increasing revenue as a way of increasing compliance. Director Egan said \$2M is projected next year for parking enforcement.

President Scaman said she would like to give the technology a chance that is being recommended by staff.

Trustee Parakkat said he shares the concern in terms of low enforcement and reduction in revenue but he said it seems it will be addressed with technology.

Trustee Wesley requested quarterly data on parking enforcement revenue. Manager Jackson confirmed that can be provided and said staff would like an opportunity to scale up the operations.

It was moved by Trustee Robinson, seconded by Trustee Parakkat, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BP. [ORD 24-184](#) The Village of Oak Park's Tax Year 2024 Property Tax Levy Ordinance

It was moved by Trustee Straw, seconded by Trustee Robinson, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BQ. [ORD 24-177](#) An Ordinance Providing for the Abatement of \$180,919 Against the 2024 Tax Levy (2012A General Obligation Corporate Purpose Bonds)

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BR. [ORD 24-179](#) An Ordinance Providing for the Abatement of \$765,231 Against the 2024 Tax Levy (2016E General Obligation Corporate Purpose Bonds)

It was moved by Trustee Robinson, seconded by Trustee Straw, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BS. [ORD 24-180](#) An Ordinance Providing for the Abatement of \$1,104,608 Against the 2024 Tax Levy (2018A General Obligation Corporate Purpose Bonds)

It was moved by Trustee Straw, seconded by Trustee Robinson, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BT. [ORD 24-181](#) An Ordinance Providing for the Abatement of \$459,580 Against the 2024 Tax Levy (2016D General Obligation Corporate Purpose Bonds)

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BU. [ORD 24-183](#) An Ordinance Providing for the Abatement of \$304,063 Against the 2024 Tax Levy (2021 General Obligation Corporate Purpose Bonds)

It was moved by Trustee Wesley, seconded by Trustee Straw, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BV. [ORD 24-187](#) **An Ordinance Providing for the Abatement of \$11,940 Against the 2024 Tax Levy (2020A General Obligation Corporate Purpose Bonds).**

It was moved by Trustee Straw, seconded by Trustee Wesley, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BW. [ORD 24-188](#) **An Ordinance for the Levy and Assessment of Taxes in the Amount of \$775,000 for the Property Tax Year for the Village of Oak Park Special Service Area Number One**

It was moved by Trustee Straw, seconded by Trustee Robinson, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

G. [ORD 24-163](#) **Concur with the Historic Preservation Commission and Adopt an Ordinance Amending Chapter 7 ("Buildings"), Article 9 ("Historic Preservation") of the Oak Park Village Code**

Trustee Wesley said this changes the ability to get a Certificate of Appropriateness (COA) which is already really hard to get. He said he is against raising the bar and will vote no. Adding an additional barrier is unnecessary.

Trustee Straw requested clarification about quorum. Village Attorney Greg Smith said the Historic Preservation Commission (HPC) is an 11-member body so a majority is 6 and a quorum of the majority is 4. A vote of 4 in favor approves the COA. The HPC's proposal is to raise the vote required from 4 to 6, being a majority of the number of members of the commission.

Trustee Robinson said she is the liaison to the HPC. She said most COAs are approved. She said this is to bring the ordinance in line with the commission's practice. Village Planner Craig Failor noted it is not just the COA, it is also the public hearing for a COA. If a COA gets denied, the applicant has the opportunity to hold a public hearing for either a COA or an economic hardship case. That majority 6 vote covers all three of those. She said it makes sense to simplify the process and align it with the other

pieces of the commission's process. Planner Failor noted that aligns with the other commissions as well. She said she is supportive of the motion.

Trustee Straw noted there are only 6 of 11 seats filled on the Community Design Commission. Attorney Smith said the CDC votes as a majority of commissioners who are in attendance. President Scaman noted the Zoning Board of Appeals and CDC are low in members because she has hopes to merge those commissions in the future.

It was moved by Trustee Wesley, seconded by Trustee Robinson, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 4 - Village President Scaman, Village Trustee Buchanan, Village Trustee Parakkat, and Village Trustee Robinson

NAYS: 3 - Village Trustee Enyia, Village Trustee Straw, and Village Trustee Wesley

ABSENT: 0

BM. [MOT 24-279](#) A Motion to Approve Staff's Recommendation to Overhire Firefighter/Paramedic and Public Works Positions in Fiscal Year 2025

Assistant Village Manager/HR Director Kira Tchang presented the Item.

