



# Village of Oak Park

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

## Meeting Minutes

### President and Board of Trustees

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Tuesday, January 27, 2026

6:30 PM

Village Hall

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#### I. Call to Order

Village President Scaman called the Meeting to order at 6:33 P.M.

#### II. Roll Call

**Present:** 5 - Village President Scaman, Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, and Village Trustee Taglia

**Absent:** 2 - Village Trustee Straw, and Village Trustee Wesley

#### III. Consideration of Motion to Adjourn to Closed Session to Discuss Purchase or Lease of Real Property for the Use of the Village and Setting of a Price for Sale or Lease of Property Owned by the Village

Village Trustee Wesley arrived at 6:38 P.M.

Village Trustee Straw arrived at 6:40 P.M.

**It was moved by Village Trustee Enyia, seconded by Village Trustee Eder to adjourn to Executive Session. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 5 - Village President Scaman, Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, and Village Trustee Taglia

**NAYS:** 0

**ABSENT:** 2 - Village Trustee Straw, and Village Trustee Wesley

#### IV. Adjourn to Closed Session

#### V. Reconvene to Regular Meeting in Council Chambers and Call to Order

The Regular Meeting reconvened at 7:48 P.M.

#### VI. Roll Call

Village Trustee Leving Jacobson stepped away. Returned at 7:50 P.M.

**Present:** 7 - Village President Scaman, Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Straw, Village Trustee Taglia, and Village Trustee Wesley

**Absent:** 0

#### VII. Agenda Approval

It was moved by Village Trustee Eder, seconded by Village Trustee Straw to approve the agenda. A voice vote was taken and the motion was approved.

### VIII. Minutes

- A. [MOT 26-111](#) A Motion to Approve Minutes from the January 20, 2026 Regular Meeting of the Village Board

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

### IX. Non-Agenda Public Comment

Resident and member of Central West Oak Park Neighborhood Association, David O. addressed the board for a zoning amendment requiring any hospital construction exceeding 60 feet near residential neighborhoods to undergo a public approval process. He emphasize the need for transparency and action on a June 2023 board directive, noting that no recommendations have been provided in the 31 months since.

Resident and member of Central West Oak Park Neighborhood Association, Michael W. emphasized that building height considerations for Rush Oak Park Hospital are overdue and should have been addressed during past zoning changes. He urged the board to act on its 2023 unanimous directive to staff to recommend reducing hospital district building heights to 60 feet, citing concerns about proximity to residential homes and lack of prior conditions on zoning changes.

### X. Proclamation

- B. [MOT 26-109](#) A Motion to Approve a Proclamation Honoring the Life and Legacy of Mrs. Wyanetta Johnson

Village President Scaman read the Proclamation aloud.

It was moved that this Motion be approved. A voice vote was taken and the motion was approved.

### XI. Village Manager Reports

None; no action was taken regarding this item.

### XII. Village Board Committees

None; no action was taken regarding this item.

### XIII. Citizen Commission Vacancies

- C. [ID 26-160](#) Board and Commission Vacancy Report for January 27, 2026

This report lists the expected number of members, current number of

members seated and number of active vacancies for the Village’s 18 citizen boards and commissions. There are currently 25 vacancies.

**XIV. Citizen Commission Appointments, Reappointments and Chair Appointments**

- D. [MOT 26-110](#) A Motion to Consent to the Village President’s Appointment of:  
Civic Information Systems Commission - Joshua N. Vanderberg, Appoint as Chair  
Farmers’ Market Commission - Anthony P. Munoz, Appoint as Member  
Village Clerk Waters read the names aloud.

**This Motion was approved.**

**XV. First Reading**

- E. [ORD 26-102](#) A First Reading and Potential Approval of an Ordinance Amending Chapter 22 (“Streets and Sidewalks”), Article 14 (“Small Wireless Facilities”) of the Oak Park Village Code for the Regulation of Small Cell Wireless Facilities

Deputy Village Manager Ahmad Zayyad explained that state law recently expanded village authority over small cell installations. Proposed three ordinance changes. Clarified that the fee amount is set by state law and agreements with providers triggered the timing of this update.

