



## Village of Oak Park

123 Madison Street  
Oak Park, Illinois 60302  
[www.oak-park.us](http://www.oak-park.us)

### Meeting Minutes

#### President and Board of Trustees

**Tuesday, September 16, 2025, 6:00 pm, Village Hall, Council Chambers (Room 201)**

I. **Call to Order:** Village President Scaman called the Meeting to order at 6:01 P.M.

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II. **Roll Call Attendance:** Clerk Waters took the roll call as follows:

Present: Village Trustees: Eder, Leving-Jacobson, and Taglia; and Village President Scaman.

Absent: Trustees: Enyia, Straw and Wesley.

Also Present: Village Clerk Waters.

A quorum was present.

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III. **Consideration of Motion to Adjourn to Closed Session to Discuss Purchase or Lease of Real Property for the Use of the Village.**

Village Attorney Greg Smith stated that the purpose of the closed session is to "discuss the purchase or lease of real property for the use of the Village" pursuant to section 2(c)(5) the Open Meetings Act, and to discuss pending, probable or imminent litigation pursuant to section 2(c)(11) of the to the Open Meetings Act." Full citations of the statute are 5/ILCS 120/2(c)(5) and 5/ILCS 120/2(c)(11), respectively.

President Scaman then called for a Motion.

A **Motion** was then made by Village Trustee Leving-Jacobson, seconded by Trustee Eder, to **enter into closed session** for the purposes cited by Attorney Greg Smith.

- 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. **Adjourn Closed Session.** The closed session adjourned.

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

President Scaman reconvened the Regular Village Board Meeting at 7:05 pm.

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**VI. Roll Call Attendance:** Clerk Waters took the roll call as follows:

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

Absent: None.

Also Present: Village Clerk Waters.

A quorum was present.

Note: Trustees Enyia, Straw and Wesley arrived during the closed session of the meeting.

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**VII. Agenda Approval.**

President Scaman called for a Motion regarding the Agenda as presented.

A **Motion** was made by Trustee Leving-Jacobson, seconded by Trustee Wesley to **Approve** the Agenda 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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**VIII. Minutes.** None.

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**IX. Non-Agenda Public Comment.** President Scaman called for any public comments.

Resident Carolina Song stated that she owns a Frank Lloyd Wright home, believes in historic preservation, and also believes that a "certificate of appropriateness" should be granted to the proposed 10-story addition for the Boulevard Arcade Building "which would not be visible from the front of the street." Song also stated that the Village Board should revisit and revise the following: HPC guidelines, the zoning code, and, the permitting process that she believes is too long and difficult.

There were no other public comments.

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## X. **Proclamations.**

A. **MOT 25-237.** A Motion to Approve a Proclamation Annually Designating Hispanic Heritage Month from the 15th of September to the 15th of October.

President Scaman read aloud the title of MOT 25-237 as follows: A Motion to Approve a Proclamation Annually Designating Hispanic Heritage Month from the 15th of September to the 15th of October.

President Scaman then called for a Motion.

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

- President Scaman read aloud the Proclamation for all present.
- 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.

President Scaman called forward Hispanic business owners and community leaders who were present, and who accepted the Proclamation and posed for photographs with President Scaman and the Board of Trustees.

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B. **MOT 25-238.** A Motion to Approve a Proclamation Declaring August 15 – November 15, 2025 as Lights Out for Birds During Peak Migration.

President Scaman read aloud the title of MOT 25-238 as follows: A Motion to Approve a Proclamation Declaring August 15 – November 15, 2025 as Lights Out for Birds During Peak Migration. President Scaman then called for a Motion.

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

President Scaman introduced Laura Stamps, a teacher at Brooks Middle School, who then called upon three students who are members of the Brooks Earth Action Team ("BEAT"); the students read aloud information regarding the amount of deaths of birds due to collisions during migration season.

- President Scaman then read aloud the Proclamation for all present.
- 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.

Laura Stamps and the students then accepted the Proclamation and posed for photographs with President Scaman and the Board.

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XI. **Village Manager Reports.** None; no action was taken with regard to this Agenda item.

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

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XIII. **Citizen Commission Vacancies.**

C. **ID 25-558.** Board and Commission Vacancy Report for September 16, 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 20 vacancies.

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

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XIV. **Citizen Commission Appointments, Reappointments and Chair Appointments.** None; no action was taken with regard to this Agenda item.

