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

Village of Oak Park

Meeting Minutes

President and Board of Trustees

Tuesday, July 21, 2026 | **7:00 PM** | **Village Hall**

I. Call to Order

President Pro Tem Chibuike Enyia called the **Regular Meeting of the Village Board** to order at **7:08 P.M.**

II. Roll Call

Junior Deputy Clerks Eva B. and Lilly M. called the roll.

President Pro Tem Enyia also noted that Village Trustee Brian Straw was participating remotely in accordance with Village protocols.

Present: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

By Phone: 1 - Village Trustee Straw

Absent: 1 - Village President Scaman

III. Agenda Approval

President Pro Tem Chibuike Enyia **proposed moving Items N and O forward on the agenda, before Non-Agenda Public Comment and the Consent Agenda**. There were no objections.

Junior Deputy Clerks Harrison V. and Kai B. called the roll.

It was moved by Village Trustee Derek Eder, seconded by Village Trustee Cory Wesley to approve the agenda as amended by moving Items N and O forward on the agenda, before Non-Agenda Public Comment and the Consent Agenda.
The roll call on the vote was as follows:

AYES: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

NAYS: 0

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

IV. Minutes

A. [MOT 26-199] **A Motion to Approve Minutes from the July 14, 2026 Regular Meeting of**

the Village Board

Junior Deputy Clerks Briyanna S. and Rachel called the roll.

Clerk Waters recognized participants in the 2026 Junior Deputy Clerk Summer Program. She reported that students learned about Oak Park's council-manager form of government, the seven local taxing bodies, transparency, voter participation, municipal departments and the Clerk's historic records. Students also participated in lunch discussions with Trustees Derek Eder and Chibuike Enyia and joined the Board table to assist with Roll Call. Each student received a Certificate of Completion in Civic Engagement.

President Pro Tem Enyia thanked the students for their participation and service.

It was moved by Village Trustee Derek Eder, seconded by Village Trustee Jenna Leving Jacobson, to approve the Minutes. The motion was approved.
The roll call on the vote was as follows:

AYES: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

NAYS: 0

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

N. MOT 26-193 **A Motion by Trustee Eder and Seconded by Trustee Enyia to Direct Staff, the Citizens Police Oversight Commission (CPOC), and Pivot Consulting Group to Draft a Policy within 60 Days for Board Enactment, Restricting the Use of Pretext Traffic Stops Related to Vehicle Equipment and Other Non-Safety Related Violations in Alignment with the Berry Dunn Public Safety Assessment Recommendations**

<u>Public Comment</u>

Tristan R. supported the motion and called for broader accountability and an independent investigation concerning the death of Christian Wallace.

Joseph B. asked how the proposed restrictions would affect officers' ability to enforce traffic violations.

Trustee Derek Eder stated that low-level, non-safety traffic stops produce limited public-safety benefit, can contribute to racial disparities and divert police resources from dangerous driving behavior. He cited BerryDunn Recommendation 5.9, Oak Park field-contact data and policies adopted in other jurisdictions. He clarified that the proposal would not restrict enforcement of speeding, impaired driving, stop-sign violations or other safety-related conduct. He requested regular traffic-stop data reporting as part of the policy.

Trustee Jim Taglia asked about Pivot's role and the Citizen Police Oversight Committee's (CPOC) authority.

Village Manager Kevin Jackson explained that staff already had a draft policy, Pivot was engaged to support policy work, and CPOC would review and advise rather than independently draft Village policy.

Trustees Jenna Leving-Jacobson and Brian Straw expressed support.

President Pro Tem Enyia stated that the motion established a timeline for work already contemplated by the BerryDunn recommendations.

It was moved by Village Trustee Derek Eder, seconded by Village Trustee Cory Wesley to approve this Agenda Item. The motion was approved.
The roll call on the vote was as follows:

AYES: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

NAYS: 0

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

O. MOT 26-198 **A Motion by Trustee Taglia and Seconded by Trustee Wesley to Discuss a Referendum on the Elimination of the Single-Family Zoning Classification on the November Ballot**

Public Comment

Chip supported placing the question on the ballot, stating that the proposed zoning changes required broader community participation and further examination of their potential effects on affordability and neighborhood character.

Lucas Laurel supported an advisory referendum and requested that the Board delay any commitment to the proposed zoning map until the economic analysis was completed and residents had additional opportunities to participate.

Michael Powers requested additional public engagement before the Board advanced the recommendations, citing the limited participation in prior outreach and the potential effects of increased density on neighborhood character.

