

**City of Oak Forest
City Council Meeting
Tuesday, March 14, 2023
Council Chambers – 7:30 P.M.**

AGENDA

MAYOR:	Henry L. Kuspa
CLERK:	
TREASURER:	Ericka Vetter
CITY ADMINISTRATOR:	Timothy J. Kristin
FINANCE DIRECTOR:	Colleen M. Julian
FIRE CHIEF:	Gary Kasper
POLICE CHIEF:	Jason Reid
BUILDING COMMISSIONER:	Mike Forbes
PUBLIC WORKS DIRECTOR:	Michael Salamowicz
COMMUNITY PLANNER:	Paul Ruane
ECONOMIC DEV DIRECTOR:	Edmund Cage
E.M.A. DIRECTOR:	Joe Pilch
CITY ATTORNEY:	Klein, Thorpe and Jenkins, LTD.

ALDERMEN

1 – Laura Gray
2 – Joe McCarthy
3 – Diane Wolf
4 – Paul Selman
5 – Jim Emmett
6 – James Hortsman
7 – Denise Danihel

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- 1. PLEDGE OF ALLEGIANCE**
 - 2. ROLL CALL**
 - 3. ANNOUNCEMENTS**
 - 4. MOTION TO ESTABLISH CONSENT AGENDA**
 - 5. CONSENT AGENDA:**

A. Approval of Minutes:

- | | | |
|---------------------------|---|-------------------|
| 1. Committee of the Whole | - | February 28, 2023 |
| 2. City Council | - | February 28, 2023 |

B. Consideration of the following Lists of Bills dated:

- | | | |
|-----------------------|---|--------------|
| 1. Regular Bills | - | FY 2022-2023 |
| 2. Supplemental Bills | - | FY 2022-2023 |

C. Consideration of the following reports:

1. Baxter and Woodman status report - February 28, 2023

D. Consideration of the following minutes:

1. Fire and Police Commission - February 11, 2023
2. Fire and Police Commission - February 16, 2023
3. Planning and Zoning Commission - February 15, 2023
4. Consumer Protection Commission - February 8, 2023
5. Emergency Telephone System Board - January 3, 2023
6. Emergency Telephone System Board - February 7, 2023

E. Approval of Proclamation No. 2023-03-0293P recognizing Justine Beatty for achieving the rank of Venturing Summit.

F. Approval of Proclamation No. 2023-03-0294P recognizing Payton Ramsey for achieving the rank of Eagle Scout.

6. ADMINISTRATION

A. Approval of the appointment of Nicole Tormey to fill the elected Oak Forest City Clerk vacancy. See the attached memo with supporting details from Mayor Henry L. Kuspa.

B. Approval of a Purchase Sale Agreement between the City of Oak Forest and Klantum Homes LLC for property located at 15624 S. Lamon Avenue PIN# 28-26-406-020-0000. See attached memo with supporting details from City Administrator Timothy Kristin.

7. ECONOMIC AND COMMUNITY DEVELOPMENT

A. Approval of Ordinance No. 2023-03-0959O authorizing a special use permit to allow drive-up donations in the C3- Central Business District at 15441 S. Cicero Avenue. See the attached memo with supporting details from Community Planner Paul Ruane.

8. INFORMATION TECHNOLOGY

A. Approval a five year lease agreement with Proven IT in the budgeted amount of \$38,301.00 for four copiers to service the Building Department, Fire Department and Police Department. See the attached memo with supporting details from IT Director Tom Rieman.

9. FIRE DEPARTMENT

- A. Approval of payment to Servpro in the amount of \$23,441.22 for emergency repairs to Oak Forest Fire Station Two. See the attached memo with supporting details from Fire Chief Gary Kasper.

10. PUBLIC WORKS

- A. Approval of 2023/2024 Road Salt Bid Procurement Commitment. See the attached memo with supporting details from Director of Public Works Michael Salamowicz.

- B. Approval of purchase of a new backup pump for Landings Lift Station in the budgeted amount of \$12,957.00 to Metropolitan Industries. See the attached memo with supporting details from Director of Public Works Michael Salamowicz.

- 11. CITIZEN PARTICIPATION:** The Oak Forest City Council invites public comment at its meetings, but it generally does not have the ability to provide an immediate response to some questions raised during the Citizens Participation portion of a council meeting without some reasonable opportunity to review them. Therefore, the City Council encourages questions to also be submitted in writing in the event that they need to be referred to City staff to help assure a more thoughtful and informed response.

12. OLD BUSINESS

13. NEW BUSINESS

14. EXECUTIVE SESSION

15. ADJOURNMENT

CITY OF OAK FOREST
COMMITTEE OF THE WHOLE

Tuesday, February 28, 2023

Mayor Kuspa called the Committee of the Whole meeting to order at 6:30 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Alderman Gray
 Alderman McCarthy
 Alderman Wolf
 Alderman Selman
 Alderman Emmett
 Alderman Hortsman
 Alderman Danihel

Also Present: City Clerk Jack Janozik
 City Administrator Tim Kristin
 Communications Director Chrissy Maher
 Public Works Director Mike Salamowicz
 Economic Director Ed Cage
 Treasurer Ericka Vetter

4. DISCUSSION OF CITY ENTRANCE SIGNS

Communications Director Chrissy Maher and Economic Director Ed Cage proposed new entryway signs for the City of Oak Forest. Current signs appear to be dated and do not comply with the branding standards. They are proposing new signage that will conform with the branding standards and achieve a key element of our strategic plan which is Community Pride and Image. The new signs will create a welcoming look and feel. This was something that was identified in the strategic plan as important to residents, visitors and prospective developers. The signs are in line with our other improvements we have made to integrate the City's logo and identity standards across City communications including our refreshed website, social media strategy and improved digital news letter. The proposed signs are moderate and sleek to maximize the City's logos, colors and type face. They are raised higher than the current signs as not to be blocked by landscaping.

Economic Director Ed Cage stated this is one of our existing eight current entrance signs with the older logos on each of the columns. He believes the key from a branding and marketing perspective is that it is clear, simple and has a current and modern look. An important key element here is the leaf in the center. This design was done by a sign company that we worked with before. Depending on direction, we can take this out for bid because if this is something City Council is interested in, it would exceed the \$10,000.00 amount for that. We looked at some examples of

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other signs in other communities. We wanted something that would fit Oak Forest. So we used the font and colors used in correspondence and on the website, etc. A gentlemen from One Up Signs helped design this. Following up on a few key elements Chrissy mentioned, we wanted to raise the sign up a little bit to have landscaping so we do not lose the face of the sign. Some communities have elaborate signs that I think overpower you with more design elements. There are eight entrance signs that would be made out of aluminum using the color black. The 3M Engineered Grade Prismatic is reflective and non-illuminated. I have not proposed illuminated signs because that would increase the cost significantly. Also proposed is aluminum square tapered posts. The cost is not to exceed \$39,840.00 for the eight new proposed entrance signs which includes the removal of the old signs. We do have a marketing community advertising budget. The City has not taken much out of the budget. My focus is more on the City's properties, bringing them back on the tax records, selling those and getting new developments. The marketing community advertising budget as it stands today is \$120,704.00. Ed Cage asked for questions or comments.

Alderman Emmett commented it is a nice idea but about the Christmas decorations. That has a different fund but I would concentrate more on making our decorations. Spend a lot more money in the decorations. Maybe that can be tabled for one year and that money can be saved.

Tim Kristin noted these are totally two different line items. So money has been allocated, Social Services, and Ericka can speak to that. This is just for community development purposes.

Alderman Emmett asked if that money would be from that fund only.

Tim Kristin noted this is budgeted separately. There is money for this and money for that.

Mayor Kuspa stated that if the Aldermen do not want to spend the money, then it is different. He understands Alderman Emmett's concern.

Alderman Wolf commented that she likes the sign and understands what they are proposing, but I think there are other things we could be doing such as the viaducts. She has been talking about the viaducts for a couple of years. You got to check with Metra, State, County, you have to check with all these different facilities but it has been a long time. Is there any updates on that? That is what people are going to see when they are driving through. The cement is crumbling, rusted, no landscaping around it. Other towns are able to do it. I do not know why we cannot. I rather see something that is going to be an eye-popper. It is going to be noticed that we changed something. Are people going to notice that we are changing our entryway signs, to put \$40,000.00 into it?

Mayor Kuspa noted that is an excellent point. He stated they looked into the prices of the viaduct and they were a million dollars. This is a smaller investment.

