

RESOLUTION

A RESOLUTION AUTHORIZING A SINGLE-FAMILY HOUSING REHABILITATION LOAN (SFR-105) AND AUTHORIZING THE EXECUTION OF A LOAN COMMITMENT AND AGREEMENT FOR THE PROPERTY LOCATED AT 120 LAKE STREET, #D

WHEREAS, the Village of Oak Park's ("Village") Single-Family Housing Rehabilitation Loan Program ("Program") authorizes the Village to make loans to owners of single-family homes for the purpose of rehabilitating properties; and

WHEREAS, the Village has allocated Community Development Block Grant ("CDBG") funds in the current program year for rehabilitation loans for owner-occupied properties as part of its Single-Family Housing Rehabilitation Loan Program ("Program"). As of September 9, 2025, \$158,656.00 of those funds is available for such loans; and

WHEREAS, the purpose of the Program is to address and correct deteriorated and blighted homes throughout the Village; and

WHEREAS, the premises at premises at 120 Lake Street #D ("Premises") consists of a single-family residence owned by Christopher Thomas ("Owner") and said Premises is in need of rehabilitation and lead hazard reduction services; and

WHEREAS, the Owner has requested a loan to perform work in accordance with their Application and Scope of Work ("Project"), copies of which are on file in the Neighborhood Services Division of the Department of Development Services; along with the Owner's signed contract for the rehabilitation work with the selected Contractor; and

WHEREAS, the Housing Programs Advisory Committee ("HPAC") has reviewed the Application and Scope of work and recommends awarding a loan for the purposes stated therein and the Neighborhood Services Department concurs; and

WHEREAS, the total cost of the Owner's Project is not expected to exceed a cost of \$20,842.00, which includes the loan amount \$15,842.00 in rehabilitation costs and a \$5,000.00 contingency amount with any additional costs to be paid by the Owner; and

WHEREAS, the application and Property meet all of the requirements of the Program, including eligible repairs; and

WHEREAS, the Owner agrees to execute a Rehabilitation Loan Program Agreement ("Agreement"), the terms of which are set forth in said document, in substantially the form attached hereto as Exhibit III.

NOW THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Findings. The foregoing recitals are adopted as findings of fact and are incorporated herein as though fully set forth.

Section 2. Award of Loan. The Village awards a loan in the amount of \$20,842.00 to the Owner contingent upon the Owner's execution of a Mortgage, in substantially the form attached as Exhibit I, a Note, in substantially the form attached as Exhibit II, and the Rehabilitation Loan Program Agreement, which loan funds shall be distributed only upon evidence that the work has been satisfactorily performed at the Property to the extent of the draw and upon receipt of mechanics' lien waivers for labor and materials on in the amount of the draw.

Section 3. Loan Security. The \$20,842.00 loan shall be secured by a junior mortgage recorded against the Property and evidenced by the Note, and Mortgage.

Section 4. Authorization to Execute Loan Documents. The Village Manager is hereby authorized and directed to execute the Rehabilitation Loan Program Agreement.

Section 5. Waiver of Permit Fees. The President and the Board of Trustees authorize the waiver of any and all permit fees related to work paid for using Village funds, up to the maximum amount of the loan. Prior to obtaining a permit, the Owners are required to obtain certification from the Neighborhood Services Department that the work requested under the permit is in accordance with the approved Scope of Work.

Section 6. Effective Date. This Resolution shall be in full force and effect from and after its passage and adoption as provided by law.

ADOPTED this 9th day of September, 2025 pursuant to a roll call vote as follows:

Voting	Aye	Nay	Absent	Abstain
President Scaman				
Trustee Eder				
Trustee Enyia				
Trustee Leving Jacobson				
Trustee Straw				
Trustee Taglia				
Trustee Wesley				

APPROVED this 9th day of September, 2025.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk