



Village of Oak Park

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

Meeting Minutes – President and Board of Trustees

Tuesday, November 18, 2025, 7:00 pm, Village Hall, Council Chambers (Room 201)

- I. **Call to Order:** Village President Scaman called the Meeting to order at 7: 02 P.M.
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- II. **Roll Call Attendance:** Clerk Waters took the roll call as follows:

Present: Village Trustees: Eder, Enyia, Leving Jacobson, Straw, Taglia, Wesley and; Village President Scaman.

Absent: None

Also Present: Village Clerk Waters.

President Scaman declared that a quorum was present.

- III. **Agenda Approval.**

President Scaman called for a Motion to approve the Agenda.

A **Motion** was made by Trustee Straw, seconded by Trustee Eder, to **Approve** the Agenda as amended.

- There were no questions, comments or discussion from or by the Board.
 - President Scaman called for a voice vote; all voted in favor and none were opposed.
 - **Motion carried** unanimously on a Voice Vote.
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- IV. **Minutes**

- A. **MOT 25-244** A Motion to Approve Minutes from the September 3, 9, and 16, 2025, Regular Meeting of the Village Board.

President Scaman called for a Motion regarding the Minutes from September 3, 9, and 16, 2025, Regular Meetings of the Village Board.

A **Motion** was made by Trustee Eder, seconded by Trustee Straw, to **Approve** the Minutes as presented.

- There were no questions, comments or discussion from or by the Board.
 - President Scaman called for a voice vote; all voted in favor and none were opposed.
 - **Motion carried** unanimously on a Voice Vote.
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V. **Non-Agenda Public Comment.**

President Scaman asked whether there were any persons wanting to make public comments. There were no non-agenda public comments.

VI. **Proclamation**

- B. **MOT 25-272** A Motion to Approve a Proclamation Declaring Transgender Day of Remembrance Annually on November 20th in Oak Park, IL

President Scaman called for a Motion to Approve a Proclamation Declaring November 20th as Transgender Day of Remembrance Annually.

A **Motion to Approve** said Proclamation was made by Trustee Straw, seconded by Trustee Eder.

- President Scaman read the Proclamation aloud.
 - Sarah C. on behalf on PFLAG addressed the board in support of Proclamation.
 - President Scaman called for a voice vote; all voted in favor and none were opposed.
 - **Motion carried** unanimously on a Voice Vote.
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- C. **MOT 25-280** A Motion to Approve a Proclamation for National Hunger and Homelessness Awareness Week, November 16-22, 2025

President Scaman called for a Motion to Approve a Proclamation Declaring the week of November 16 National Hunger and Homelessness Awareness Week.

A **Motion to Approve** said Proclamation was made by Trustee Leving Jacobson, seconded by Trustee Wesley.

- President Scaman asked Trustee Leving Jacobson to read aloud the Proclamation, which she did.
- Beyond Hunger Director of Development Teri M. addressed the board in support of Proclamation.

- Housing Forward Director of Development Tara D. addressed the board in support of Proclamation.
 - President Scaman called for a voice vote; all voted in favor and none were opposed.
 - **Motion carried** unanimously on a Voice Vote.
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- D. **MOT 25-282** A Motion to Approve a Proclamation for Small Business Saturday on Saturday November 29, 2025.

Village President Scaman called for a Motion to Approve a Proclamation Declaring Saturday November 29, 2025 as Small Business Saturday in Oak Park, IL.

A **Motion to Approve** said Proclamation was made by Trustee Wesley, seconded by Trustee Straw.

- President Scaman asked Trustee Wesley to read aloud the Proclamation, which he did.
 - There were no questions, comments or discussion from or by the Board.
 - President Scaman called for a voice vote; all voted in favor and none were opposed.
 - **Motion carried** unanimously on a Voice Vote.
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VII. **Village Manager Reports**

- E. **ID 25-714** Review of the Tentative Board Meeting Calendars for November and December 2025.

Village Manager Jackson stated Calendars are posted on the Agenda. No Village Manager Report.