Blaine H. requested that the Village complete a comprehensive impact analysis addressing home values, property taxes, schools, infrastructure and parking. He also suggested testing the proposed changes through a smaller pilot program.

Mike G. supported an advisory referendum, describing the proposal as a consequential, Village-wide decision with potential long-term effects on housing, affordability, density, infrastructure, parking, schools, taxes and neighborhood character. He cited an online statement signed by residents requesting a referendum.

Chris S. supported an advisory referendum and stated that voting results by precinct could provide the Village with useful information regarding community support for zoning changes.

John Duffy discussed the history of racial and socioeconomic exclusion associated with single-family zoning and supported expanding missing-middle and affordable housing. He also requested stronger affordability incentives and protections against incompatible development and the demolition of existing homes.

Cynthia Kelly supported an advisory referendum, stating that the proposed changes were substantial and that residents needed additional information and a meaningful opportunity to be heard.

Linda Schueler supported zoning reform and expanded housing choices throughout the Village, describing single-family-only zoning as exclusionary. She opposed using an off-cycle referendum to decide the matter and requested that inclusionary-housing requirements be considered alongside zoning reform.

Joseph B. opposed eliminating single-family zoning and supported a referendum, citing concerns regarding parking, school enrollment, unaffordable development, historic preservation and the potential loss of homeownership opportunities.

Noah Sullivan requested a broader and more transparent public process, stating that lasting housing reform required public trust and meaningful community participation.

Mary Bradford opposed the proposed changes based on her experience with similar zoning reforms in another community, citing larger developments, demolitions, reduced green space, insufficient parking and absentee ownership.

Ralph W. supported a referendum, citing limited participation in the prior outreach process and the Village-wide significance and uncertainty of the proposed changes.

Frank S. supported a referendum and requested that information explaining the proposal's potential benefits and consequences be distributed broadly to residents before a decision was made.

Charles C. requested clarification regarding whether the proposed changes were intended to increase housing opportunities or primarily benefit developers. He also requested parking requirements and owner-occupancy protections for multifamily properties.

Teresa S. supported a referendum and expressed concern that the recommendations did not include sufficient measures to ensure that newly created housing would be affordable.

Dario R. supported affordable housing and community diversity but requested an advisory referendum, further study and limits addressing density, parking, school enrollment, traffic, property taxes and the potential loss of comparatively affordable single-family homes.

Cassandra Hutchinson requested additional time and community education, citing concerns regarding property taxes, affordability for residents with fixed incomes and limited awareness of the proposal.

Henry Fulkerson supported eliminating single-family-only zoning and strengthening the Village's inclusionary-housing requirements, citing the shortage of affordable housing and its disproportionate effect on Black residents, people of color and lower-income households.

Frank V. opposed eliminating single-family zoning but supported additional missing-middle housing. He requested information regarding how the proposed changes would affect housing diversity, property values and who would ultimately purchase or occupy newly created units.

Dave Marshall supported increasing the housing supply and encouraged the Village to consider accessory dwelling units, adaptive reuse and room rentals as lower-impact ways to create housing. He also supported continued public forums to understand the reasoning behind residents' positions.

Kevin K. requested that the Board delay action until residents had additional opportunities to review and discuss the recommendations, citing questions regarding density, building height, incentives, nonresidential uses, parking and inclusionary-housing requirements.

An unidentified lifelong Oak Park resident requested that residents be consulted before substantial zoning changes were made, citing increased development, traffic, crowding and parking concerns.

David supported efforts to create missing-middle housing but requested specific measures demonstrating how additional development would produce housing that is genuinely affordable.

Village Manager Kevin Jackson and Development Services Director Craig Failor reviewed the anticipated process. The July 28 Board action would be to accept, modify or decline the consultant's recommendations for referral; it would not constitute final adoption of zoning amendments. If advanced, the Village planned additional community meetings, mailed notice to residents, virtual participation, a Planning Commission public-hearing process beginning as early as September, and final Board consideration after the Commission's recommendation. Staff stated that an economic feasibility study was expected in August and would be made publicly available.

Village Trustee Jim Taglia stated that a decision of this magnitude warranted direct public consent and that a referendum would promote education, debate and legitimacy. Trustee Wesley stated that he seconded the motion to permit discussion but opposed a referendum, describing single-family zoning as economically exclusionary and inconsistent with Oak Park's integration goals. Trustees Eder, Leving-Jacobson and Straw opposed the referendum as an overly simplified way to obtain feedback on a complex set of recommendations and emphasized the forthcoming engagement and hearing process. President Pro Tem Enyia emphasized that multiple public-review and decision points remained before any final zoning change.

President Pro Tem called for a brief **Recess at 9:39 P.M.**

The Meeting **Reconvened at 9:58 P.M.**

It was moved by Village Trustee Derek Eder, seconded by Village Trustee Jim Taglia to continue the Village Board Meeting past 10:00 P.M.
A voice vote was taken and the motion was approved.

It was moved by Village Trustee Taglia, seconded by Village Trustee Wesley, that this Agenda Item be approved. The Motion failed.

The roll call on the vote was as follows:

AYES: 1 - Village Trustee Taglia

NAYS: 4 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, and Village Trustee Wesley

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

V. Non-Agenda Public Comment

Public Comment

Frank S. questioned the timing of the proposed July 28 zoning action and whether prior outreach had adequately reached the community. He requested that the Board delay action until residents had additional opportunities to provide feedback.

Annaliese requested meaningful action and greater accountability and transparency following the death of Christian Wallace. She supported an independent civilian-led investigation, appropriate action based on its findings, improved communication with affected families and restrictions on non-safety traffic stops.

Jim Schwartz, representing the **Alliance for Black Youth**, supported the community's requests for an investigation and restrictions on non-safety traffic stops. He requested that Black youth and organizations serving them have a meaningful role in developing solutions related to policing and public safety.

Zerrin B. requested clear public information regarding police training, de-escalation practices, the circumstances leading to the traffic stop, the investigative process and any resulting policy changes. Zaren also expressed concern regarding the Village's communication and transparency following Christian Wallace's death.

VI. Proclamation

No Proclamations were presented.

VII. Village Manager Reports

No Village Manager Reports were presented.

VIII. Village Board Committees

This section is intended to be informational.

If there are approved Minutes from a recent Committee meeting of the Village

Board, the Minutes will be posted in this section.

Pending Committee Meeting Minutes
Finance Committee Meeting Minutes from July 16, 2026
Finance Committee Meeting Minutes from July 2, 2026
Finance Committee Meeting Minutes from June 18, 2026
Finance Committee Meeting Minutes from May 21, 2026

No Village Board Committee reports were presented.

XI. Citizen Commission Vacancies

B. ID 26-451 **Board and Commission Vacancy Report for July 21, 2026**

X. Citizen Commission Appointments, Reappointments and Chair Appointments

XIV. Consent Agenda

Public Comment

Owen J. addressed Item D. He supported the proposed traffic-calming measures at Taylor Avenue and Superior Street but requested additional consideration of an all-way stop due to right-of-way confusion and recent crashes. Village Manager Jackson stated that a Board member could make a future motion requesting reconsideration by the Transportation Commission.

Approval of the Consent Agenda

It was moved by Village Trustee Leving Jacobsonand seconded by Village Trustee Eder to approve the items under the Consent Agenda. The motion was approved. The roll call on the vote was as follows:

AYES: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

NAYS: 0

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

C. ORD 26-145 **An Ordinance Amending Chapter 29 (“Administrative Adjudication”) Article 1 (“Administrative Adjudication System”), Section 29-1-9 (“Scope of Authority of Administrative Law Judges”) of the Oak Park Village Code to Allow for Remedial Relief and Recovery of Costs Thereof**

Village Trustee Jenna LEving Jacobson moved and Village Trustee Derek Eder seconded to approve the Items under the Consent Agenda.
The roll call was as follows:

D. MOT 26-191 **A Motion to Concur with the Transportation Commission’s**

Recommendations for Traffic Calming at the Taylor Avenue and Superior Street intersection

This Motion was approved.

E. RES 26-227 **A Resolution Approving an Amendment to the Renewal of an Independent Contractor Agreement with Total Elevator Service LLC. to provide Elevator Maintenance and Repairs Services at Village-Owned Buildings in 2026 to Increase the Not To Exceed Amount from $50,000.00 to $165,000.00 and Authorizing its Execution**

This Resolution was approved.

F. RES 26-228 **A Resolution Approving an Amendment to the Contract with Lyons Electric Company, Inc. for Project 25-14, Garfield Traffic Signal Upgrade to Change the Not to Exceed Amount from $116,000 to $136,515 and Authorizing its Execution**

This Resolution was adopted.

G. RES 26-235 **A Resolution Approving a Service Agreement with Lodestar Claims & Risk Services, Inc. to Provide Third Party Administrator (TPA) Services for the Village's Workers Compensation Program for a Five-Year Period and Authorizing Its Execution**

This Resolution was adopted.

H. RES 26-238 **A Resolution Approving a Contract with R.W. Dunteman Company for Project No. 26-6 Pavement Preservation, in an Amount not to Exceed $588,000 and Authorizing its Execution**

This Resolution was adopted.

I. RES 26-239 **A Resolution Approving a Purchase Price Agreement with The Alphabet Shop, Inc. for Illuminated "Oak Park" Lettering Panels for the Oak Park Avenue Streetscape Project, in an Amount not to Exceed $51,380, Authorizing its Execution, and Waiving the Village's Bid Process for the Agreement**

XV. Regular Agenda

J. RES 26-241 **A Resolution Approving Certain Capital Improvements in and for the Village and Expressing Official Intent Regarding Certain Capital Expenditures Related to Such Capital Improvements to be Reimbursed from Proceeds of one or More Obligations to be Issued by the Village of Oak Park, Cook County, Illinois.**

CFO Kevin Bueso and representatives of Stifel, Speer Financial and bond counsel presented a multi-year capital-financing framework previously reviewed by the Finance Committee on June 18 and July 2. The framework addressed the Oak Park Avenue streetscape, a police station, the Dr.

Percy Julian/Chicago Avenue streetscape, Village Hall improvements, the Bike Plan and Vision Zero. Presenters stated that the reimbursement resolution expressed the Village's intent and preserved flexibility; future debt issuances would require separate Board authorization.

The presentation reviewed existing debt, proposed 2026A, 2027 and 2028 issuances, estimated property-tax impacts, debt-service structuring, future borrowing capacity and the Village's AA credit rating.
Staff stated that the recommended base-case structure sought to keep debt service relatively level while preserving capacity for future Boards.

Trustees discussed asset life, pension-funding assumptions, credit-rating sensitivity, taxpayer impact and the comparative advantages of the two financing scenarios. Trustees emphasized that approval did not constitute final approval of each future capital project.

It was moved by Village Trustee Derek Eder, seconded by Village Trustee Jenna Leving Jacobson, to approve the Resolution. The motion was approved.
The roll call on the vote was as follows:

AYES: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

NAYS: 0

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

K. ORD 26-153 **An Ordinance providing for the issue of not to exceed $18,000,000 General Obligation Corporate Purpose Bonds, Series 2026A, of the Village of Oak Park, Cook County, Illinois, for the purpose of financing streetscape and infrastructure improvements within the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.**

It was moved by Village Trustee Jenna Leving Jacobson, seconded by Village Trustee Derek Eder, to adopt the Ordinance. The motion was approved.
The roll call on the vote was as follows:

AYES: 5 - Village Trustee Eder, Village Trustee Enyia, Village Trustee Leving Jacobson, Village Trustee Taglia, and Village Trustee Wesley

NAYS: 0

By Phone: 1 - Village Trustee Straw

ABSENT: 1 - Village President Scaman

L. MOT 26-192 **A Motion to Select a Preferred Design Option for the Fire Station II Replacement Project and Refer the item to the Finance Committee for Future Planning**

The Agenda Item was rescheduled to a future meeting, likely in early September.

Trustees discussed whether delaying the item could affect capital-improvement planning and whether it could be considered by the Finance Committee without first receiving Board direction on a preferred option.

Village Manager Kevin Jackson stated that staff would determine whether the item could be accommodated sooner.

This Motion was tabled.

M. ID 26-448 **FY2027 Budget Kickoff and Preliminary Fiscal Outlook**

The Agenda Item was rescheduled, likely to the next Regular Village Board meeting.

This Presentation was tabled.

XVI. Call to Board and Clerk

Clerk Waters and Trustees Wesley, Taglia, Leving Jacobson and Eder passed.

Trustee Straw thanked those who remained for the meeting.

President Pro Tem Enyia thanked the public for its participation, acknowledged President Scaman's absence and stated that she was expected to return for the next meeting.

XVII. Adjourn

It was moved by Village Trustee Derek Eder, seconded by Village Trustee Jenna Leving Jacobson to adjourn.
Meeting adjourned at 11:11 P.M., Tuesday, July 21, 2026.

Respectfully Submitted,
Christina M. Waters
Village Clerk