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XV. **FIRST READING**

D. **ORD 25-175** First Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 12 ("Plumbing Code") of the Oak Park Village Code to Adopt the 2014 Illinois Plumbing Code with Amendments as Recommended by the Building Code Advisory Commission.

President Scaman called for a Motion regarding **ORD 25-175**, the title of which she read aloud as follows: First Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 12 ("Plumbing Code") of the Oak Park Village Code to Adopt the 2014 Illinois Plumbing Code with Amendments as Recommended by the Building Code Advisory Commission.

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

President Scaman called upon Village Manager Jackson who stated that Development Services Director Craig Failor will present an overview of Agenda items D (first reading of Ordinance 25-175) plus items E through M (second readings of the nine listed Ordinances).

Director Failor stated that the first readings of items E through M occurred at the Village Board meeting in June, 2025, and that comments made at that meeting have been reviewed and addressed by the BCAC and are a part of the proposed Ordinances, which will be summarized in tonight's presentation given by Chief Building Official Sean Lintow.

Failor also stated that staff is requesting that all 10 Ordinances and modifications to the various codes (Agenda items D through M) be approved by the Board this evening, including Agenda item D, a "minor plumbing code change," and including whether or not the Board supports the BCAC's recommended "change relative to the fire sprinkler regulations."

Failor noted that Fire Chief Terry was also present for questions as well as the Building Code Advisory Commission Chair, Tim Kelly.

Building Official Lintow then summarized his presentation regarding the following items:

ORD 25-175 ("Plumbing Code"), ORD 25-161 ("Pool Code"), ORD 25-166 ("Building Code"), ORD 25-167 ("Energy Code"), ORD 25-168 ("Electric Code"), ORD 25-169 ("Existing Building Code"), ORD 25-170 ("Fire Code"), ORD 25-172 ("Fuel Gas Code"), ORD 25-173 ("Mechanical Code"), and ORD 25-174 ("Residential Code").

Lintow stated that all of the foregoing items were reviewed and approved by the BCAC, with the exception of the percentage addressed in the fire code, and which is also found in the building code and residential code. Lintow stated that the BCAC recommends the threshold for requiring sprinkler systems be increased from the current 50% of the building area to 75% of the building's square footage. Failor added that the former and current Fire Chief, as well as Development Services staff, continue to support the 50% regulation, and not raising it to 75%.

There were several questions asked by Board members to Failor, Lintow, Chief Terry and BCAC Chair Kelly regarding the staff and Fire department recommendation of 50% versus the BCAC recommendation of 75%. There was discussion concerning whether the 50% square footage percentage encourages residents and business owners to not make all advisable renovations in order to keep the repairs or renovations below the percentage

that would trigger the requirement of adding sprinklers, thereby making conditions less safe.

The Board members each voiced their opinions, and each were in support of increasing the 50% threshold to 75% for requiring sprinkler systems.

There was also discussion and agreement among the Board members to look into offering incentive programs for EV stations in garages, and the cost of complying with the Village's "garage ordinance."

President Scaman then asked whether there were any further questions or comments from the Board regarding the "first reading" ordinance or the nine "second reading" ordinances.

There were no further questions or comments; and no further discussion ensued at this point regarding the ten proposed Ordinances.

There being before the Board a Motion to Approve Ordinance 25-175 made by Trustee Straw, and seconded by Trustee Eder, President Scaman then asked Clerk Waters to take the roll call vote, which was taken as follows:

**Roll Call Vote:**

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

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## XVI. **SECOND READING**

As covered in Agenda item hereinabove, "XV. First Reading," summaries of the following Ordinances and the amendments to the various code sections were covered in the presentations of Development Services Director Failor and Building Official Lintow.

There was also general discussion and a question and answer session that included Failor, Lintow, Fire Chief Terry, Building Code Advisory Commission Chair Kelly, and the Board members. This applies to all nine of the following Ordinances:

- E. **ORD 25-161** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 15 ("Pool Code") of the Oak Park Village Code to Adopt the 2024 ICC Swimming Pool & Spa Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the above title of **Ordinance 25-161**, and called for a Motion.

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

President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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F. **ORD 25-166** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 1 ("Building Code") of the Oak Park Village Code to Adopt the 2024 International Code Council Building Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-166**, and then called for a Motion.