VIII. **Village Board Committees.** None; no action was taken regarding this item.

IX. **Citizen Commission Vacancies**

- F. **MOT 25-285** Board and Commission Vacancy Report for November 18, 2025.

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 21 vacancies.

President Scaman stated that anyone interested in serving on a board or commission should contact Clerk Waters at clerkwaters@oak-park.us.

No other discussion transpired and no action took place regarding this Agenda item.

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

- G. **MOT 25-284** A Motion to Consent to the Village President's Appointment of: Board of Fire and Police – James Gates, Appoint as Member; Board of Health – Kate Odom, Reappoint as Member

President Scaman called for a Motion. A **Motion** was made by Trustee Eder and seconded by Trustee Wesley.

- President Scaman called for a voice vote; all voted in favor and none were opposed.
 - **Motion carried** unanimously on a Voice Vote.
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XI. **Consent Agenda.** The following items comprise the "Consent Agenda:"

- H. **ORD 25-201** An Ordinance Amending Chapter 3 ("Alcoholic Liquor Dealers") of the Oak Park Village Code to Update and Streamline Various Provisions Pertaining to the Regulation of Local Businesses and Consumption of Alcoholic Beverages

- I. **ORD 25-208** An Ordinance Amending Chapter 15 ("Motor Vehicles and Traffic"), Article 1 ("In General"), Section 12 ("Yield Right-of-Way Signs") of the Oak Park Village Code to Remove Locations for Yield Signs

- J. **ORD 25-209** An Ordinance Establishing All-Way Stops at the Intersection of Clinton Avenue and Lexington Street and Northbound Stops on Belleforte Avenue at Greenfield Street and Forest Avenue at Greenfield Street.

- K. **RES 25-311** An Concur with the Transportation Commission's

Recommendation and Adopt a Resolution to Establish Staff Permit Parking 7:00 A.M. to 4:00 P.M. Monday through Friday, August 15 through June 15 for Staff at Beye Elementary School (230 N. Cuyler Avenue)

- L. **RES 25-315** A Resolution Approving a Task Order for Professional Engineering Services with V3 Companies, Ltd. for Topographic Surveys for the 2026 Capital Improvement Projects in an Amount not to exceed \$102,000 and Authorizing its Execution
 - M. **RES 25-322** A Resolution Approving an Amendment to the Collective Bargaining Agreement Between the Village of Oak Park and The Automobile Mechanics' International Association of Machinists and Aerospace Workers (IAM), AFL-CIO Local 701 for the Period of July 1, 2025, through June 30, 2028, and Authorizing its Execution
 - N. **RES 25-325** A Resolution Authorizing the Execution of a Settlement Agreement in Workers' Compensation Case Number 24 WC 13593
 - O. **RES 25-326** 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 2026 in an Amount Not to Exceed \$934,810
 - P. **RES 25-327** A Resolution Approving and Amendment to a Professional Services Agreement with T.Y. Lin International Great Lakes, INC for the Completion of an Electric Shuttle Feasibility Assessment to Change the Amount not to Exceed from \$65,732 to \$68,130 and Authorizing its Execution
 - Q. **RES 25-332** A Resolution Ratifying the Submission of a Grant Application with Metropolitan Mayors Caucus for the Low Income Energy Efficiency Outreach and Engagement Grant in the amount of \$25,000
- President Scaman asked whether there were any questions or comments from the Board; there were none, and no discussion ensued regarding the Consent Agenda or its items listed therein.
 - President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

Roll Call Vote:

- **Ayes:** Village Trustees Eder, Leving Jacobson, Straw, Taglia, Wesley, Enyia

and Village President Scaman.

- **Nays:** None.
- **Abstentions:** None.
- **Absent:** None.

Motion Carried by a count of 7 "aye" votes to 0 "nay," 0 abstain, and 0 absent.

Agenda items H through Q, were therefore adopted.

