



Village of Oak Park

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

Meeting Minutes

President and Board of Trustees

Tuesday, May 19, 2026

7:00 PM

Village Hall

I. Call to Order

Village President Scaman called the Meeting to order at 7:02 P.M.

II. Roll Call

Village Trustee Wesley arrived at 7:15 P.M.

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

Absent: 0

III. Agenda Approval

Village President Scaman announced that Item K is tabled for future discussion.

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

IV. Minutes

- A. [MOT 26-162](#) A Motion to Approve the Minutes of the May 5, 2026, and the May 12, 2026 Regular Meetings of the Village Board.

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

V. Non-Agenda Public Comment

Resident Rick E. stated that while he supported increasing missing middle housing, eliminating single family zoning would likely have led to large multifamily developments because smaller multifamily projects were not economically viable. He recommended that the Village Board consult local experts before making zoning changes and ultimately place any major proposal before voters due to its potential impact on the community's character.

Resident Frank V. described how living in a modest single family home

allowed his working class family stability, community, and affordability in a mixed income neighborhood. He expressed deep concern that eliminating single family zoning would lead to expensive large scale developments that could displace middle income residents and alter the character of the community. Frank urged that any major zoning changes be decided through a voter referendum so the community can directly voice its position.

Resident Kevin K. expressed concern that eliminating single family zoning and relying on unproven assumptions about market rate housing could lead to poorly considered changes that fail to support affordability. He urged the Board to follow the housing report's recommendations, use pilot projects, fully vet all impacts, and ensure that major zoning decisions are made by the community rather than solely by the Board.

Resident Jim G. expressed concern that eliminating single family zoning would only lead to high rent new construction that fails to support missing middle or affordable housing and said any major changes should go to a voter referendum.

Resident Michael E. speaking on behalf of several community biking groups and the Holmes PTO, thanked Board for the recent safety improvements at the dangerous Kenilworth and Chicago intersection, noting that the new traffic calming measures had made a significant difference for children biking to school. He expressed his continued commitment to advocating for additional safety enhancements and offered a student made flag as a gesture of appreciation.

Resident Monique M. expressed concerns about safety, housing conditions, and leadership responsiveness in Oak Park, urged the Board to "make Oak Park great again."

VI. Proclamation

- B. [MOT 26-169](#) A Motion to Approve a Proclamation Honoring Oak Park Olympian Emery Lehman

Village President Scaman read the Proclamation aloud.

Olympian Emery Lehman expressed gratitude for the recognition, reflected on how Oak Park's supportive community shaped his athletic journey, and shared his pride in representing Oak Park wherever he goes.

Village President Scaman presented Olympian Emery Lehman with a Key to the Village.

It was moved by Village Trustee Eder, seconded by Village Trustee Leving Jacobson, that this Motion be approved. A voice vote was taken and the motion was approved.

- C. [MOT 26-168](#) A Motion to Approve a Proclamation Proclaiming May 2026 as Bike Month in the Village of Oak Park

Village President Scaman read the Proclamation aloud.

Resident Brett B. explained that Kiddical Mass began in college as a small group bike ride with neighbors and has since grown into a large community network with monthly rides open to everyone. He emphasized that bike lanes and group rides promote safety and well-being, noted strong local demand for biking, and expressed appreciation for the community's support.

It was moved by Village Trustee Leving Jacobson, seconded by Village Trustee Eder, that this Motion be approved. A voice vote was taken and the motion was approved.

VII. Village Manager Reports

None; no action was taken regarding this item.

VIII. Village Board Committees

Village Trustee Taglia reported that the IGOV Committee met on Saturday to plan a presentation in which all taxing bodies will publicly explain their respective referendum questions. The presentation will clarify whether each question is binding or nonbinding, with chief executives presenting to help ensure residents understand the differences.