Alderman Wolf stated that she has not seen anything that it was going to cost a million dollars for the viaducts. Just cleaning them up, painting them, something. Did we ever decide who owns the one on Cicero?

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Tim Kristin replied that IDOT owns that. There are three different entities that have control over those. When you are talking about doing any type of work on a railway overpass it requires permitting and expenditures. Just to repaint them would be cost prohibited. We do not have control over those viaducts so we could not just say send the public works crew out there to repaint them.

Alderman Wolf stated she understands that but how is it possible for other towns to do it? South Holland does it. You can put the sign up on the viaduct for Oak Forest. We went through that. I have gone through this.

Tim Kristin replied he remembered sitting in a meeting with Alderman Wolf and Metra. He stated he worked with representative from Bob Rita's office on this. We did discuss this, we specifically discussed the overpasses and we thought it was best to bring this to you first.

Alderman Wolf asked if there is any answer for the overpasses. Will they give Oak Forest permission to do something?

Tim Kristin stated they have not pitched a design yet to them.

Alderman Wolf asked to work on a design. Her suggestion was to clean up our streets on Cicero Avenue. They have talked about the garbage for years. The Metra train lot was brought up a few times with overgrown weeds. She understands the concept of having the welcoming feel.

Alderman Gray asked to see the current signs. The two poles on the right and left of what is holding up the sign in the middle, those are like breakaways correct? Styrofoam?

Ed Cage stated yes.

Alderman Gray asked to see the design. If you wanted to change the logo, can they be retrofitted or refitted with the new logo? Make it a little more cost efficient. Raising it up a little bit would be easy. The budget where the money is coming from is a marketing and public relations budget. Can we consider using those funds for things like when we have the residents blast us on social media for not having fireworks, Oak Fest, door art. I think to bring the community together those kind of funds would be better used for those kind of marketing. If it can be retrofitted a little bit to make it work, a combination of the new design and old design, why not look into it?

Alderman Danihel remarked that she thinks we need to do something with the signs. They are dated, old, falling apart, you can barely see them from the road. This is our community and this is welcoming people into and through our community. I like the new sign.

Alderman Hortsman commented that we have done marketing campaigns such as "all good things close to home" that is not on the sign. There is nothing like a website or anything like that on the sign. Would that be something we would be interested in doing?

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Ed Cage answered that the intent was the name of the community. We can do whatever we want with the sign. It is a question of whether it is something that we are interest in doing. If you want to add to it, we can do that. It is a first design. We have made simple deliberately.

Mayor Kuspa opined that less is more. You start cluttering it with websites and phone numbers and it is not necessarily a good thing.

Alderman Emmett stated he liked the design and the height due to the fact that the ones on 159th get buried from the snow. Since the money is coming out of a different fund, I agree with Denise on the appearance of the town coming in. They are pretty structurally sound.

Mayor Kuspa remarked regarding Alderman Gray's suggestion of a compromise, a less expensive sign, continue to use the upright structure and replace the sign in the middle itself.

Chrissy Maher stated the only problem is it will not comply with our branding standards. The type face is incorrect, the green color is not the color that we currently use. That would be something to consider. The idea is to create a cohesive identity for the City and that would not be creating a cohesive identity.

Alderman Selman commented he thinks he would go along with Alderman Gray's assessment. If we could keep the verticals and replace the horizontal. I understand the significance of uniform approach and having consistent branding throughout the City, but when I look at the color and texture of the sides there, I think of a forest. You see browns, tans, colors you would see in a thriving developing Oak Forest. The proposed change leads me to think of charcoal, when a forest burns down. If we could keep the sides and maybe even change the landscaping in front of them so it does not grow up and cover the signs. Change the centers and leave the sides a warm color. The proposed black, reflective, you can see at night but I do not think that is very attractive during the day.

Chrissy Maher stated the black might help the landscaping pop. The green pops from the black, maybe the landscaping would pop more with the black background.

Alderman Hortsman asked about the new signs, whether they are aluminum based signs, are the metallic painted? Is that what gives it the shine?

Ed Cage stated it is 3M EPG reflective with laminate. Similar to what is used on the road signs.

Alderman Hortsman inquired about the usefulness in the standing structures to make it a little less costly? Be more cost effective?

Mayor Kuspa replied absolutely.

Alderman Hortsman asked staff for a second proposal.

Mayor Kuspa thanked Chrissy Maher for a great job, keeping them on track with the rules and the presentation. He was impressed. Alderman Hortsman had an idea of continuing to use the current

uprights. Can I have a motion to use the existing uprights and direct staff to possibly get a new sign to put in between?

The motion was made by Alderman Hortsman.

Motion seconded by Alderman Emmett.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Hortsman			
	Alderman Danihel		
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			

The motion was carried 6/1.

Mayor Kuspa stated the direction is to take another look at the plan. Personally, I love this sign. I think it is great. I do not think it needs much more. It follows the rules. But see if we can reuse the structure and keep the cost down.

5. DISCUSSION OF HOLIDAY DECORATIONS

Public Works Assistant Director John Robinson reported he put together some information about the lights we put along Cicero and 159th Street. We did some investigation on costs but they are not rock solid prices. We would have to go out to bid and get different pricing. This just an idea of how much this would cost. We have two different kinds of lights out there. The list in front of you is the lights on 167th Cicero, Fieldcrest, Cicero and out 159th. Those lights are all 240 volt fixtures because of the way the lights are wired. There are a total of 76 fixtures. To replace those as they are right now, they are about \$750.00 a piece with the ones we were looking at. That comes out to \$57,000.00. 151st to 157th there are 46 of the "seahorses". Those poles are wired for 120 volts. Those 46 would be replaced at \$750.00 a piece adding an additional \$34,500.00. We are going to show some different ideas and different things just so you can see. There are catalogues full of these. These are some we thought would look very nice. We also have some recommendations for little bit of cost savings/work savings. He showed depictions of two different snowflakes. They are about 5' tall because when it is up on the pole it will be visible. These two are generally about \$750.00 a piece. The one to the left is just poinsettias, those are about \$1,300.00 a piece. When you get to the more fancy and decorative stuff, like the one to the right, those start at \$2,000.00 a piece and go up. One of the recommendations we wanted to talk about was between 151st and 157th where the stretch has lights on every pole. Our recommendation is to put the lights at the intersections of 151st and 155th with banners. We have the hometown hero banners which go all the way down Cicero, there are approximately 80 of these banners. We

recommend when we take the hometown hero banner down, we put up a holiday banner. When we take the holiday banner down, we put up a spring time banner. When we take the spring time banner down, then the hometown hero banner goes back up again. The hometown hero banners cost about \$6,000.00 for the whole stretch of Cicero (80 banners). A holiday and spring time banner would be about the same price. That would come out to \$18,000.00. If we do not use 46 fixtures on Cicero and just do the intersections, the cost would go from \$34,500.00 down to \$6,000.00. There would be more than enough left over to do the banners. We can expand on that. We do not know exactly how much the lights would cost until we get a solid number. We would like to keep it simple. We get more out of it by using banners because we would be going down all of Cicero where the existing banners are. You are getting more display with the banners and spend less money on the lights.

Mayor Kuspa remarked that Ericka Vetter and the Mayor are members of the Social Service Committee. They have pledged money to fund the holiday decoration portion of this. Social Service Committee Corporation oversees the money that is in a totally separate account invested and they will help finance a particular project that supports the City as a whole and makes the City work better or look better. Holiday decorations falls under their category and they want some nice Christmas decorations. The financing for this has been pledged, not from tax dollars, but from a separate committee. Whatever the Council decides to do moving forward, Ericka and I will take back to the Social Service Committee. Once we get solid dollar estimate from our Public Works Department. That being said, who would like to start the discussion?

Alderman Emmett liked the idea with the banners but believes the intersections should be well lit up. We have got blasted for the last eight years. This City Council picked out almost like a snowflake. For some unknown reason, individuals picked out something else. It did not look good. That is water under the bridge. 159th Street is heavily traveled to go west toward Tinley and Orland. I think it should be well lit like Cicero.

Assistant Director Robinson stated he was not planning on changing anything on 159th. The 76 fixtures are still there. We were going to leave them the way they are down 159th, Fieldcrest and 167th.

Alderman Emmett likes the idea of the crew being on the pole one time putting up and taking down banners. The banners look nice if they are new if they are not frayed. I think our town, the first town going west, should be well decorated on 159th just as much. The forest preserves, when it is snowing out, a nice bright LED snowflake is nice. The second one, yellowish tint, I do not know.