Village President Scaman supported the ordinance and asked about the number of existing installations and expected revenue increase.

Village Trustee Straw expressed support for charging providers rather than residents.

Village Trustee Enyia asked about provider arrangements and whether service quality would improve.

**Board of Trustees agreed to waive Second Reading.**

**It was moved by Village Trustee Straw, seconded by Village 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, Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Straw, Village Trustee Taglia, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 0

**XVI. Consent Agenda**

Approval of the Consent Agenda

**It was moved by Village Trustee Eder and seconded by Village Trustee Straw 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, Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Straw, Village Trustee Taglia, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 0

- F.**     [RES 26-105](#)   A Resolution Approving and Adopting the Village of Oak Park Climate Ready Energy Loan Program Guidelines  
**This Resolution was adopted.**
- G.**     [RES 26-108](#)   A Resolution Approving the Purchase of Six 2026 Ford Utility Hybrid Police Interceptor Vehicles with Police Package from Currie Motors of Frankfort, Illinois, through contracts secured by the Suburban Purchasing Cooperative Joint Purchasing Program in an Amount Not to Exceed \$312,012.00  
**This Resolution was adopted.**
- H.**     [RES 26-112](#)   A Resolution Approving Amendments to Appendix I (“Job Classification & Fair Labor Standards Act (FLSA) Status”) and Appendix VII (“Appointee Pay Plan Schedule”) of the Village of Oak Park Personnel Manual  
**This Resolution was adopted.**
- I.**     [RES 26-117](#)   A Resolution Approving the Purchase of One Electric Semi-Truck from Peterbilt Illinois Joliet, Inc dba JX Truck Center through Contracts Secured by the Sourcewell Cooperative Joint Purchasing Program in an Amount not to exceed \$397,591.06 and Directing Staff to Prepare the Necessary Budget Amendment for the Purchase  
**This Resolution was adopted.**
- J.**     [RES 26-119](#)   A Resolution Approving and Adopting the Village of Oak Park Climate Ready Sustainability Credit Program Guidelines  
**This Resolution was adopted.**
- K.**     [RES 26-120](#)   A Resolution Approving the Independent Contractor Agreement with McAdam Landscaping, Incorporated for Business District Landscape Maintenance Services in 2026 in an Amount Not to Exceed \$77,000.00 and Authorizing Its Execution  
**This Resolution was adopted.**
- L.**     [RES 26-121](#)   A Resolution Approving the Independent Contractor Agreement with CityEscape Garden & Design LLC for Regular Landscape Maintenance Services in 2026 in an Amount Not to Exceed \$137,000.00 and Authorizing Its Execution

**This Resolution was adopted.**

- M. [RES 26-130](#) A Resolution Approving and Adopting the Village of Oak Park Climate Ready Energy Grant Program Guidelines

**This Resolution was adopted.**

- N. [ORD 26-101](#) An Ordinance Authorizing the Sale of Surplus Equipment Owned by the Village of Oak Park

**This Ordinance was adopted.**

- O. [ORD 26-108](#) An Ordinance Amending Section 15-3-18 of the Oak Park Village Code to Extend the Free Parking Time at the Village's Avenue Garage from Sixty (60) Minutes to Ninety (90) Minutes to Provide Business Support During the "Renew the Avenue" Streetscape Project

**This Ordinance was adopted.**

## **XVII. Regular Agenda**

- P. [MOT 26-106](#) A Motion to Accept the Fiscal Year 2024 Annual Comprehensive Annual Financial Report (ACF) and Supporting Documents

Chief Financial Officer Kevin Bueso shared the 2024 audit was finalized ahead of schedule and received a clean, unmodified opinion, confirming that the village's financial statements are accurate and comply with all required standards. The audit included several key reports, such as the Annual Comprehensive Financial Report, Single Audit Report for federal grants, and management letters addressing two noted deficiencies with corrective action plans. Financial highlights show a strong general fund balance of \$49.7 million-about 67% of annual operating expenditures-along with positive operating income across all enterprise funds, indicating healthy cost recovery for services. Overall, the audit reflects sound financial management and continued progress toward long-term fiscal stability.

Village Trustee Taglia asked why the audit for fiscal year ending December 31, 2024, was only finalized in January 2026. Inquired whether the audit was filed late with the state and if any penalties were assessed.

Sikich Director Tom Siwicki Explained delays occur when required information isn't available during scheduled fieldwork, as auditors move on to other engagements afterward. Stated no fines were assessed for the 2024 audit but emphasized the state is becoming stricter about timeliness.

Chief Financial Officer Kevin Bueso cited staffing shortages and on boarding challenges as the main cause of delay. Assured the board that the 2025 audit is already ahead of schedule and future delays are not

expected. Noted a detailed discussion on internal controls and technology upgrades will occur in early February.

Village President Scaman expressed the expectation that future audit reports should go through the Finance Committee before being presented to the full Village Board.

**It was moved by Village Trustee Wesley, seconded by Village Trustee Eder, that this Motion be approved. The motion was approved. The roll call on the vote was as follows:**

**AYES:** 7 - Village President Scaman, Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Straw, Village Trustee Taglia, and Village Trustee Wesley

**NAYS:** 0

**ABSENT:** 0

**Q.** [ID 26-116](#) A Presentation by Ralph T. Muehleisen, Chief Building Scientist at Argonne National Laboratory of the results of the Energy to Communities Expert Match project titled “Multifamily Housing Incentive Program Development.”

Chief Building Scientist at Argonne National Laboratory Ralph T. Muehleisen presented the results of a study conducted for the Village of Oak Park investigating effective energy efficiency incentive programs for the Village of Oak Park multifamily properties. He recommended a deep energy retrofit combining heat pumps, wall insulation, and window upgrades could reduce a building’s Energy Use Intensity (EUI) by 68%, but at a high upfront cost of about \$1.1 million. Current annual energy costs are roughly \$85,000, and while individual measures like insulation and boiler replacement offer moderate savings, heat pumps-though most effective for reducing EUI-do not lower costs under standard rates. However, using a discounted electric heating rate could make heat pumps cost-neutral and, when combined with other upgrades, achieve up to \$25,000 in annual savings, highlighting a trade-off between significant energy efficiency gains and substantial initial investment.

Chief Sustainability Officer Lindsey Roland Nieratka clarified that data issues are not systemic but due to how building owners submit information; efforts are underway to clean and monitor the database. Reported current compliance rate at 28%, noting active outreach and technical assistance to improve it. Explained that smaller building owners often lack resources compared to large property managers, making compliance harder. Outlined strategies to boost compliance, including landlord training sessions, technical assistance, and data jam events. Confirmed approval of a full-time sustainability analyst position to strengthen program efforts.

Village Trustee Eder agreed heat pumps are beneficial and noted building owners often prefer them because costs shift to tenants when individual

units have heat pumps instead of a central boiler. Asked about roof insulation as an alternative to expensive exterior wall insulation. Raised concerns about difficulty in obtaining discounted electric heating rates and criticized ComEd for lack of support. Praised the benchmarking program as a valuable resource and asked about data reliability and compliance rates. Highlighted the importance of improving compliance to enable future performance standards and offered support to help increase participation.

Village Trustee Straw asked about the visual impact of mini-split technology on building exteriors and expressed concern about aesthetics in Oak Park's historic housing stock. Emphasized the need to balance climate action with community resistance to visible exterior units, suggesting rooftop placement as a solution.

Requested data on energy efficiency gains from roof improvements and highlighted the importance of proactive planning with the Historic Preservation Commission to avoid backlash. Stressed that addressing climate change is an existential issue and urged quick, effective implementation of energy efficiency measures.

Village Trustee Wesley shared housing data: Oak Park has about 700 multifamily buildings, with 6,000 units in buildings of 20+ units (25% of housing), compared to 9,870 single-family homes (40%). Noted multifamily housing occupies only 296 acres (9.9%) of Oak Park's land area, making it highly space-efficient. Emphasized that increasing multifamily housing is critical for sustainability and climate action, linking this to future discussions on "missing middle" housing. Advocated for efficient land and energy use as key strategies for the community's climate goals.

R. [ID 26-131](#) A Presentation and Discussion on E.C.H.O. (Engaging Community for Healthy Outcomes) Phase 1

Community Services Administrator Vanessa Matheny reported the E.C.H.O. program completed its first year with 702 calls for service, focusing on reducing repeat emergency calls and connecting residents to resources through collaboration with police, fire, and community partners. Key efforts included mailers, videos, referral guides, improved tracking systems, and proactive outreach to unhoused residents, seniors, and high-rise communities. For Year Two, goals include expanding awareness through surveys and informational sessions, strengthening partnerships, improving 911 call tracking, and increasing referrals to 1,299 while maintaining quality care and efficiency.

At 9:54 P.M., Village President Scaman made a motion to extend Board Meeting beyond 10:00 P.M. It was moved by Village Trustee Wesley and seconded by Village Trustee Eder to extend Board Meeting beyond 10:00 P.M.

Village Trustee Enyia praised the growth and impact of the E.C.H.O. program, expressing pride in its ability to serve residents and support community needs. He encouraged continued collaboration with partners like the township, library, and park district, emphasized educating residents on proper emergency and non-emergency contacts, and highlighted the importance of managing expectations for high-risk situations while promoting awareness of E.C.H.O. as a key resource.

Village Trustee Wesley praised E.C.H.O.'s success and growth, and highlighted the importance of referral source data for strengthening partnerships and expressed concern about the high volume of housing-related calls-nearly half of all service requests-urging a proactive plan to address housing needs beyond E.C.H.O.'s current scope.

Village Trustee Straw asked whether E.C.H.O. has reduced repeat emergency calls by diverting cases. He emphasized the importance of tracking data on reduced repeat emergency calls and urged moving toward Phase 2 of E.C.H.O. to expand its impact.

Fire Chief Joseph Terry emphasized that E.C.H.O. acts as a critical safety net, preventing residents from reaching crisis points by addressing underlying social needs before they escalate into emergency calls. While exact metrics are still being developed, he noted the program builds trust within the community and helps resolve issues unrelated to medical or law enforcement-such as insurance or access to social services-that traditional emergency responders are not equipped to handle.

Village Trustee Leving Jacobsen praised the E.C.H.O. program's success and shared a positive personal experience using its services, attributing its impact to the team's strong community connections and resource knowledge.

### **XVIII. Call to Board and Clerk**

Village Trustee Enyia expressed condolences for Alex Pretti and others impacted by violence, emphasizing the importance of protecting democracy and condemning actions that undermine it.

Village Trustee Wesley highlighted the link between housing, affordability, and infrastructure efficiency, advocating for more multifamily housing as part of addressing systemic inequities and sustainability.

Village Trustee Straw shared participation in a community march honoring Alex Pretti and warned of the likely resurgence of federal enforcement actions in spring, urging preparation to protect residents.

Village Trustee Taglia called the Minnesota tragedy heartbreaking and acknowledged International Holocaust Remembrance Day, honoring victims and reflecting on its historical significance.

Village Trustee Leving Jacobsen also recognized Holocaust Remembrance Day, drawing parallels between past genocides and current threats to vulnerable communities, and urged proactive measures to prevent harm locally.

Village Trustee Eder announced passage of a Climate Action Program making electrification projects nearly free through grants and loans, and recapped a successful OPCAN event focused on sustainability and community resilience.

President Scaman praised community engagement and partnerships, noting ongoing preparations for potential federal enforcement actions and emphasizing the importance of communication, collaboration, and shared values to keep Oak Park safe and inclusive.

## **XIX. Adjourn**

It was moved by Village Trustee Eder, seconded by Village Trustee Wesley to Adjourn. Meeting adjourned at 10:44 P.M.

Respectfully submitted,  
Deputy Clerk Carswell