Trustee Wesley asked if this type of program is often used to plan retirements for senior staff. Director Tchang said that is a common use of the program and one of BerryDunn's recommendations. He asked if the Village would consider expanding this to senior staff in general. Manager Jackson confirmed we could do that and he thinks it would be a wise consideration.

Trustee Wesley asked how this would impact the budget. Director Tchang said the overhire would only be considered when it is a budget neutral proposition and no budget amendment would be required, like a planned retirement. He inquired about situations where it is not budget neutral but it is still desired. Director Tchang said any item requiring further appropriation would result in a budget amendment being brought forward to the Village Board for approval.

It was moved by Trustee Robinson, seconded by Trustee Straw, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

BX. [ID 24-608](#) A Presentation and Discussion on Oak Park's Unhoused Population,

Including Ongoing Work of the Village and Key Community Partners

Assistant Village Manager/Neighborhood Services Director Jonathan Burch presented the Item. Housing Forward Chief Executive Officer Linda Schueler gave a presentation. Housing Forward Director of Impact, System Performance & Strategy Becki Stone provided additional data.

Trustee Robinson said the \$1.1M additional ask is outside of the Village's current funding agreement with Housing Forward. She asked if there is any funding that can be moved over. Director Burch confirmed there is not and said the Village funds individual programs or activities. She asked what can be covered under existing funding and how much extra is being requested. Director Burch said the expanded street outreach team and the build interim housing are additional. The capital funding is included in the 2025 budget.

Trustee Robinson said it looks like there are enough beds in the Accolade place at 112 South Humphrey to cover the Oak Park unhoused population. CEO Schueler said the total unmet need is 99 individuals, of which 42 identify themselves as being from Oak Park. Housing Forward does not operate emergency shelter beds outside of Oak Park. If activated, the Accolade space will meet the Oak Park need. There are also 20 people at St. Catherine-St. Lucy now. Individuals would be assessed and a determination would be made who would be next in line for the Accolade space. Housing Forward wants to set aside some emergency beds at Accolade.

Trustee Robinson said if we are having an unhoused problem in Oak Park, Oak Park dollars should be made available to meet that need. CEO Schueler said she agrees with that and has a meeting with Cook County Board of Commissioners President Toni Preckwinkle next week.

Trustee Robinson asked if there are additional funds through SMASS3 that the Village can leverage. Community Services Administrator Vanessa Matheny said not at this time as the grant cycle only covers the period of July 1, 2024 through June 30, 2025. Trustee Robinson asked where the money would come from. Director Burch said staff would have a conversation with the Village Board about the fund balance and other resources. Manager Jackson said the implication is that the source of funding would come from the fund balance. Trustee Robinson said she would need to think about that. To the extent we can plan and budget for something, especially if it is recurring, is the best position to be in.

CEO Schueler said Option 3 is where Housing Forward can have really substantial impact in terms of that flow. Option 2 is needed as well with limited staff. March and April have seen the greatest spike in our numbers.

Trustee Straw wondered how many unhoused folks would not accept emergency housing. Director Stone said 36% of the street outreach Oak Park households want to be a part of that. Others have said yes but haven't yet accessed the St. Lucy site. Others are unable to be in a congregate setting and are on a wait list for interim housing. He noted 27 of the 54 total clients have opted in to the wait list and we are only creating 22 new beds. He asked how we solve the issue of folks who don't trust the assistance they're being offered. Director Stone said expanding street outreach workers to more locations and hours will significantly increase that trust. The quicker we can get households out of interim housing, the quicker we can move unsheltered clients who cannot go into a congregate setting into that facility.

Trustee Straw asked how big an impact Option 3 would have on moving folks out of interim housing. CEO Schueler said they've doubled their number of emergency shelter beds to 115. She noted they made three attempts at the Metra station last weekend. 15 people were brought to Good Shepherd and another 15 did not want to go. He said he's hugely supportive of these efforts and thinks it is a good start.

Trustee Wesley said he's been outspoken about his support for programs like this here in Oak Park. He asked where this leaves us in terms of the unhoused population. Director Burch said we cannot make a commitment that we will never see someone unhoused here in the community. In the short term, it would help those folks interested in housing off the streets and into those housing options. This is designed to be an emergency response action to address issues in the here and now. St. Lucy would close and transition over.

Trustee Wesley asked if we could have both. Director Burch said part of it is the capital improvements that are necessary to keep the building operational and the operational needs of running two emergency shelters. CEO Schueler said the capital upgrades for St. Lucy were \$637K to meet the life and safety codes and keep it open. They are considering a longer-term strategy to use St. Lucy for families if they can come up with the funding. Option 1 gives an additional 20 shelter beds. Options 2 and 3 allows us to expedite that process to make more bed and unit vacancies available to help that system flow.

Trustee Wesley asked how the situations for the unhoused and nearby residents will improve if we do Options 1, 2, and 3. CEO Schueler said Option 2 will have a more active presence by doubling the street outreach team. Director Burch noted residents have requested more of a consistent presence from the outreach team and police.

Trustee Wesley said he is largely supportive of this and is trying to understand the impact for \$1M. He said for \$1M he expects a lot more localized impact for the unhoused and for the community. He said he would like to see something more concrete on what we are going to do and what the outcome is going to look like. We were able to get 100 migrants onto a bus last year without them having to sleep outside for a lot less money so that is his expectation. Director Stone said Option 3 targets the less visible folks who may be employed and living in their car and help them get an apartment which will open a shelter spot for someone who is unhoused and help alleviate that bottleneck.

President Scaman said she is hearing the need to focus on the Oak Park problem, diversify funding by looking to the state and county for additional assistance, increase the street outreach team, and work with neighboring communities.

Trustee Parakkat said the problem only seems to be growing so he needs to understand the size of the problem and how we can contain it. Then we can look at a holistic solution that is right-sized for what we can afford as a community. This solution may take care of a bottleneck that exists but it leaves the door open for what the impact is and will it really solve the problem. He said that correlation is not clear to him. Director Burch said these are Housing Forward's efforts and there are also the things Village staff are doing in other ways. We are trying to move to that more global solution.

Trustee Parakkat said the size of the problem starts to be the problem because we are pushing up the cost of living in this community. He said he does not know what the threshold is and he would like to understand what that answer should be so we are making this decision in a right-sized manner so that it doesn't have a negative consequence we are not thinking of. He said he would like to see the data to support that before we make a decision because it is a lot of money and we want to make sure it creates the right balance in trying to solve this problem. Director Burch said staff should come back with a clear definition of the problem here in Oak Park, how the size and scope has changed over time, and the relationship between these dollar figures.

President Scaman said we do not have a right to continue to complain about the problem if we're not willing to invest in a solution. She noted it is really \$800K additional because we are already committed the \$365K. She said she would like to see where the other governmental bodies can help formalize some of the partnerships. The Township and Community Mental Health Board can be part of the solution so all of the burden is not

put on the Village.

Trustee Buchanan disagreed with Trustee Parakkat that the underlying goal is to not have residents be annoyed by homelessness and move away. She said the goal is to get shelter for unhoused people. She expressed empathy for the residents having to step over human waste and trash to get to the Metra. She asked who is responsible for that. Public Works Director Rob Sproule said the multimodal station at Marion is owned by Union Pacific. Metra and CTA have lease agreements to operate stations at that location. The Village does not have a current agreement with Metra and Metra does not have custodial services so the Village needs to continue to maintain that station. Staff are there cleaning 3-4 hours every morning.

Trustee Buchanan said she doesn't think the comparison with the migrants works because we had one set of migrants. We will house some people and more people will come in. We will not fix this problem with this funding. She said that is not her expectation and she is in support of this funding because this is a humongous problem that is affecting our unhoused and our residents.

Trustee Enyia said this is something we will continue to see in Oak Park and the country. These options give us a better opportunity to triage the situation and maintain it as best we can. He said he is fully supportive of it.

President Scaman said the direction is we are going to find the money for what we can do and the level of dollars depends on researching other potential funding opportunities.