Assistant Director Robinson stated those are just examples. There is a different between cool white and soft white.

Alderman Emmett stated we could have one phase and see what Social Services is going to do for us. If we can show off our community, I think you guys working hard, we are getting a lot of businesses, I think this will show off Oak Forest in the next couple years. I think this would be a positive image.

Mayor Kuspa questioned if he wanted to see more lights or the same amount?

Alderman Emmett stated the same amount but more maybe the next year after that. Budget restraints. I think 159th should be lit up.

Mayor Kuspa would like to get direction from Council so he can go back to Social Service Committee. What is it you are asking? What is your dream/goal?

Alderman Emmett stated they do not have enough money for my goal. In my mind it is going to be \$100,000.00 to \$150,000.00 to light it up. If we get anything from them, maybe the next year budget we can put \$20,000.00 to \$30,000.00 in the same type of snowflakes.

Mayor Kuspa stated the idea of replacing the banners, you are okay with that? So not adding lights to where the banners are?

Alderman Emmett answered correct.

Mayor Kuspa stated the idea is a sound idea. Basically, try to replace the seahorses with snowflakes, correct?

Alderman Emmett answered correct.

Alderman Wolf stated from what she remembered from the original light décor, they looked like the picture when they first went up. The snowflakes were white and the swirls were blue. But what happened because of the difference of the volts, the bulbs were popping. They replaced it with all green. The snowflake is not green and the swirl is not green. That is how it turned into a seahorse. Is it even possible to change the green to the white in these snowflakes? They did change them.

Off microphone comment.

Public Works Director Mike Salamowicz asked if she is referring to changing the bulbs in the existing fixtures? I think the reason that they changed the bulbs was trying to get away from looking like a seahorse. They were trying to change the bulbs in different ways, different colors to try to get maybe the snowflakes to stand out more. I think that was the reason why they went with the different bulb colors.

Alderman Wolf stated she was told that was the only color they had.

Assistant Director Robinson stated you can change the bulbs. I think they had to change the bulbs because of the difference of voltage on 159th and Cicero.

Alderman Wolf stated it does not look like a seahorse in the picture. What happens if we buy all these snowflakes and they look like a pineapple? What if we do not like the color?

Assistant Director Robinson stated that would be the decision you would have to make. Do you want the cool white or the warm white? It will be one color or the other. That is a snowflake. There is no doubt that is a snowflake.

Mayor Kuspa noted some aldermen are relatively new and did not go through what they went through. The problem with the bulbs is on 159th Street some did not last overnight because they were wired for 110 and it was 240 volts. They were popping. That is why we started changing bulbs for necessity. I was told they could not get all white bulbs so they put in whatever they could get.

Director Salamowicz stated whatever the City Council wants that is what we will get. I believe the fixtures we are looking at will be LED.

Assistant Director Robinson noted that some of the LEDs are not interchangeable bulbs. They put a transformer on it and it is ran at whatever voltage put in.

Mayor Kuspa asked for their opinion on the current Christmas decorations. They are several years old and the exterior lights do not last forever, are they salvageable enough to change the bulbs or are they far gone?

Assistant Director Robinson stated they have not investigated that. We can look into the cost of the bulbs and the cost of changing them. If you tell us to put a neon pink snowflake, you will get a neon pink snowflake.

Tim Kristin, City Administrator, stated he thinks they should start fresh and start over. Put the old ones up for sale.

Alderman Gray stated the best decorations she has seen so far has been in Palos and on 143rd and LaGrange Road. They alternate, what does everyone think about not just having all white snowflakes? Alternate snowflake, Christmas tree.

Assistant Director Robinson stated that a tree is very Christmas. You can put up flowers, you can do that, we would have to find something else.

Alderman Danihel questioned alternating with the banners. You do not have to put snowflake on every light. Maybe every two, then a couple banners in between.

Assistant Director Robinson stated the point of the banners is to replace the banners that are up there now so we do not have to move brackets around. The point is to take one down and put one up. Some intersections have 4 lights and some have 8. It may be difficult to do something like that with the banners.

Alderman Emmett stated on 147th and Central there are 24 metal poles. They have eight receptacles. We can start with snowflakes and see if something else is on sale, add some more stuff.

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Assistant Director Robinson replied that not all the poles have outlet on them. So we would have to go back and add outlets which would be additional costs.

Alderman Selman wanted to caution about trying to pick from pictures. Seeing first hand it is a different image. I would be in favor with going with the whitest white snowflake we can get.

Assistant Director Robinson remarked it is easier to see in the picture that there is a soft white versus a bright white. If you want a bright white that is fine and that is what we will do.

Mayor Kuspa stated before the Council makes a final decision, buy one, stand it up in the back of the room so we can see how big it is, and plug it in. I am serious.

Director Salamowicz stated they can do that.

Tim Kristin said he was confused and asked if the one on the left is the sample to bring in.

Mayor Kuspa asked Council which snowflake.

Assistant Director Robinson said the one on the left is the common snowflake. There are books full of just snowflakes.

Mayor Kuspa stated they are going to try to sell the seahorses we have and come back with a plan with some solid numbers. Aldermen are okay with the snowflake on the left? Everyone but one likes it.

Alderman Emmett asked if they could bring in samples of banners as well. What type of banners there are out there.

Assistant Director Robinson stated when it comes to banners we will work with our branding experts to make sure everything is the way it should.

Alderman Selman was glad to hear you say that the hometown hero banners are going to be up longer. Veterans Day to Memorial Day was the plan. So around Veterans Day you would put up the holiday banner and lights. After the holidays, you would take down the holiday banners, the lights, and put up the Spring banners.

Assistant Director Robinson stated whatever you decide you want the other banner to be. It could be a welcome to Oak Forest banner. It could be anything. It is just a fill-in after the holidays and before Memorial Day.

Alderman Selman asked if Public Works would have to put up and take down stuff more, would it increase the cost of labor drastically?

Assistant Director Robinson replied one comes down and one goes up at the same time. Right now we have to do two trips, so we are adding one more trip. The question is do you want to keep the same amount of lights on Cicero on every pole or do you want to go to the intersection like

159th? This is a question for when we order but that is something to consider. Do you want to stick with the intersections? Do you want to keep that whole stretch on Cicero?

Mayor Kuspa commented he likes the whole stretch. He noted he saw a lot of nodding heads.

Tim Kristin asked the Mayor if he would like Public Works to get a sample, bring it here, and then discuss under old business at a Council meeting rather than have another COW.

Mayor Kuspa remarked he thinks it should be an agenda item. We can get clear direction from Council on what they want and Ericka and I have to go back to Social Services Committee.

5 (sic). EXECUTIVE SESSION

No executive session.

6. CITIZENS PARTICIPATION

Kathleen Brya approached the podium and stated she was at a meeting on November 8th. I am one of the owners of Nite Games and there has been a lot of them using your police department to keep me out of my establishment. So I was told to do the FOIA, which I did. I asked for a meeting and nothing has changed because they are still trying to keep me out under false pretenses. I am here to see if I could get a sit down meeting because what they are telling Tim is not true. I have proof that it is not the truth. I cannot get into my own bar because every time I do, they file a report. Two of the times the police said it was civil, which it is. I am trying to find out how the liquor license might have gotten changed. I know my name was on it originally. I am talking to a lawyer but I keep having to get lawyers when I know the truth. Can I get a sit down meeting with you or someone to show them.

Mayor Kuspa stated this is a civil matter. You are trying to use our police department and you criticized the police department because you felt that they were rough on you. The custodian of the bar obviously felt somehow you were intruding in their business. They had to legally control the business. They asked you to leave and you would not leave. You need to hire an attorney. This is not a city issue. This is a matter between you and your partners, get an attorney, file on them. But there is nothing else we can do.

Tim Kristin, City Administrator, stated he has researched this issue in depth. I have had several conversations in person and on the phone with Mrs. Scott. I have given her the same advice I gave you. I read the court case which she filed against them originally which was dismissed. Her next course of action is a civil attorney. The City is not going to interject with a civil dispute you have with your business partners.

Ms. Brya would like to go on the record that she is the owner. There isn't any proof that Ms. Scott is an owner. I did not have a problem with your police department. I know what you have, I gave you those papers.

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Alderman Danihel
Alderman Gray
Alderman McCarthy
Alderman Wolf
Alderman Selman
Alderman Emmett
Alderman Hortsman

The motion to adjourn was carried 7/7. The Committee of the Whole meeting ended at 7:35 p.m.