IX. Citizen Commission Vacancies

- D. [ID 26-362](#) Board and Commission Vacancy Report for May 19, 2026

X. Citizen Commission Appointments, Reappointments and Chair Appointments

- E. [MOT 26-172](#) A Motion to Consent to the Village President's Appointment of: Transportation Commission - Leah Barish, Appoint as Commissioner
This Motion was approved.

XI. Public Hearing

XII. First Reading

XIII. Second Reading

XIV. Consent Agenda

Approval of the Consent Agenda

Agenda Item K tabled for future discussion.

Resident Bruce L. supported the ranked choice voting resolution, noting its potential to position Oak Park as a leader in Illinois, expand voter choice, and encourage more civil, ideas based campaigning, and urged the Board to approve it.

Resident Manolo A. expressed gratitude for the ranked choice voting resolution and explained that it would support state level clarification allowing municipalities to adopt RCV if approved by voters. He noted that a 2024 citizen led petition gathered 3,254 signatures and showed over 79 percent voter support in Oak Park, reinforcing the value of moving the resolution forward.

Resident Peggy K. encouraged the Board to approve a resolution urging the Illinois General Assembly to clarify that home rule communities may implement ranked choice voting. She noted the League's readiness to help educate the public once the legislation advances and highlighted how recent elections demonstrated the value RCV could bring.

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

NAYS: 0

ABSENT: 0

- F. [ORD 26-125](#) An Ordinance Amending Chapter 7 ("Buildings"), Article 14 ("Energy and Water Benchmarking") of the Oak Park Village Code to Change the Reporting Deadline

This Ordinance was adopted.

- G. [ORD 26-141](#) An Ordinance Amending Section 2-6-2 of the Oak Park Village Code Regarding Temporary Chairpersons of the Finance Committee

This Ordinance was adopted.

- H. [RES 26-205](#) A Resolution Approving an Independent Contractor Agreement with Garland/DBS, Inc. for North Pumping Station Roof Replacement through Omnia Partners Master Intergovernmental Cooperative Purchasing

Agreement (Micpa) #PW1925 in an Amount not to Exceed \$81,587.00 Pursuant to the Joint Purchasing Act and Authorizing its Execution

This Resolution was adopted.

- I. [RES 26-206](#) A Resolution Approving a Contract with Trine Construction Corp. for the 26-1 Water and Sewer Improvements Project, in an Amount not to Exceed \$6,002,000, and Authorizing its Execution

This Resolution was adopted.

- J. [RES 26-207](#) A Resolution Confirming the Appointment of Members of the Bridging the Ike Planning and Environmental Linkage Study Steering Committee

This Resolution was adopted.

- K. [RES 26-208](#) A Resolution Approving an Amendment to the Task Order for Professional Engineering Services with Baxter & Woodman, Inc., for Design and Construction Engineering for the North Pump Station Emergency Generator Project 24-12 to Change the not to Exceed Amount from \$105,000 to \$133,900 and Authorizing its Execution

- L. [RES 26-209](#) A Resolution Approving an Amendment to the Independent Contractor Agreement with J. Graham, LLC. for the Viaduct Art Installation to Change the not to Exceed Amount from \$235,000 to \$295,000 and Authorizing its Execution

This Resolution was adopted.

- M. [RES 26-210](#) A Resolution Authorizing the Submission of a Safe Streets and Roads for All (SS4A) Application with the United States Department of Transportation for an Implementation Grant to Implement Recommendations from the Vision Zero Plan for Traffic Signal Improvements

This Resolution was adopted.

- N. [RES 26-211](#) Resolution Expressing Official Intent Regarding Certain Capital Expenditures, Related To Financing Streetscape And Infrastructure Improvements In And For The Village, Together With Such Engineering, Electrical, Financial, Legal, And Other Professional Services Related Thereto As May Be Advisable And Necessary, To Be Reimbursed From Proceeds Of An Obligation To Be Issued By The Village Of Oak Park, Cook County, Illinois

This Resolution was adopted.

- O. [RES 26-214](#) A Resolution Requesting Approval of Legislation by the Illinois General Assembly Clarifying the Village of Oak Park's Authority to Implement a Ranked Choice Voting System

This Resolution was adopted.