XII. **Regular Agenda.**

- R. **ORD 25-165** Concur with the Historic Preservation Commission and Adopt an Ordinance Designating 1144 Lake Street as an Oak Park Landmark
- S. **RES 25-331** Concur with the Historic Preservation Commission and Adopt a Resolution Supporting and Consenting to Approval of Cook County Class L Classification for the Rehabilitation of the Building Located at 1144 Lake Street, Oak Park, Illinois

President Scaman called for a Motion. A **Motion** was made by Trustee Enyia and seconded by Trustee Straw to approve the Resolution.

Development Service Director Craig Falor provided an overview of The Historic Preservation Commission is considering landmarking the property at 1144 Lake Street, as requested by its owner. Landmark designation in the village is voluntary and requires the owner's consent. The applicant has stated that without Village Board support, they will not pursue landmark status. The resolution also includes support for an economic incentive tied to the Class L property tax incentive program, established by the Cook County Assessor's Office..

Village Planner Mike Bruce reported Ordinance to designate 1144 Lake Street (Marshall Fields Building) as a local historic landmark; property meets multiple criteria under Village Code. Applicant plans rehabilitation (HVAC, electrical, elevator, concrete repair, interior updates) while preserving historic character. Resolution to support Class L property tax incentive and economic agreement; HPC confirms project meets Secretary of Interior Standards.

Assistant Village Manager of Economic Vitality John Melaniphy provided a Review of Class L property tax incentive and economic feasibility by Baker Tilly. Property has been vacant for 12+ years, generating no sales tax and reduced property taxes. Proposed redevelopment: \$5.5M investment (landlord \$3.5M + Barnes & Noble \$2M), eliminating 25,000 sq. ft. vacancy. Projected impact over 12 years: \$1.4M property tax revenue (after Class L period) \$1.2M sales tax revenue Total direct impact: \$2.6M, plus multiplier effects.

- Trustee Taglia: Highlighted the importance of occupancy and downtown vitality.
- Trustee Wesley: Appreciated the project and noted personal support for Historic Preservation efforts.
- Trustee Straw: Called the Class L incentive a “win-win,” citing economic benefits and improved gateway aesthetics.
- Trustee Leving Jacobson: Praised the thorough analysis and urged continued support for local independent businesses alongside major retailers.
- Trustee Enyia: Reflected on the building’s historic and sentimental value, stressing its unique character and preservation.
- President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

Roll Call Vote:

- **Ayes:** Village Trustees Eder, Leving Jacobson, Straw, Taglia, Wesley, Enyia and Village President Scaman.
- **Nays:** None.
- **Abstentions:** None.
- **Absent:** None.

Motion Carried by a count of 7 “aye” votes to 0 “nay,” 0 abstain, and 0 absent.

- T. **RES 25-321.** A Resolution Approving the Expansion of the Business Assistance Grant Program and Grant Guidelines

President Scaman called for a Motion. A **Motion** was made by Trustee Eder and seconded by Trustee Straw to approve the Ordinance.

Administrative Officer, Noemy Diaz, provided an overview of the Ordinance and responded to questions from the Board. Proposed agreement expands existing façade grant program to all business districts and introduces two new programs: Climate Ready Business Grant (supports sustainability upgrades) Fire Safety Grant (supports code compliance improvements) Grants are 50/50

reimbursement-based, with set minimums and maximums; limited to two grants per address per fiscal year. Benchmarking verification required for Climate Ready grants in coordination with Office of Sustainability. Guidelines for all programs attached to agenda item.