MAYOR HENRY L. KUSPA

**City of Oak Forest
City Council Meeting Minutes
Tuesday, February 28, 2023**

Mayor Kuspa called the City Council meeting to order at 7:38 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Alderman Gray
Alderman McCarthy
Alderman Wolf
Alderman Selman
Alderman Emmett
Alderman Hortsman
Alderman Danihel

3. ANNOUNCEMENTS

- Do not miss the Oak Forest Fleadh on Saturday, March 4th. The community celebration includes a 5K race and family parade. For information visit www.oak-forest.org. The parade kicks off at 151st Street and it is going to be staging at Hille School. The parade kicks off at 11:00 a.m.
- After the parade, head over to Gaelic Park for a St. Baldrick's event supporting Julia's Legacy of Hope. Julia was a beautiful young woman who graduated high school with the Mayor's daughter Christine. Julia passed from cancer and her family continues to keep her memory alive by raising money for childhood cancer. Julia was an Oak Forest High School graduate. She passed away at the age of 20 after battling cancer for four years. The St. Baldrick's event at Gaelic will be from 11:00 a.m. until 5:00 p.m. There will be activities going on Gaelic Park in honor of Julia. There will be raffle baskets, games, and a kids' area, so all are invited. Free admission. Food and drink are available for purchase. Please come out and support this hometown event. Julia and her family were friends of the Mayor for a long time. This is something that is near and dear to his heart.
- Stagg High School Music Boosters will host Art for the Season in Palos Hills. Art and craft festival on March 18th from 9:00 a.m. to 4:00 p.m. and March 19th from 10:00 a.m. to 3:00 p.m. The event will include vendor booths, lunch and food samplings, raffles and entertainment. Admission is \$3.00.
- Tim Kristin, City Administrator, recognized wrestlers from the Oak Forest High School team who competed at the IHSA Finals. Caden Musselman took 5th place in the 132 pound boys division, the women's division Alexandra Sebek was a runner up, she took 2nd and lost in the finals. Congratulations to Alexandra who is a freshman. Sabrina Sifuentez placed 6th. Congratulations to the wrestling teams.

4. MOTION TO ESTABLISH CONSENT AGENDA

Alderman Danihel made the motion to establish consent agenda.

Alderman McCarthy seconded.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion to establish consent agenda carried 7/7.

5. CONSENT AGENDA

A. Approval of Minutes:

1. City Council - February 14, 2023

B. Consideration of the following Lists of Bills dated:

1. Regular Bills - FY 2022-2023
2. Supplemental Bills - FY 2022-2023

C. Consideration of the following minutes:

1. Cable Commission - January 12, 2023
2. Fire and Police Commission - January 17, 2023
3. Fire and Police Commission - January 24, 2023
4. Fire and Police Commission - January 30, 2023
5. Planning and Zoning Commission - February 1, 2023

Alderman Danihel made the motion to establish consent agenda.

Alderman Selman seconded.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion carried 7/7.

6. PUBLIC WORKS

A. Approval of pay estimate No. 1 to Cardinal State for industrial park detention basin improvements in the unbudgeted TIF 5 future development recovery eligible amount of \$44,690.00.

Alderman Gray made the motion to approve.

Alderman Danihel seconded.

Public Works Director Michael Salamowicz reported this is a final pay estimate from Cardinal State for work related to the detention pond at 167th and Kilbourn. The work goes back to a 1999 MWRD permit. The work was never finalized. This came to light recently with a recent development at 167th Kilbourn. The City Council approved a contract with Cardinal State at the November 8th council meeting. The work has been completed and verified. Now they are seeking payment.

Alderman Selman asked if the work was verified by the MWRD.

Mr. Salamowicz stated it has been verified by our consulting engineer. Everything is being forwarded to the MWRD so they can finalize. It will be part of the Aldi permit and ultimately be finalized through that.

Alderman Selman asked, no sign of it coming back to us in 10 – 20 years?

Mr. Salamowicz stated once it is finalized, it should be done.

Mayor Kuspa remarked about the hoops they had to go through to get an Aldi back in Oak Forest.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			

The motion carried 7/7.

B. Approval of pay estimate No. 4 – Final 2021 MFT Road Program to Iroquois Paving in the amount of \$195,729.13.

Alderman Wolf made the motion to approve.

Alderman Danihel seconded.

Public Works Director Michael Salamowicz reported the City has received the final pay estimate for the MFT Road Program for 2021. There were quite a few punch list items that we had found after the completion of the work. The contractor did address all punch list items to our satisfaction. There was an issue related to some settling of trenches on Rob Roy. We contracted with a testing firm to do pavement cores along that section of roadway. Based on our review of the pavement cores and review of the plans for that construction, we believe that it is not something that the contractor is responsible for. The contractor never removed the entire pavement in that area. They removed two inches of the surface. Based on the pavement cores, it appears that when that section of the subdivision was actually built, the sewers for each of the homes was not backfilled with stone. Anytime you put any kind of sewer water or anything of

that nature underneath pavement, you are supposed to backfill it with stone. It looks like it was a backfilled with spoil material they dug out of it. Over time, it started to settle out. The contractor did not remove the entire pavement, so there would have been no way they would have been aware of the issue. What they did would not have caused that settling to occur. It goes back quite a few years. We feel confident that the contractor was not responsible for that. We will keep an eye on what goes on in that area and if anything further happens, we will address it at that time.

Mayor Kuspa noted that the memo on this issue was excellent. It was a very good description on exactly what happened out there or what did not happen. Who paid for the evaluation on the coring of the pavement?

Mr. Salamowicz stated the City did.

Mayor Kuspa questioned if the contractor volunteered.

Mr. Salamowicz replied no.

Mayor Kuspa asked how they have been to work with.

Mr. Salamowicz stated 2022's program went pretty smooth. We will see what happens, who bids on the 2023.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
Alderman McCarthy			

The motion carried 7/7.

7. ADMINISTRATION

A. Approval of Ordinance No. 2023-02-09580 declaring TIF #1 surplus.

Alderman Emmett made the motion to approve.

Alderman Danihel seconded.

Tim Kristin, City Administrator, stated this is the annual request for declaration of TIF surplus. In 2007 the City approved with their taxing bodies for certain annual revenue surplus in TIF District #1. Based upon the data received from Cook County, 2021 incremental taxes received in 2022 for the parcels in question amounted to \$121,891.00. This declaration of surplus involves the adoption of the attached ordinance. The County will in turn rebate the full amount to all taxing bodies in the 2021 tax bill.

Mayor Kuspa noted this is standard business.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			

The motion carried 7/7.

8. ECONOMIC AND COMMUNITY DEVELOPMENT

A. Approval of Ordinance No. 2023-02-09570 authorizing a text amendment to the following provisions of the City of Oak Forest zoning ordinance section 9-106(G)(2) Signs-Properties For Sale Or Lease.

Alderman Emmett made the motion to approve.

Alderman Danihel seconded.

CITY COUNCIL MEETING

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Community Planner Paul Ruane reported this is a text amendment to our sign code. Those of you not familiar with it, this is a rather large section of the code amended back in 2019. Since then, we were trying to find the kinks and work those things out. What is before us today is specifically on For Sale and For Lease properties. The current regulations with single family residence (SSFR) allows 6 square feet of signage, multifamily non-residential, commercial and mixed use, are 16 square feet of signage area for lease or for sale sign. This went before Planning and Zoning with the request to keep the multifamily as 16 and the single family at 6, but change the non-residential, the commercial area, as well as the mixed use to 32 square feet to accommodate a larger sign. Multiple developers and realtors reached out looking for signage. The feedback from Planning and Zoning was they did not want to see large signs as big as 32 square feet on some of these smaller lots that may be only 50 feet or smaller in width, two-thirds of their property. Planning and Zoning recommended to keep multi-family at 16, allow for non-residential width greater than 100 feet of frontage 32 square foot signs, whereas those that are less than 100 would be only 16. The other caveat that they wanted to allow for larger signage for sale but not for lease. For lease would still be under the 16 square feet. You have a multi-tenant shopping center, there would not be a huge 32 square foot sign just to fill that one spot there. They are only allowed 16, whereas if you are selling a place 32 is what was decided. For example, what meets our current code of 16 square feet is the church on 159th Street. On Google street view traveling eastbound, that sign is quite difficult to really attract or get people to see that there is anything going on there. He has a few more options that paints that same picture. I think that the way Planning and Zoning's recommendation of basing the frontage of the property makes sense because all of the properties in question have large frontage and would have more visibility from a distance. Second example is where Culver's is moving into. We had a sign over there on that property. Lastly for example, was LPC and they have quite 43 acres of property and they got 16 square feet of sign. With that, I will entertain any questions or comments.