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

President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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G. **ORD 25-167** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 16 ("Energy Code") of the Oak Park Village Code to Adopt the 2024 International Energy Conservation Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-167**, and then called for a Motion.

A **Motion to Approve** said Ordinance was made by Trustee Eder, seconded by Trustee Straw. President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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H. **ORD 25-168** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 3 ("Electric Code") of the Oak Park Village Code to Adopt the 2023 National Electric Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-168**, and called for a Motion.

A **Motion to Approve** said Ordinance was made by Trustee Eder, seconded by Trustee Straw. President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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- I. **ORD 25-169** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 2 ("Existing Building Code") of the Oak Park Village Code to Adopt the 2024 International Existing Building Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-169**, and called for a Motion.

A **Motion to Approve** said Ordinance was made by Trustee Wesley, seconded by Trustee Eder.

Village Attorney Smith explained to all present that this Ordinance, as well as the Ordinances in Agenda items J (ORD 25-170) and M (ORD 25-174), are worded so as to approve the recommendations of the BCAC, which includes the BCAC's recommendation to increase from 50% to 75% of a building's square footage as the threshold for requiring sprinkler systems. Therefore, Smith concluded, the Motion to Approve the Ordinance would authorize the code amendments to 75% without any amendment to the Ordinances needed if the Board agrees with the 75% and votes to approve the Ordinances as presented.

President Scaman then asked whether there were any questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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- J. **ORD 25-170** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 5 ("Fire Code") of the Oak Park Village Code to Adopt the 2024 International Code Council Fire Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-170**, and called for a Motion.

A **Motion to Approve** said Ordinance was made by Trustee Eder, seconded by Trustee Straw. President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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K. **ORD 25-172** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 11 ("Fuel Gas Code") of the Oak Park Village Code to Adopt the 2024 International Code Council Fuel and Gas Code as Recommended by the Building Code Advisory Commission

President Scaman read aloud the title of **Ordinance 25-172**, and called for a Motion.

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

President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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L. **ORD 25-173** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 4 ("Mechanical Code") of the Oak Park Village Code to Adopt the 2024 International Code Council Mechanical Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-173**, and called for a Motion.

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

President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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M. **ORD 25-174** Second Reading and Approval of an Ordinance Amending Chapter 7 ("Building"), Article 6 ("Residential Code") of the Oak Park Village Code to Adopt the 2024 International Code Council Residential Code as Recommended by the Building Code Advisory Commission.

President Scaman read aloud the title of **Ordinance 25-174**, and called for a Motion.

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

President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued.

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

**Roll Call Vote:**

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

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XVII. **Consent Agenda.** The following items comprise the "Consent Agenda:"

- N. **RES 25-244** A Resolution Approving an Intergovernmental Agreement by and Between the Village of Oak Park and the Metropolitan Water Reclamation District of Greater Chicago for the Design, Construction, Operation, and Maintenance of the Green Alleys Project in Oak Park, Illinois and Authorizing its Execution.
- O. **RES 25-263** A Resolution Affirming the Village of Oak Park as a Welcoming Village and Calling on Legislators to Prohibit Law Enforcement Officers from Concealing Their Identities.
- P. **MOT 25-229** A Motion to Approve the July 2025 Monthly Treasurer's Report for All Funds.
- Q. **ORD 25-177** An Ordinance Authorizing the Sale of Surplus Vehicles and Equipment Owned by the Village of Oak Park.
- R. **ORD 25-178** An Ordinance Amending the Municipal Code to Allow Domestic Electric Vehicles in Higher Weight Classes to Park on Residential Streets.
- S. **ORD 25-183** An Ordinance Amending Section 9-1-15 ("Impersonating a Firefighter"), Section 17-1-28 ("Impersonating a Police Officer or Firefighter"), and Section 19-3-1 ("Impersonating a Police Officer") of the Oak Park Village Code Regarding Penalties for Impersonating Police Officers and Firefighters.
- T. **ORD 25-184** An Ordinance amending Chapter 23A ("Taxes") of the Oak Park Village Code by amending Article 11 ("Municipal Grocery Tax") and repealing Ordinance No. 25-159 regarding a Municipal Grocery Tax.

President Scaman asked for a Motion regarding the Consent Agenda as presented.

There was a **Motion** by Trustee Wesley, seconded by Trustee Enyia, to approve the Consent Agenda as presented.