BY. [ORD 24-161](#) **Concur with the Plan Commission and Adopt an Ordinance Amending Article 8 ("Uses"), Section 8.4 ("Principal Use Standards") and Table 8.1 ("Use Matrix") of the Oak Park Zoning Ordinance to Establish a Community Service Center as a Special Use in the NC-Neighborhood Commercial Zoning District**

President Scaman acknowledged David Pope in the audience who is executive director of the Oak Park Housing Authority and the owner of Accolades.

Plan Commission Commissioner Nick Bridges said the commission was unanimous in its support of this.

It was moved by Trustee Straw, seconded by Trustee Robinson, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

- BZ.** [ORD 24-162](#) **Concur with the Plan Commission and Adopt an Ordinance Granting a Special Use Permit to Allow a Community Service Center in the NC-Neighborhood Commercial Zoning District Located at 112 North Humphrey Avenue**

It was moved by Trustee Straw, seconded by Trustee Enyia, that this Ordinance be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

- CA.** [RES 24-342](#) **A Resolution Approving a Funding Grant Agreement between Housing Forward and the Village of Oak Park to Fund Emergency Overnight Shelter for Persons Experiencing Homelessness in the Village's Shelter Program Through SMASS III Funds and Authorizing its Execution.**

Community Services Administrator Vanessa Matheny presented the Item.

It was moved by Trustee Straw, seconded by Trustee Robinson, that this Resolution be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

- CB.** [RES 24-326](#) **A Resolution Approving the Professional Services Agreement with Planning Resources, Inc. Not-to-Exceed \$150,000 to Develop a Streetscape Design to Publicly Recognize and Memorialize the Life and Legacy of Dr. Percy L. Julian on Chicago Avenue between East Avenue and Austin Boulevard.**

Deputy Development Services Director Brandon Crawford introduced the Item. Planning Resources President and Director of Landscape Architecture Darrell Garrison and Senior Landscape Architect Jennifer Kelliher presented the Item.

Trustee Enyia said this looks great and he loves the idea of augmented and virtual reality and switching out seasonally to keep things relevant and turn this into a learning experience.

Trustee Wesley said he loves the technology aspect and outdoor exhibit which feels new and different in Oak Park.

Trustee Straw said he appreciated the engagement component that takes community input and leverages your design into something better. He said integrating technology makes sense and it would be helpful to understand the ongoing cost implications keeping the technology component consistently fresh and new.

It was moved by Trustee Robinson, seconded by Trustee Enyia, that this Resolution be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

CC. [RES 24-358](#) **A Resolution Approving a Professional Services Agreement with Johnson Lasky Kindelin Architects, Inc. for Schematic Design Architectural Services for the Oak Park Municipal Campus in an Amount not to Exceed \$1,850,000.00 and Authorizing Its Execution**

Director Sproule introduced the Item. Johnson Lasky Kindelin (JLK) President Meg Kindelin presented the Item.

It was moved by Trustee Straw, seconded by Trustee Robinson, to extend the meeting past 10:00 P.M. The motion was approved. The roll call was as follows:

AYES: 6 - Trustees Buchanan, Enyia, Parakkat, Robinson, Straw and President Scaman

NAYS: 1 - Trustee Wesley

ABSENT: 0

Trustee Parakkat said he was expecting the entire project to be much lower than the \$120M estimate. We have spent many years leading up to this point. We are now calling it a municipal campus with an expansive and expensive scope. All of this is delaying the process of getting the much needed police facility. We are failing to prioritize that established need in this community. He asked if there is a way to accelerate that. Director Sproule said we all understand the police station is a priority for the project. Very large-scale decisions need to be made about the station and how it interacts with the site by the Village Board before we can start constructing that building. This process is what gets us to that point. Trustee Parakkat said he is still not comfortable with the scope.

President Scaman asked Trustee Parakkat to direct his debate to his fellow Trustees, not with staff. Director Sproule noted the \$120M number is

based off the historic information in terms of the project and goals and priorities of the Board. It is still a placeholder for this process. Cost and financing and the total project scope is yet to be determined. Three final design schemes and costs associated will be presented in March.

Trustee Straw said the Village Board is very focused on the cost of this project and to the community. He asked if some of the design schemes will be focused on delivering the highest value proposition we can. President Kindelin said she would definitely commit to that with the team she has and where we can go with this project. He agreed that \$120M sounds like a lot of money and he trusts that JLK has that in mind as we go through this design process and will help us try to get to hopefully a significantly lower number than that. He said he is in support of moving forward.