Alderman Selman asked for clarification on the greater than or less than signs. We have got the non-residential mixed use for sale properties with greater than 100 feet get 16 square feet of signage.

Mr. Ruane, that is incorrect it would need to be amended. If it is less than 100 it would be 16 and if it was 100 or greater it would be 32.

Alderman Selman noted Paul needs a greater than sign in that lower block and a less than sign instead of greater than sign in that middle block.

Mr. Ruane answered correct and he will update the ordinance.

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Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			

The motion carried 7/7.

9. CITIZEN PARTICIPATION

None.

10. OLD BUSINESS

Alderman Emmett stated he would like to sit on the committee to meet with all these representatives as Alderman Wolf has stated, Cicero looks like hell. It has trash all over the place, Cook County property. 147th from Central to Oak Park is IDOT jurisdiction, garbage all over the place. I know winter has broke. 159th Central to Oak Park same thing. Forest Preserve on one side and IDOT on the other. Who is cleaning this stuff up? Central from 145th to 167th garbage all over the place. We have been cutting that since you have been mayor. I go down 80th Avenue to my daughter's house and there is Cook County trucks there picking up garbage, mowing lawns. I will meet with these representatives to discuss why we are bypassed all the time. I give the gentleman on Oak Park kudos for going out there and picking up stuff in the summer. Why are we always neglected. Trees on the walking path, broken fences. We should be giving tickets but it is not ours.

Tim Kristin, City Administrator, reported that he did meet with Commissioner Miller the other day to express all the concerns, especially the tree hanging on the fence.

Mayor Kuspa noted Alderman Emmett is making a strong suggestion and he would like to chair a committee to meet with these outside agencies. I think he is the man for the job.

11. NEW BUSINESS

The principal at Kerkstra School, Steve Nendza, is asking if any elected officials want to come and read at Reads Across America on Friday. I have his number here if anyone can take the time. It can be a lot of fun.

Mayor Kuspa had a request for Paul Ruane, the chairman of the Planning and Zoning Committee, Jim Stuewe, feels that the Planning and Zoning Committee should revisit the bike rack ordinance. Has he talked to you about it?

Paul Ruane stated no. He thinks he may have talked to Ed Cage about it earlier this afternoon.

Mayor Kuspa noted it is not an immediate business but he brought up a couple concerns and I think it is something Planning and Zoning should probably visit and review.

Paul Ruane replied definitely. There is a little bit more to it because we do have an active transportation plan and some other things tied into it. Definitely can revisit it and open those things back up.

Mayor Kuspa informed the Council that he has regretfully accepted the resignation of Jack Janozik as City Clerk. Jack has served the City for many years and he is an elected official as our City Clerk. He has been doing a good job but he got a good opportunity that he could not pass up. I want to publicly thank Jack for all his work and efforts for the City.

Jack Janozik noted it has been a great four plus years that he has served as the Clerk. He is proud to be the Clerk here and live here. It is great that everyone cooperated with everything we have done. He was grateful for the citizens electing him last time around. He regrets stepping down but he took a position with the State of Illinois and it required him to step down for avoidance of conflict of interest. He thanked the Mayor for putting his confidence in him, appointing him for the first two years to fill the vacancy. He thanks everyone for the opportunity.

Mayor Kuspa thanked Jack for his service to the City. Personally, he will miss him.

12. EXECUTIVE SESSION

None.

13. ADJOURNMENT

Alderman Danihel made the motion to adjourn.

Alderman Hortsman seconded.

Roll Call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Gray			
Alderman McCarthy			
Alderman Wolf			
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			

The motion carried 7/7.

Meeting adjourned at 8:07 p.m.

MAYOR HENRY L. KUSPA



FINANCE DEPARTMENT

NOTICE

AGENDA ITEM

List of Bills March 14, 2023 FY2022-2023
Report dates: 3/14/2023-3/14/2023

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Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ACTSOFT Inc*	10357187	02/02/23	651.00	01-03-5305 TELEPHONE	Actsoft Yearly PD	2366	0323
ACTSOFT Inc*	10357187	02/02/23	789.00	02-17-5305 TELEPHONE	Actsoft Yearly PW	2366	0323
ACTSOFT Inc*	10358206	03/02/23	651.00	01-03-5305 TELEPHONE	Actsoft Yearly PD	2366	0323
ACTSOFT Inc*	10358206	03/02/23	789.00	02-17-5305 TELEPHONE	Actsoft Yearly PW	2366	0323
AIR ONE EQUIPMENT INC*	190875	03/06/23	440.50	01-02-5401 EQUIPMENT MAINTENANCE	Steel Red Pump Can		0323
AIRGAS USA LLC	9995143102	02/28/23	397.51	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD1 Oxygen, Diss Valve, Nitrous Oxide		0323
AIRGAS USA LLC	9995143103	02/28/23	275.70	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD2 Oxygen, Diss Valve		0323
AIRGAS USA LLC	9995179427	02/28/23	604.40	02-17-5332 COMPRESSED GAS & CHEMICALS	Payer: 2059598 Aceylene, Oxygen		0323
ALFARO, ELIZABETH*	02-23-23 Exp Reimb	02/23/23	179.24	01-02-5312 TRAINING & TRAVEL	MABAS-IL Annual Summit - Committee Member Attendance Expenses Reimbursement		0323
ALFARO, ELIZABETH*	03-08-23 Addendum	03/08/23	144.48	01-02-5312 TRAINING & TRAVEL	Registration & Hotel for Mabas-IL Summit		0323
AMAZON CAPITAL SERVICES INC*	11GP-3NXY-6K39	02/22/23	172.24	01-08-5406 BUILDING MAINTENANCE	Commercial Door Closer		0323
AMAZON CAPITAL SERVICES INC*	19TQ-CFC4-1WTL	02/22/23	388.90	01-04-5319 SMALL TOOLS	Dewalt 20V Work Light, Battery		0323
AMAZON CAPITAL SERVICES INC*	1KWD-VQYX-7CHQ	02/28/23	28.06	01-01-5301 OFFICE SUPPLIES	Granite Specialty Paper		0323
AMAZON CAPITAL SERVICES INC*	1NHW-NPKP-N7P7	02/26/23	20.98	01-02-5402 VEHICLE MAINTENANCE	Cab Door Handle		0323
AMAZON CAPITAL SERVICES INC*	1TPY-T3NW-LT6W	02/25/23	73.33	01-04-5410 STREET MAINT/SIGNS	Plastic Traffic Cone Signs with Arrows		0323
AMAZON CAPITAL SERVICES INC*	1X7V-HPTH-1RT1	03/01/23	133.34	01-01-5399 MISC EXPENSE	Keurig Tea, Coffee		0323
AMERICAN BODY COMPANY	SAF16716	02/28/23	124.00	01-04-5402 VEHICLE MAINTENANCE	Safety Inspection for Trucks		0323
AMERICAN LEGAL PUBLISHING CORP	19883	09/30/22	872.24	01-01-5527 CODIFICATION	2022 S-19 Supplement Pages		0323
American Public Works Assn	4263 010323	01/03/23	1,146.00	01-04-5310 PROFESSIONAL DUES	PUBLIC AGENCY GROUP RENEWAL		0323
Aramark Refreshment Services LLC	7109066	02/23/23	161.27	01-03-5399 MISC EXPENSE	Cust# 5062-661596 Coffee		0323
Bergnach, Lawrence	01-14-23 Sr Luncheon	01/14/23	185.00	01-01-5207 SR. CITIZENS COMMISSION	Senior Luncheon Entertainment		0323
BlueCross BlueShield of Illinois*	March 2023	02/10/23	5,189.49	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PPO INSURANCE		0323
BlueCross BlueShield of Illinois*	March 2023	02/10/23	5,283.20	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PPO INSURANCE		0323
BlueCross BlueShield of Illinois*	March 2023	02/10/23	229,119.99	01-00-2107 INS DEDUCTION PAYABLE	ACT# 256231 HMO/PPO INSURANCE		0323
BREWSMART BEVERAGE	BRSC0134086	02/22/23	125.70	01-02-5399 MISC EXPENSE	#4593 Coffee Cartridges		0323
BREWSMART BEVERAGE	BRSC0134214	02/28/23	81.67	01-02-5399 MISC EXPENSE	#4593 Coffee Cartridges, Sugar		0323
Brown, Maryam	02-21-23 Façade	02/21/23	13,263.47	01-12-5656 FAÇADE IMPROVEMENTS	Façade Assistance Grant		0323
Buckeye Power Sales Co Inc	PSV315745	02/17/23	1,608.85	01-04-5401 EQUIPMENT MAINTENANCE	Generator Maintenance for Public Works building and portable		0323
BUILDING & FIRE CODE ACADEMY	IPMC-BFCA 09-1-23	03/02/23	350.00	01-11-5312 TRAINING & TRAVEL	International Property Maintenance Code Virtual Training Class - Greg Johnson		0323
C.O.P.S. AND F.I.R.E. PERSONNEL TESTING	107893	02/10/23	800.00	01-01-5209 POLICE & FIRE COMMISSION	Law Enforcement Written Entrance Exam - 3 Applicants		0323
C.O.P.S. AND F.I.R.E. PERSONNEL TESTING	107894	02/20/23	1,000.00	01-01-5209 POLICE & FIRE COMMISSION	Law Enforcement Written Entrance Exam - 25 Applicants, Minimum Fee		0323
C.O.P.S. AND F.I.R.E. PERSONNEL TESTING	107895	02/20/23	250.00	01-01-5209 POLICE & FIRE COMMISSION	Preference Points and Eligibility Registers - Police		0323
CANON FINANCIAL SERVICES INC	30104289	02/28/23	1,159.62	01-01-5504 CONTRACTUAL SERVICES	CONTRACT# 001-0694009-002 COPIER IRC5550111		0323
CANON FINANCIAL SERVICES INC	30104289	02/28/23	320.87	01-03-5514 EQUIPMENT RENTAL	CONTRACT# 694009-2 ImageRunner DX C3730I, 2JG03773, Contract# 694009-1 ImageRunner DX C3730I, 2JG03773, Contract# 694009-002 COPIER IRC5550111		0323
CANON FINANCIAL SERVICES INC	30104289	02/28/23	223.82	02-17-5504 CONTRACTUAL SERVICES	CONTRACT# 694009-2 ImageRunner DX C2571F, Contract# 694009-1 ImageRunner DX C3730I, Contract# 694009-002 COPIER IRC5550111		0323