XV. Regular Agenda

- P. [ORD 26-139](#) An Ordinance Creating a PACE Area and Establishing the Illinois Finance Authority Property Assessed Clean Energy Program for Record Owners of Property that, From Time to Time, May Voluntarily Request the Levy of Special Assessments to Secure the Financing or Refinancing of their PACE Projects; Authorizing Program Administrators to Act Thereunder; Designating the Illinois Finance Authority as the Sole Issuer of Bonds and Notes; and Approving Related Matters.

Chief Sustainability Officer Lindsay Roland Nieratka explained that the proposed ordinance would allow Oak Park to join the Illinois Finance Authority's PACE program, giving commercial and multifamily property owners access to long-term financing for energy efficiency, renewable energy, water conservation, and EV infrastructure improvements. She noted that the program creates no financial or legal risk to the Village, requires minimal administrative work, and supports both sustainability and economic vitality goals.

Illinois Finance Authority Vice President Brad Fletcher provided extensive clarification on how C PACE financing works, noting that it is a voluntary, property based special assessment secured by the property, posing no risk to the Village or neighbors. He explained why Oak Park's participation would create a more competitive and developer friendly option compared with the privately administered Cook County program and detailed how the Village retains local control while the IFA handles financing, standardization, and oversight.

Village Trustee Wesley expressed support for the program and asked whether conversions of single family homes into small multifamily properties would qualify, clarified that only multifamily buildings with more than five units are eligible.

Village Trustee Taglia sought clarification on how the special assessment functions, confirmed that it operates as a voluntary lien on the property, and emphasized the importance of minimizing administrative burden on Village staff.

Village Trustee Eder voiced support, asked why the County's program had not been used in Oak Park, and clarified that differences in administration, competition, and cost made the state based option more appealing. He also asked about expected adoption levels and confirmed that other Illinois municipalities had already implemented the ordinance.

Village Trustee Leving Jacobson expressed support and asked about expected outreach efforts, ensuring they would include minority and women

owned property owners. She also sought clarification about the Village's oversight role, clarified that the Village maintains authority to approve or reject specific projects while the IFA handles financing logistics.

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

NAYS: 0

ABSENT: 0

Q. [ID 26-338](#) A Presentation by Mark Pruitt of the Illinois Community Choice Aggregation Network on Village Franchise Accounts and Infrastructure Maintenance Fee

Chief Sustainability Officer Lindsey Roland Nieratka explained that staff recommended transitioning the Village's franchise accounts from bill credits to a cash payment structure, which could allow the Village to generate revenue when investing in energy efficiency and solar improvements. She described recent facility upgrades that increased efficiency and aligned with Village goals for renewable energy. She stated that cash payments could produce a return on investment and support long term sustainability projects.

Illinois Community Choice Aggregation Network Principal Mark Pruitt explained that the discussion involved changing how the Village received compensation from ComEd without altering the franchise agreement. He clarified the mechanics of bill credits, the process behind ComEd's reimbursement through Rider FCA, and the consumer impact. Mark compared the current bill credit structure with the alternative cash based infrastructure maintenance fee, outlining risks, benefits, and how price fluctuations might affect future budgeting. He emphasized that switching would only make sense if the Village had a clear plan for using the cash to fund efficiency projects.

Chief Financial Officer Kevin Bueso explained how utility costs were budgeted and emphasized that the Village's overall budget was large enough to absorb normal annual variances in utility expenses. He clarified that switching to cash payments would not directly require a tax levy increase in the near term. He stated that if costs exceeded expectations, staff would bring recommendations to the Board as part of future levy discussions.

Village Trustee Wesley sought clarification about how Rider FCA worked and whether ComEd passed costs directly to residents. He confirmed that

ComEd recaptured the cost of Village bill credits from ratepayers and asked for more information about potential cost impacts. He also questioned the Village's ability to assess building efficiency potential and whether enough savings could be generated to make the change worthwhile.