President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further 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 Wesley, Enyia, Eder, Leving-Jacobson, Straw, Taglia, 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 N through and including T were therefore adopted.**

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### XVIII. **Regular Agenda.**

U. **ORD 25-164.** \*Deny the Appeal and Concur with the Historic Preservation Commission and Adopt an Ordinance Denying a Certificate of Appropriateness to Build a Ten-Story Addition Behind an Existing Oak Park Landmark Building, known as the Boulevard Arcade Building, located at 1035 South Boulevard.

President Scaman read aloud the title of Ordinance 25-164 as follows:

\*Deny the Appeal and Concur with the Historic Preservation Commission and Adopt an Ordinance Denying a Certificate of Appropriateness to Build a Ten-Story Addition Behind an Existing Oak Park Landmark Building, known as the Boulevard Arcade Building, located at 1035 South Boulevard.

President Scaman called for a Motion regarding ORD 25-164.

There was a **Motion** by Trustee Straw, seconded by Trustee Wesley, to **Adopt** ORD 25-164.

President Scaman called for public comments in favor of the development first, as there were less members of the public present to speak in favor, to be followed by those who oppose the development.

- 1) Resident Alec Harris stated that he is a business owner and tenant of the "current cross function" building. Harris spoke in favor of the development and stated that he believes the proposed development will help the housing shortage and limited parking issues in the Village.
- 2) Resident Jillian Overbeck stated that she is a business owner and tenant of the current building. Overbeck spoke in favor of the development and also expressed that the proposed development will help the housing shortage and limited parking issues in the Village
- 3) Resident Harry V stated that he maintains an office focusing on historic preservation in the Boulevard Arcade Building; and he stated that he believes the building

will be preserved and the new building might be an historic landmark some day while providing "much needed housing."

President Scaman then asked for public comments in opposition to the development and who are therefore in favor of the Motion to approve ORD 25-164.

1) Resident John M. spoke in opposition to the development, stating that the development does not reduce the parking shortage issue, and, that the Historic Preservation Commission ("HPC") of Oak Park "voted four times and each time it was unanimous, a total of 33 votes against and zero votes for" the development, and that "overriding" the unanimous vote would ignore the Commission's dedication to preserving Oak Park's historic landmarks.

2) Resident Roberta Arnold read aloud a letter from Kendra Parzen, Advocacy Manager of Landmarks Illinois, who opposes the proposed development on behalf of Landmarks Illinois.

3) Resident Robert Royals spoke in opposition to the development, stating that four unanimous votes taken against the development by the HPC should not be overturned, and, questioned the experience of the managers, owners and developers of the project involving a landmark building.

4) Resident Bill Bower spoke in opposition to the development, stating that the development fails to meet historic preservation guidelines and he supports the prior unanimous votes taken against the development by the HPC.

5) Resident Dave Bates stated that he is a member of the HPC, he opposes the development, and also stated that after the HPC unanimously had denied the developers three times, and after having offered comments and suggestions to the architect and developers, that the developers did not return to the HPC with significant modifications and were therefore denied a fourth time.

President Scaman asked whether there were any other public comments. There were none.

Village Manager Jackson then introduced Development Services Director Craig Failor, who stated that project is proposed for the rear of the boulevard arcade building which was actually landmarked by the village in 2007. Failor added that Village Planner Mike Bruce will provide an overview of the proposed project, and that the following individuals were also present to provide statements and answer questions: HPC Chair Louis Garapolo, and representatives of the applicant, John Schiess and John Trent Stoner.

Village Planner Bruce stated that the proposed development consists of building an art deco style ten story addition with 24 dwelling units above three levels of parking and 39 parking spaces behind an existing Oak Park landmark building, known as the Boulevard Arcade Building, located at 1035 South Boulevard. Bruce stated that starting last

September and ending in August, 2025, the Historic Preservation Commission ("HPC") held public meetings and hearings regarding the proposal for the ten story addition project and their application for a Certificate of Appropriateness ("COA"), and, taking into consideration all "architectural review guidelines," the HPC denied the COA at each of four public hearings. Bruce stated that the item before the Village Board tonight is an appeal by the applicant of the HPC's decision to deny the Certificate of Appropriateness.

A representative of the applicant identified as "Lou" spoke on behalf of the developers and stated that there were five substantial changes to the plans since their initial design, including lowering the building height, reducing the "height and bulk" of the top floor, reducing the size of "the community room," and adding two "parking lifts."

Village Planner Bruce recited the history of meetings regarding the application as follows:

- 1) First "preliminary" meeting on December 12, 2024;
- 2) January 9, 2025: HPC meeting regarding the COA application; HPC denied issuance of a COA;
- 4) The applicant's project architect then modified the plans;
- 5) March 27, 2025 meeting to review the proposed changes was postponed;
- 6) May 22, 2025: HPC meeting re: the amended COA application; HPC denied issuance of a COA (second denial);
- 7) The next step was to appeal by the applicant to have a formal public hearing; however, the applicant missed the deadline to appeal;
- 8) July 24, 2025: HPC meeting re: review of revised plans and application; HPC denied issuance of a COA (third denial).
- 9) Village Planner Bruce explained that after the meeting on July 24, the applicant then appealed the denial and returned for a public hearing in front of the HPC wherein the applicant is entitled to bring in experts, conduct cross-examinations and provide additional information to the HPC, similar to the Board of Appeals hearings. After an HPC public hearing and denial of an application, the applicant may then appeal the HPC decision to the Village Board, which is the case tonight.

HPC Chair Louis Garapolo added that the proposed building is metal, which is not compatible with the surrounding buildings which are masonry or stone, and, the proposed addition's mass and scale are too large and it "overpowers" the landmark building.

The Board members each took turns asking questions of Director Failor, Planner Bruce and the applicants regarding the HPC and COA process undertaken, as well as the proposed ten story building project.

All Board members expressed gratitude to the HPC members and their hard work, dedication and expertise.

Each Board member stated their opinions concerning the proposed development and examined factors including the following:

- 1) The property location is zoned DT3, which has a height maximum of 60 feet pursuant to the Village code, therefore if the Board disagrees with the HPC's denial of a COA, this proposed development would need to apply as a Planned Unit Development ("PUD") and follow that process with the Planning Commission, including public review and hearing, and recommendations to the Village Board.
- 2) The location of the property in question, 1035 South Boulevard, is not in an historic district, but rather is attached to a landmark property and subject to review by the HPC and obtaining a COA, whereas, had the development been proposed for the property at 1039 South Boulevard or its parking lot which is the same size as the property in question, the HPC's COA would not have been necessary.
- 3) Other issues or facts relating to the location, including that the subject location is set back 85 feet from the street, and, it was noted that an auto body shop is located next door to the Boulevard Arcade Building, as well as the location of the Opera Club and its effects on the streetscape and that it did not require a COA when it was built.
- 4) The issue of the use of the subject location: current use as a parking lot versus the proposed housing development with parking.
- 5) The shortage of available housing in the Village, and the desire to make housing a priority and to strengthen an inclusionary housing ordinance.
- 6) The possibility of contributions to the Affordable Housing Fund, improvements to the alley that may be used as an entrance to the building, addition of public art and bicycle storage if this proceeds to a PUD application.
- 7) The desire to respect the hard work undertaken by the HPC, and also to examine the amount of time taken in the application process to date, the desire to shorten that time period, and to make possible revisions to the HPC process to maximize the value of the time spent by the HPC commissioners.

The Board concluded their discussion of this Agenda item.

President Scaman asked whether there were any further questions or comments from the Board; there none.

Trustee Straw reminded all that there is a pending Motion made earlier in the evening by himself to Adopt Ordinance 25-164.

Village Attorney Greg Smith noted that the Motion would be a "Friendly Amendment to Grant the Appeal and Overturn the Historic Preservation Commission and Adopt the Ordinance granting the certificate of appropriateness."

Trustee Straw then recited said **Motion**, seconded by Trustee Wesley.

- President Scaman asked whether there were any further questions or comments from the Board; there were none, and no further discussion ensued regarding this Agenda item.

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

**Roll Call Vote:**

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

**Motion Carried** by a count of 6 "aye" votes to 1 "nay," 1 abstain, and 0 absent.

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- At 9:50 pm, there was a **Motion** by Trustee Straw, seconded by Trustee Wesley to continue the discussion and meeting beyond 10: 00 pm.
- There were no questions or comments, or discussion by the Board regarding the Motion.
- 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. **RES 25-254.** A Resolution Approving an Extended Term and Special Services Agreement Amendment No. 5 with MC Squared Energy Services, LLC for the Oak Park Community Choice Aggregation Program through December 2028 and Authorizing Its Execution.