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CED Consolidated Electrical Dist. Inc.	1028-1187706	02/17/23	337.83	01-08-5406 BUILDING MAINTENANCE	2JG03773: Contract# 694009-1 ImageRunner DX C3730L, Contract# 694009-2 ImageRunner DX C257F		0323
CHICAGO PARTS and SOUND LLC	2J0004000	01/11/23	275.00	01-02-5402 VEHICLE MAINTENANCE	Rings, Blank Plt, Box Hangers, Ceiling Mount Sensors		0323
CHICAGO PARTS and SOUND LLC	2J0004042	02/03/23	95.00	01-03-5402 VEHICLE MAINTENANCE	Remove and Install New Cradle Point and Antennas in E139		0323
Chicago Tribune Company	068897727000	02/28/23	276.00	01-01-5308 ADVERTISING	#47 Install Supplied Tablet Dock		0323
CINTAS	5147257972	02/27/23	754.30	01-08-5406 BUILDING MAINTENANCE	ACT# CU00038229 LEGAL NOTICE		0323
CINTAS CORPORATION #21*	4147403678	02/22/23	226.24	01-08-5406 BUILDING MAINTENANCE	Payer # 10691594 Clerk's Office, Police Breakroom, Building Dept Breakroom, Refill, Organize Cabinets		0323
CINTAS CORPORATION #21*	4147805847	02/27/23	182.93	01-04-5406 BUILDING MAINTENANCE	Payer# 18445920 2.3.5 Traffic, 5 3x10 Traffic, 2 4x6 Scraper, 6 3x10 Gray, 2 3x5 Gray, 1 4x6 Gray, 1 4x8 Logo, 1 5x6 Logo, 1 5x6 Logo		0323
CINTAS CORPORATION #21*	4148500159	03/06/23	182.93	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0323
CINTAS CORPORATION #21*	4148500159	03/06/23	42.82	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0323
CLEANING SPECIALIST INC*	8043	03/07/23	350.00	01-03-5399 MISC EXPENSE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0323
Comcast	Mar23 FD1	02/28/23	274.90	01-02-5512 OTHER SERVICES	BODY REMOVAL AND TRANSPORT TO ME OFFICE		0323
Comcast	Mar23 FD5	02/24/23	274.90	01-02-5512 OTHER SERVICES	Act# 8771 40 096 0218321		0323
Comcast	Mar23 PD1	02/18/23	10.54	01-03-5399 MISC EXPENSE	Act# 8771 40 096 007695		0323
Comcast	0130400001 022123	02/21/23	19.36	01-04-5307 ELECTRICITY	Act# 8771 40 096 0005991		0323
Comcast	0361152043 022023	02/20/23	224.86	01-04-5307 ELECTRICITY	Act# 0361152043		0323
Comcast	0559489020 022723	02/27/23	255.37	02-17-5307 ELECTRICITY	Act# 0559489020		0323
Comcast	0883840015 022023	02/20/23	23.74	01-04-5307 ELECTRICITY	Act# 0883840015		0323
Comcast	1459158056 022323	02/23/23	841.79	01-04-5307 ELECTRICITY	Act# 1459158056		0323
Comcast	1845139023 022123	02/21/23	52.23	01-04-5307 ELECTRICITY	Act# 1845139023		0323
Comcast	3174037027 022723	02/27/23	11.35	01-04-5307 ELECTRICITY	Act# 3174037027		0323
COOK COUNTY TREASURER	5606020003 022023	02/20/23	163.81	02-17-5307 ELECTRICITY	Act# 5606020003 EFL-Vault		0323
COOK COUNTY TREASURERS OFFICE	28172180128002 2022 1st	03/03/23	684.18	01-01-5512 OTHER SERVICES	PIN 28-17-218-012-8002 15300 Briar Ln		0323
COOK COUNTY TREASURERS OFFICE	2023-02-09580 TIF 1	02/22/23	121,891.00	15-00-4899 REFUNDS	TIF 1 Surplus Revenue Tax Year 2021-2022		0323
CULLIGAN WATER CONDITIONING	921685 022523	02/25/23	137.25	02-18-5399 MISC EXPENSE	ACT# 921685 15722 Lorel		0323
DANIELS PRINTING & OFFICE SUPPLY	5882	03/02/23	58.00	01-03-5302 PRINTING	250 Business Cards - T.W.		0323
DELTA DENTAL OF ILLINOIS*	1653467	03/01/23	908.90	01-00-2130 DUE TO RETIREE BENEFITS	Dental Group #s: 11560-000-10000-00000, 11560-000-20000		0323
DELTA DENTAL OF ILLINOIS*	1653467	03/01/23	6,070.87	01-00-2123 INSURANCE-DENTAL	-00001, 11560-000-19999-00000		0323
DISanto, Bridget	03-07-23 Exp Reimb	03/07/23	1,790.00	01-01-5312 TRAINING & TRAVEL	Dental Group #s: 11560-000-10000-00000, 11560-000-20000		0323
EAGLE UNIFORM CO INC	INV-13422	03/06/23	48.00	01-02-5313 UNIFORMS	-00001, 11560-000-19999-00000		0323
EAGLE UNIFORM CO INC	INV-13432	03/06/23	558.50	01-02-5313 UNIFORMS	Spring 2023 Tuition Half Reimbursment		0323
EU USA INC*	110230011656	02/23/23	988.24	02-17-5423 HYDRANT REPAIRS	Embroidery, Patches - D.M.		0323
EU USA INC*	110230011656	02/23/23	9,000.00	02-17-5423 HYDRANT REPAIRS	Shirt, Pants, Coat, Flags, Hat Badge, Tie, Tie Bar, Shoes, Belt, Name Plates - M.W.		0323
ESO SOLUTIONS INC	ESO-95070	11/14/22	5,761.31	01-02-5404 COMPUTER MAINTENANCE	FIRE HYDRANT REPAIR SUPPLIES		0323
ESO SOLUTIONS INC	ESO-95070	11/14/22	5,761.31	01-02-5404 COMPUTER MAINTENANCE	FIRE HYDRANT REPAIR SUPPLIES		0323
ESO SOLUTIONS INC	ESO-95070	11/14/22	5,761.31	01-02-5404 COMPUTER MAINTENANCE	Annual renewal of ESO Fire Incidents, Inspections, Properties & CAD Integration		0323

City of Oak Forest

List of Bills March 14, 2023 FY2022-2023
Report dates: 3/14/2023-3/14/2023

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Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
FEDEX	8-046-92353	02/22/23	31.26	01-01-5304 POSTAGE & FREIGHT	ACT# 1101-7723-2		0323
Ferguson Waterworks #1934	0309617	02/23/23	1,410.00	02-17-5421 MAINTENANCE OF WATER MAINS	Repair Clamps		0323
FORBES, MICHAEL*	02-22-23 Exp Reimb	02/22/23	134.24	01-11-5312 TRAINING & TRAVEL	Code Enforcement Training - Hoarding Expense		0323
GASVODA & ASSOCIATES INC	INV23MSR0030CHF	03/02/23	375.50	02-17-5332 COMPRESSED GAS & CHEMICALS	Reimbursement		0323
GATSO USA*	2023-0081	02/28/23	19,830.00	01-03-5512 OTHER SERVICES	CIT SO-1 Switchover module rebuilt		0323
GRAINGER*	9580497494	01/20/23	508.44	01-08-5406 BUILDING MAINTENANCE	RED LIGHT CAMERA PROGRAM - FEBRUARY	3212	0323
GRAINGER*	9580497502	01/20/23	133.50-	01-04-5319 SMALL TOOLS	Sloan Handle Repair Kits, Nuts, Cartridge Assemblies		0323
GRAINGER*	9582465929	01/23/23	76.26	01-04-5319 SMALL TOOLS	Return Retaining Ring Pliers		0323
GRAINGER*	9615489243	02/21/23	478.37	01-04-5401 EQUIPMENT MAINTENANCE	Retaining Ring Pliers		0323
GRAINGER*	9615489243	02/21/23	354.00	02-17-5401 EQUIPMENT MAINTENANCE	Aviation Hyd 5 Gal. #18		0323
GRAINGER*	9617129318	02/22/23	87.38	01-04-5319 SMALL TOOLS	Hand Ratchet #14		0323
Hawkins Inc	6360829	12/15/22	10.00	02-17-5332 COMPRESSED GAS & CHEMICALS	Impact Socket Adapter		0323
Hawkins Inc	6380620	01/15/23	10.00	02-17-5332 COMPRESSED GAS & CHEMICALS	Chlorine 150 lb Cylinder		0323
Hawkins Inc	6398514	02/08/23	760.64	02-17-5332 COMPRESSED GAS & CHEMICALS	Chlorine 150 lb Cylinder		0323
Hawkins Inc	6403117	02/15/23	10.00	02-17-5332 COMPRESSED GAS & CHEMICALS	Chlorine Cylinders		0323
Hawkins Inc	6413137	02/28/23	760.64	02-17-5332 COMPRESSED GAS & CHEMICALS	Chlorine 150 lb Cylinder		0323
HOMES BY MB LLC	22-08-0921	03/07/23	400.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	Chlorine Cylinders		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000031403	03/01/23	29,252.60	01-01-5518 LIABILITY INSURANCE	RETAINER REFUND FOR 6429 CEDAR REMODEL PERMIT		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000031403	03/01/23	24,752.20	02-17-5518 LIABILITY INSURANCE	2022-2023 ICRMT Workers' Comp P13-1000441-2223-01		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000031403	03/01/23	2,250.20	09-01-5518 LIABILITY INSURANCE	March		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000032166	03/01/23	1,470.92	01-01-5517 WORKER'S COMP INSURANCE	2022-2023 ICRMT Workers' Comp P13-1000441-2223-01		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000032166	03/01/23	18,728.25	01-02-5517 WORKER'S COMP INSURANCE	March		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000032166	03/01/23	26,122.40	01-03-5517 WORKER'S COMP INSURANCE	2022-2023 ICRMT Workers' Comp P13-1000441-2223-01		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000032166	03/01/23	6,934.73	01-04-5517 WORKER'S COMP INSURANCE	March		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000032166	03/01/23	2,363.42	02-17-5517 WORKER'S COMP INSURANCE	2022-2023 ICRMT Workers' Comp P13-1000441-2223-01		0323
ILLINOIS COUNTIES RISK MANAGEMENT TRUST*	RCB000000032166	03/01/23	1,372.78	02-18-5517 WORKER'S COMP INSURANCE	March		0323
ILLINOIS DEPT OF INNOVATION & TECH	T2316646	02/21/23	330.70	01-03-5305 TELEPHONE	2022-2023 ICRMT Workers' Comp P13-1000441-2223-01		0323
ILLINOIS FIRE SERVICE ADMIN PROS	2023 Dues M.F.	03/03/23	55.00	01-02-5310 PROFESSIONAL DUES	Billing Act# T2220910, GUC #600044801 Communication		0323
ILLINOIS FIRE SERVICE ADMIN PROS	2023 L.A. Dues	03/03/23	55.00	01-02-5310 PROFESSIONAL DUES	Charges - LEADS - Jan		0323
Interstate Power Systems Inc	R042039918101	01/25/23	20,192.99	01-02-5402 VEHICLE MAINTENANCE	MF IFSAP Annual Dues		0323
Johnstone Supply	2167547	02/24/23	123.87	01-08-5406 BUILDING MAINTENANCE	LA IFSAP Annual Dues		0323
KIMBALL MIDWEST*	100790401	02/23/23	460.88	02-17-5319 SMALL TOOLS	Transmission Repair to T40	3219	0323
Knox Company	INV-KA--161917	02/10/23	1,992.00	01-02-5315 FIRE PREVENTION	Diffuser T-Bar, Duct Knife		0323
					Drill Bits, Lubricants, Roll Pins, Cables		0323
					KeySecure MKey, 1Plug, WiFi, Ethernet, Mounting Bracket		0323