- Trustee Eder: Asked about funding sources; confirmed all grants are funded through General Fund dollars under Development Services. Inquired about marketing and outreach; staff will use social media, FYI newsletters, license renewal packets, and retention visits. Requested regular reporting on program utilization and success; staff committed to monthly updates. Expressed strong support for the program, especially the Climate Ready Grant, noting its importance for small businesses alongside incentives for larger companies like Barnes & Noble.
- Trustee Wesley: Clarified that incentives (e.g., Class L) apply to the building, not directly to Barnes & Noble, ensuring long-term benefit even if tenants change.
- Trustee Taglia: Asked for clarification on grant limits; businesses can apply for one façade grant (up to \$5,000) and either a Climate Ready or Fire Safety grant (up to \$5,000), totaling about \$10,000 per address annually. Supported spreading funds fairly among businesses and noted the program's value for new businesses.
- President Scaman: Highlighted alignment with streetscape improvements and outreach to businesses along Oak Park Avenue, emphasizing timing and coordination for older buildings.
- President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

Roll Call Vote:

- **Ayes:** Village Trustees Eder, Leving Jacobson, Straw, Taglia, Wesley, Enyia and Village President Scaman.
- **Nays:** None.
- **Abstentions:** None.
- **Absent:** None.

Motion Carried by a count of 7 "aye" votes to 0 "nay," 0 abstain, and 0 absent.

- U. **RES 25-288.** Concur with the Housing Programs Advisory Committee's Recommendations and Adopt a Resolution Awarding a Funding Grant Agreement for an Affordable Housing Project Totaling \$450,000 from the

Housing Trust Fund and Authorizing Execution of the Agreement with the Oak Park Residence Corporation

President Scaman called for a Motion. A **Motion** was made by Trustee Leving Jacobson and seconded by Trustee Wesley to approve the Resolution.

Village Engineer Bill McKenna provided an overview of the Resolution and responded to questions from the Board. Background: In March 2023, Village Board approved a \$450,000 grant to Oak Park Resident Corporation (OPRC) for a condominium-to-apartment conversion initiative. Initial agreement expired in March 2025 without a project; OPRC identified a candidate property in October 2025—a 9-unit condominium facing costly balcony repairs. Proposal: OPRC to acquire all units using \$450,000 Village grant, \$350,000 OPRC funds, and loans.

- Trustee Straw: Questioned how many current residents will remain and the overall impact on housing affordability. Concerned that the project may not add new units but acknowledged its role in preserving affordability and preventing loss of housing stock. Ultimately supportive after clarification that the project secures long-term affordability in a prime, transit-accessible location.
- Trustee Leving Jacobson: Strongly supports the project, emphasizing the importance of preserving existing affordable housing stock alongside creating new units. Asked about the 15-year affordability timeline (confirmed as standard) and oversight process; staff explained monitoring will involve compliance checks and documentation, with systems currently being implemented.
- Trustee Wesley: Views the project as creating affordability, since without intervention, units would likely become market-rate due to costly repairs. Praised the cost efficiency compared to new construction. Highlighted the financial leverage and scalability of funds, calling this an innovative and effective approach to affordable housing.
- Trustee Eder: Strongly supports the project, citing experience with NOAH (Naturally Occurring Affordable Housing) initiatives. Emphasized the importance of preserving existing affordable housing stock, which often goes unnoticed compared to new construction. Advocated for leveraging funds to maintain affordability and keep residents in the community.
- President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

Roll Call Vote:

- **Ayes:** Village Trustees Eder, Leving Jacobson, Straw, Taglia, Wesley, Enyia and Village President Scaman.
- **Nays:** None.
- **Abstentions:** None.
- **Absent:** None.

Motion Carried by a count of 7 "aye" votes to 0 "nay," 0 abstain, and 0 absent.

- V. **ID 25-718.** A Truth in Taxation Public Hearing for the Proposed Tax Year 2025 Property Tax Levy.

Interim CFO Donna Gayden gave a presentation regarding Original proposed levy increase was 4.98%. After review with counsel and staff, adjustments were made: Corporate levy now at 3.21% increase. Police and Fire pension levies remain unchanged. Additional abatements applied to seven bonds, including the missed abatement. Debt service levy reduced significantly, bringing the Village levy down to 2.71% (from 4.98%). New process implemented to prevent future missed abatements, including detailed tracking and verification with Speer Financial. Acknowledged Greg Kohler for identifying the issue and assisting with corrections.