Chief Sustainability Officer Lindsey Nieratka introduced Mark Pruitt of Illinois Community Choice of Aggregation Network, who stated that the Village has been operating a program for the last 14 years that manages electricity purchasing for the residents and "small commercial accounts" and that the contract with provider MC Squared expires in December, 2025.

Pruitt then summarized his presentation and stated that the Village's current contract structure is called a "price match with municipal contribution," wherein the price offered by the supplier is the same as the Com Ed price, and there is a municipal contribution from the supplier to the municipality. Pruitt also advised that they "issued a solicitation" in August and had one firm respond, specifically, MC Squared Energy Services; they extended the bidding time, however no additional responses were received from other suppliers. Pruitt concluded his presentation with a recommendation "to accept the common price match option," 36-month contract with MC Squared and include the "no penalty termination that the Village may exercise with six months' notice."

After Pruitt's presentation, the Board members each inquired of Pruitt regarding the proposed Agreement with MC Squared. Trustee Eder asked whether MC Squared was acquired by IGS Energy within the last year, to which Pruitt responded in the affirmative. Pruitt also acknowledged his understanding that IGS's "primary market approach is door-to-door and fortunately or not they will continue doing that." Trustees Eder and Straw each voiced concerns regarding the acquisition of MC Squared by IGS Energy, and the possibility that IGS will approach and register residents into the IGS plan (that does not contribute to the municipality) when the goal should be to have residents participate in the plan offered by MC Squared that contributes funds to the Village based upon the number of participants and other factors.

The Board then discussed timing and the expiration of the current contract, and agreed to table tonight's vote and to continue discussion of this Agenda item and a possible additional agreement with MC Squared Energy Services to the September 30, 2025 Board meeting.

No further discussion ensued. No vote was taken nor any other action was taken with regard to this Agenda item.

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W. **ID 25-539.** A Presentation and Discussion on the Unhoused Taskforce Recommendations.

President Scaman read aloud for all present the title of Agenda item W, ID 25-539, as follows:

A Presentation and Discussion on the Unhoused Taskforce Recommendations.

Jonathan Burch, Neighborhood Services Director, delivered his presentation and summarized the collaborative process undertaken, participants in the taskforce, and goals, including addressing chronic homelessness, enabling access to basic needs for people awaiting housing, and deriving a clear role for all community members in combating homelessness.

Burch explained "immediate action items" as found by the taskforce including the following:

- 1) Supporting emergency shelter operations;
- 2) Supporting critical transportation needs;
- 3) Improving street outreach coordination;
- 4) Providing public restrooms for unhoused individuals; and
- 5) Modifying current cleaning protocols.

Burch then summarized the "medium action items" recommended by the taskforce that will require conversations with partners regarding support and funding including the following:

- 1) Rental assistance coordination;
- 2) Housing navigation and mitigation;
- 3) Street outreach expansion;
- 4) Education and outreach; and
- 5) Additional shelters, created by partnering with other communities.

Burch concluded his presentation and President Scaman asked the Board members to each provide their feedback and ask questions of Director Burch, which they did.

Village Manager Jackson then stated that the purpose of this presentation is to derive feedback from the Board that will then be taken and converted into specific recommendations for a study session, at which specific directions regarding proposals will be derived and later sent to the Board for action. Jackson complemented the taskforce regarding their recommendations, and summarized the feedback of the Board that was voiced, including their focus on the topics of bathrooms, sanitation and transportation.

President Scaman asked whether there were any further questions or comments from the Board. There were none; no further discussion ensued.

No other action was taken regarding this Agenda item.

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

Trustees Taglia, Leving-Jacobson, and Eder as well as President Scaman, each gave opinion statements regarding various agenda and non-agenda items. Clerk Waters and Trustees Straw, Wesley and Enyia "passed" on providing statements.

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**XX. Adjourn.** There being no further business before the Village Board, a Motion was made by Trustee Straw, Seconded by Trustee Eder, to **adjourn this meeting** at 11:33 p.m. **Motion carried** unanimously on a voice vote.

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Respectfully submitted,  
Interim Deputy Clerk Marjorie A. Manchen