Village Trustee Eder expressed support for deeper analysis and focused on understanding why this option was appearing now. He asked why Evanston and Chicago moved to the infrastructure maintenance fee and whether they had realized meaningful financial benefits. He requested revenue projections, equity review, and a clear staff recommendation before any ordinance was considered. He also emphasized that any new cash revenue should support the sustainability fund.

Village Trustee Taglia questioned making the change and raised concerns about risk, cost shifting, and resident confusion. He questioned whether sustainability funds would face new pressures and whether long term increases in energy costs could create financial gaps. He also voiced concerns about ComEd's reliability and possible future rule changes.

Village Trustee Straw noted that residents ultimately paid the cost of either approach and said the key policy question was whether cash payments would create visible incentives to invest in energy efficiency. He supported continued exploration but stressed the need for equity analysis, particularly around how volumetric pricing might affect lower income households. He also requested analysis of how rate brackets could be structured to avoid encouraging higher energy consumption.

Village Trustee Leving Jacobson supported moving forward with deeper analysis and highlighted the need to understand how credits and expenses were tracked. She reiterated that the Village should examine equity considerations and ensure that any changes aligned with Village values. She stated that concrete revenue estimates and data on resident impacts would help guide the next phase of discussion.

Village President Scaman expressed support for directing staff to return with an ordinance and a full analysis of equity impacts, revenue potential, and lessons from other municipalities. She emphasized balancing sustainability goals with affordability and the importance of reinvesting taxpayer dollars in visible community benefits. She confirmed a desire to continue the conversation before making a final decision.

XVI. Call to Board

Village Trustee Enyia thanked Village President Scaman and Village

Manager Jackson for inviting him to a visit the Tea Party event, describing it as a rejuvenating experience that showcased impressive community focused work. He praised the accessible net zero co-living building for residents, admired its design and sustainability features, and expressed gratitude to the team who guided the visit.

Village Trustee Straw expressed excitement for the Bike Month proclamation and shared how participating in Kiddical Mass and watching bike buses grow across the Village had shown the impact of recent biking infrastructure investments. He described the joy his child experienced learning to ride in order to join the school bike bus and reflected on how these efforts demonstrated policy in action.

Village Trustee Wesley responded to earlier public comments by emphasizing that many of Oak Park's beloved multifamily buildings were constructed before zoning laws restricted them, which meant current rules prevented recreating the very neighborhood character some residents wanted to preserve. He further explained that increasing housing supply was essential for long term affordability, noting that affordable units were often more expensive to build per unit than market rate projects, and that history and local data showed that adding more housing ultimately made communities more affordable.

Village Trustee Leving Jacobson responded to public comments by affirming her support for ranked choice voting and expressing a desire for broader voting rights reforms that would expand access and strengthen democracy in Illinois. She also reflected on community confusion surrounding potential zoning changes, emphasized the need for clearer communication and paired policy tools such as fees and incentives, and asked for a detailed staff presentation before the Board made any decisions.

Village Trustee Eder expressed strong support for advancing ranked choice voting, noting that nearly eighty percent of Oak Park voters had already endorsed it and that the Village should help push for state level action. He also acknowledged public concerns about zoning changes, emphasizing the need for clear communication to dispel misconceptions and to explain how regulations and incentives would work together to achieve affordability and responsible development.

Village President Scaman highlighted Oak Park's long-standing commitment to diverse, community-centered housing, pointing to examples of inclusive neighborhoods and small-scale developments that strengthen community ties. She voiced strong support for the Governor's bill promoting small housing developments like ADUs and multi-flats, noting it will help

address statewide housing needs while allowing Oak Park to remain intentional in its planning. She emphasized that local conversations and community engagement will continue as the village works to expand diverse, affordable housing options.

XVII. Adjourn

It was moved by Village Trustee Eder, seconded by Village Trustee Wesley to adjourn. Meeting adjourned at 9:34 P.M.

Respectfully submitted,
Deputy Clerk Carswell