- President Scaman: Highlighted the role of the Finance Committee in improving oversight and transparency. Committee includes Trustees Eder, Taglia, Straw, plus community members. Emphasized importance of collaboration, historical context, and upcoming major facilities discussions—first in 50 years. Stressed need for diversifying revenue sources to meet Board goals.
- Trustee Eder: Confirmed updated levy figures and praised committee efforts.
- President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

Roll Call Vote:

- **Ayes:** Village Trustees Eder, Leving Jacobson, Straw, Taglia, Wesley, Enyia and Village President Scaman.
- **Nays:** None.
- **Abstentions:** None.
- **Absent:** None.

Motion Carried by a count of 7 "aye" votes to 0 "nay," 0 abstain, and 0 absent.

- W. **ID 25-719.** Public Hearing on the Fiscal Year 2026 Tentative Annual Budget of the Village of Oak Park

Public hearing the Village's FY 2026 tentative annual budget.

President Scaman called for a Motion, *To Continue Public Hearing on the Fiscal Year 2026 Tentative Annual Budget of the Village of Oak Park to Tuesday, December 12, 2025, at 7:00 PM in Council Chambers.* A Motion was made by Trustee Straw seconded by Trustee Wesley to continue the Motion.

- President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

Roll Call Vote:

- **Ayes:** Village Trustees Eder, Leving Jacobson, Straw, Taglia, Wesley, Enyia and Village President Scaman.
- **Nays:** None.
- **Abstentions:** None.
- **Absent:** None.

Motion Carried by a count of 7 "aye" votes to 0 "nay," 0 abstain, and 0 absent.

- X. **ID 25-721.** Review of the 2026 Fiscal Year Budget Public hearing the Village's FY 2026 tentative annual budget.

Budget Manager, Mary Modelski presented a budget overview. Budget reduction achieved through adjustments in sources and uses. Personnel costs remain primary expense. Awaiting full 2024 property tax data for updated analysis

Finance Director Donna Gayden recommended two operating budget changes. Both funded from Fund Balance. CIP changes also included in the budget. All updates available on Village website.

Public Works Director, Rob Sproule Presented five-year CIP reviewed by Finance Committee during fall meetings. Key change: Addition of a fire ladder truck purchase in 2026 costing \$2.25M. Commitment to revisit the five-year CIP in early 2026 to reassess deferred projects based on financial conditions.

Village Engineer, Bill McKenna discussed 2026 CIP includes projects supporting Vision

Zero and Bike Plan implementation: Traffic safety improvements, Traffic signal enhancements and Bike Plan projects.

Assistant Village Manager Kira Chang commented that the Finance Committee recommended an over-hire program to add six firefighter-paramedics in FY26, funded through salary and overtime savings, allowing the Village to improve public safety without increasing the levy while assessing service impact and exploring alternative revenue sources before making positions permanent.

Trustee Wesley: Asked to confirm 2026 budget is \$20M less than 2025 due to major streetscape project in prior year.

Trustee Taglia: Asked about interfund transfers and ARPA funds. Interfund transfers remain as standard practice; no lost revenue.

XIII. **Call to Board and Clerk.**

Trustees Wesley, Straw, Enyia, Taglia, and Eder passed on providing comments.

Village Clerk Waters highlighted Community Engagement Updates.

Trustee Leving Jacobson reflected on two proclamations.

Trustee Eder urged the community to remain vigilant against potential future ICE activity, emphasizing gratitude for past solidarity and the importance of maintaining connections to protect vulnerable neighbors.

President Scaman wished everyone a Happy Thanksgiving and announced a ceremony on Saturday, November 29 at 10 AM to honor the one-year anniversary of Detective Alan Reddins' tragic death.

XIV. **Adjourn.**

There being no further business before the Village Board, a **Motion** was made by Trustee Wesley, Seconded by Trustee Straw, to **Adjourn** this meeting at 9:30p.m.

President Scaman called for a voice vote; all voted in favor and none were opposed.

Motion carried unanimously on a voice vote.

Respectfully submitted,

Deputy Clerk Qiana Carswell & Village Clerk Christina Waters

DRAFT