Trustee Robinson requested clarification on who is involved in the charrette process and its purpose. President Kindelin said the idea is that all of the people who will be involved in the decision making at the end come together at the beginning. Director Sproule said the groups would be the Village Board, the subset of the Facility Review Committee, and the users including the Police and Village Staff. The afternoon share back would provide additional feedback to the Board and the architects would be there to observe the Board's preference to help inform the process and help them develop the three schemes for the ultimate selection.

Trustee Robinson asked how the Village Hall facility condition assessment folds into this overall process. President Kindelin said Village Hall is the key element and we have not yet been able to do the investigation needed to get this building functioning properly and be sustainable. The structural and MEP analysis will do that next level. The assessment will happen in Phase 1 and a little into Phase 2.

Trustee Robinson said she would be interested in a phased approach over the course of several years with a multi-year budget in mind. President Kindelin said it is clear from conversations that there will be phasing in order to make the necessary changes, which is why cost estimating, phasing, and constructability are part of the early phases so we can make reasonable decisions.

Trustee Wesley said he does not like the price. He said he knows JLK will do a good job and appreciates the work they will bring to this.

President Scaman said she trusts JLK is listening to the Village Board about cost and priorities and understanding we will have cost restraints and need to make justifications. It will be an educational process for our community at large. The JLK team will be ethical and accountable and

transparent and understand fully that we are looking at how people will engage with their government for the next 50 years in a way that is sustainable and efficient and allow for those that work here to maximize their efficiency as potential. This is the first Board that has been unanimous on the priority for a new police station. She said she is proud of the process we have landed on.

It was moved by Trustee Straw, seconded by Trustee Buchanan, that this Resolution be adopted. The motion was approved. The roll call on the vote was as follows:

AYES: 7 - Village President Scaman, Village Trustee Buchanan, Village Trustee Enyia, Village Trustee Parakkat, Village Trustee Robinson, Village Trustee Straw, and Village Trustee Wesley

NAYS: 0

ABSENT: 0

XIII. Call to Board and Clerk

Trustee Buchanan said Oak Park Climate Action Network (OPCAN) and Illinois Public Interest Group is hosting a "Bring Clean Energy Home to Oak Park" family-friendly and free event next Monday at 7:00 pm at the Community Recreation Center (CRC) to learn from local and state climate leaders about policies and how your household can fight climate change. Come early at 6:30 pm for a tour of the CRC heat pump and solar batteries.

Police Chief Shatonya Robinson expressed the Police Department's gratitude for the moment of silence for Detective Allan Reddins and the Trustees for extending their condolences during this very difficult time. She thanked the community for the tremendous amount of love and support and for everyone's patience as we try to create a space so our community can grieve with us collectively. We understand it is not just the Police Department that is feeling the loss.

Trustee Straw thanked Chief Johnson and the Police Department. He extended his condolences and acknowledged the shock and heartbreak in the community. He said everyone here is deeply committed to supporting our police and making sure they have the tools they need to address public safety and keep the members of the department safe.

Trustee Parakkat wished everyone a happy holiday season and asked to keep Det. Reddins and his loved ones and colleagues in our thoughts and prayers.

President Scaman thanked Chief Johnson for her leadership and expressed gratitude for her colleagues and staff in keeping the Reddins

family close to our hearts and the commitment that Det. Reddins will be remembered forever.

Manager Jackson expressed his condolences to the family, Police Department, and all first responders. He said he is grateful for Det. Reddins' service and sacrifice for our community and for all of the support from the Board and community. He expressed his gratitude to the Village Board for the work we have done this year and said he is looking forward to accelerating these initiatives in the new year. He thanked the staff for their work while being short-staffed in a lot of areas. He thanked the community for its support as we work through this difficult time mourning the loss of Det. Reddins.

XIV. Adjourn

It was moved by Trustee Wesley, seconded by Village Trustee Straw, to Adjourn. A voice vote was taken and the motion was approved. Meeting adjourned at 10:26 P.M., Tuesday, December 3, 2024.

**Respectfully submitted,
Deputy Clerk Hansen**