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Linde Gas & Equipment Inc	34316581	02/22/23	41.85	02-17-5332 COMPRESSED GAS & CHEMICALS	Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE		0323
MacQueen Emergency	P20955	02/09/23	194.42	01-02-5402 VEHICLE MAINTENANCE	Seat Belt		0323
MEADE INC*	703536	02/28/23	419.00	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	OAK PARK AVE & FORESTVIEW DR, 147th & Oak park		0323
MENARDS - TINLEY PARK	33431	01/24/23	552.93	01-08-5406 BUILDING MAINTENANCE	Ave/Justamere Rd		0323
MENARDS - TINLEY PARK	33485	01/25/23	145.45	01-02-5406 BUILDING MAINTENANCE	Blades, Tees, Elbows, Adapters, Screws, Solder, Bushings, Studs, Corner Angle, Furring Channel, PVC Pipe		0323
MENARDS - TINLEY PARK	34366	02/13/23	185.92	01-08-5406 BUILDING MAINTENANCE	Iron Hold, Mop Heads, Bowl Brushes, Paper Towels		0323
MENARDS - TINLEY PARK	34420	02/14/23	7.36	01-08-5406 BUILDING MAINTENANCE	Pail, Sanding Sponges, Angle, Trap, Flood Guard, Magnetix Mini Rollers, Textured 2x2, Frame, Cross Tees, LED Drop Panel		0323
MENARDS - TINLEY PARK	34421	02/14/23	95.13	01-08-5329 JANITOR SUPPLIES	Comet Cleaners, Paper Towels, Bags		0323
MENARDS - TINLEY PARK	34432	02/14/23	89.27	01-08-5406 BUILDING MAINTENANCE	White, Gray Paint, Beam Clamps, Cross Tees, Conduit Clamps, Hangers, Hex Nuts, Flat Washers, Strut 12' main, Cross Tees		0323
MENARDS - TINLEY PARK	34438	02/14/23	98.90	01-08-5406 BUILDING MAINTENANCE	Board Maintainer, Glade, Soda, Windshield Wash, Oil Dri Primer, 5 Gal Grids		0323
MENARDS - TINLEY PARK	34452	02/14/23	66.89	01-05-5406 BUILDING MAINTENANCE	White Caulk, Deep Organizer		0323
MENARDS - TINLEY PARK	34496	02/15/23	108.94	01-08-5406 BUILDING MAINTENANCE	Pails, Simple Green, Food Scoop, Gamma Seal Lid		0323
MENARDS - TINLEY PARK	34538	02/16/23	20.98	01-08-5406 BUILDING MAINTENANCE	Duct Sil, Tablets, Oxi Clean, paper Towels, Toilet Tissue		0323
MENARDS - TINLEY PARK	34539	02/16/23	60.81	01-02-5402 VEHICLE MAINTENANCE	Wall Angles, mains, Cross Tees, Lath, Cross Tees		0323
MENARDS - TINLEY PARK	34540	02/16/23	108.24	01-02-5406 BUILDING MAINTENANCE	Charmin, Lysol Cleaner, Dawn, Bags, Dryer Sheets, Paper Towels		0323
MENARDS - TINLEY PARK	34557	02/16/23	181.43	01-08-5406 BUILDING MAINTENANCE	Furring Strips for Training		0323
MENARDS - TINLEY PARK	34589	02/17/23	208.21	01-02-5406 BUILDING MAINTENANCE	Swiffer WetJet, Sweeper, Dusters, Gain Cleaners, Wet Plunger		0323
MENARDS - TINLEY PARK	34590	02/17/23	119.20	01-02-5312 TRAINING & TRAVEL	3/8" x 50' Training Rope		0323
MENARDS - TINLEY PARK	34595 021723	02/17/23	84.38	01-08-5329 JANITOR SUPPLIES	Masking Paper, Frog Tape		0323
MENARDS - TINLEY PARK	34605	02/17/23	6.99	01-08-5406 BUILDING MAINTENANCE	Spray Primer		0323
MENARDS - TINLEY PARK	34712	02/20/23	37.98	01-02-5312 TRAINING & TRAVEL	Crimped Collar, Flat Sheets		0323
MENARDS - TINLEY PARK	34763	02/21/23	27.26	01-08-5406 BUILDING MAINTENANCE	Door Bell		0323
MENARDS - TINLEY PARK	34789	02/21/23	5.98	01-08-5406 BUILDING MAINTENANCE	Locking Contour Gauge		0323
MENARDS - TINLEY PARK	34823	02/22/23	20.98	01-08-5406 BUILDING MAINTENANCE	Locking Mailbox, Key Set, Hex Set		0323
MENARDS - TINLEY PARK	34845	02/22/23	9.99	01-02-5406 BUILDING MAINTENANCE	Cross Tees 2x2 Random Textured		0323
MENARDS - TINLEY PARK	34851	02/22/23	16.99	01-08-5406 BUILDING MAINTENANCE	2x2 LED Drop panels		0323
MENARDS - TINLEY PARK	34882	02/23/23	103.16	01-04-5399 MISC EXPENSE	Wall Base, Adhesive Spreader, Adhesive		0323
MENARDS - TINLEY PARK	34928	02/24/23	153.78	01-08-5406 BUILDING MAINTENANCE	OakFors-01 8553187 Benefits Consulting Fee Quarterly		0323
MENARDS - TINLEY PARK	34943	02/24/23	129.98	01-08-5406 BUILDING MAINTENANCE	OakFors-01 8553187 Benefits Consulting Fee Quarterly		0323
MENARDS - TINLEY PARK	34950	02/24/23	105.16	01-08-5406 BUILDING MAINTENANCE	OakFors-01 8553187 Benefits Consulting Fee Quarterly		0323
MENARDS - TINLEY PARK	34950	02/24/23	105.16	01-08-5406 BUILDING MAINTENANCE	OakFors-01 8553187 Benefits Consulting Fee Quarterly		0323
MESIROW INSURANCE SERVICES INC	2083593	03/03/23	1,000.00	02-17-5503 PROFESSIONAL SERVICES	OakFors-01 8553187 Benefits Consulting Fee Quarterly		0323
MESIROW INSURANCE SERVICES INC	2083593	03/03/23	9,000.00	01-01-5503 PROFESSIONAL SERVICES	Installation		0323
Midlothian True Value Hardware*	A247987	01/03/23	20.94	01-04-5401 EQUIPMENT MAINTENANCE	Pipe T Stick		0323
Midlothian True Value Hardware*	A249561	01/26/23	6.85	01-08-5406 BUILDING MAINTENANCE	Various Fasteners		0323
MITEL LEASING	904182198	02/27/23	215.78	01-01-5305 TELEPHONE	Agreement #. 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	43.16	01-02-5305 TELEPHONE	Agreement #. 901-8081543-001		0323

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MITEL LEASING	904182198	02/27/23	388.41	01-03-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	86.31	01-04-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	10.79	01-05-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	37.76	01-10-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	140.26	01-11-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	37.76	01-12-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	64.74	02-17-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MITEL LEASING	904182198	02/27/23	53.95	02-18-5305 TELEPHONE	Agreement # 901-8081543-001		0323
MONROE TRUCK EQUIPMENT INC	340630	02/23/23	412.80	01-04-5401 EQUIPMENT MAINTENANCE	Whelen 600 LED Brake/Turn/Tail		0323
Municipal Systems LLC / Dacra Tech LLC	MS 2023-23	02/28/23	2,250.00	01-03-5509 COLLECTION SERVICE	Collections Services for MOS/MOVE - February		0323
NICOR GAS	53302710008 022323	02/23/23	87.27	02-17-5306 NATURAL GAS	ACT# 53-30-27-1000 8		0323
NICOR GAS	56688823224 022723	02/27/23	56.57	02-17-5306 NATURAL GAS	ACT# 56-66-88-2322 4		0323
NORTH EAST MULTRIREGIONAL TRAINING	320091	02/23/23	120.00	01-03-5312 TRAINING & TRAVEL	Customer# 2362: Effective Internet Presentations for School Resource Officers - T.A.W.		0323
NUWAY DISPOSAL SERVICE*	8195238	02/13/23	525.00	01-04-5326 LANDFILL	20YD Yardwaste Exchange		0323
OCONNOR LAW OFFICES LLC*	March 2023	02/24/23	1,666.66	01-01-5507 LEGAL FEES-PROSECUTOR	MARCH PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE		0323
O'REILLY AUTO PARTS	3380-472176	02/06/23	94.95	01-02-5402 VEHICLE MAINTENANCE	Blue Deifs		0323
O'REILLY AUTO PARTS	3380-472520	02/10/23	35.98	01-02-5402 VEHICLE MAINTENANCE	Wiper Blades		0323
O'REILLY AUTO PARTS	3380-473073	02/17/23	40.78	01-02-5402 VEHICLE MAINTENANCE	E40 Pierce Enforcer - Coolant Leak, Gauges inaccurate, Check Engine Light		0323
ORLAND FIRE PROTECTION DISTRICT	13919	02/15/23	904.40	01-02-5402 VEHICLE MAINTENANCE	DISPATCH SERVICE - JAN 2023, 260 CALLS, PSIN 2	2333	0323
ORLAND FIRE PROTECTION DISTRICT	13928	02/15/23	10,453.16	01-02-5512 OTHER SERVICES	4 Disinfectant/Disinfection By-Products - Water		0323
Pace Analytical Services LLC	19548220	03/06/23	482.60	02-17-5503 PROFESSIONAL SERVICES	ACT# 1586 March VANPOOL TRANSIT FARE 299MM		0323
PACE SUBURBAN BUS	617199	02/25/23	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 March VANPOOL TRANSIT FARE 905MM		0323
PACE SUBURBAN BUS	617262	02/25/23	100.00	01-09-5513 LEASE PAYMENTS	UB Refund for 5178 Coulier Rd		0323
Parsons, Charles	1-00306400-01	02/27/23	32.45	99-00-1115 UTILITY CASH CLEARING	Illinois Posters, Federal IRS Panel, Labor Law Posters, Notice Posters		0323
Parsons, Charles	9351930314	12/29/22	41.37	01-01-5302 PRINTING	Illinois Posters, Federal IRS Panel, Labor Law Posters, Notice Posters		0323
Parsons, Charles	9351930314	12/29/22	82.73	01-02-5302 PRINTING	Illinois Posters, Federal IRS Panel, Labor Law Posters, Notice Posters		0323
Parsons, Charles	9351930314	12/29/22	41.37	01-03-5302 PRINTING	Illinois Posters, Federal IRS Panel, Labor Law Posters, Notice Posters		0323
Parsons, Charles	9351930314	12/29/22	41.37	01-04-5301 OFFICE SUPPLIES	Illinois Posters, Federal IRS Panel, Labor Law Posters, Notice Posters		0323
Parsons, Charles	9351930314	12/29/22	41.36	01-05-5301 OFFICE SUPPLIES	Illinois Posters, Federal IRS Panel, Labor Law Posters, Notice Posters		0323
Parsons, Charles	9351930314	12/29/22	41.58	01-05-5114 DEPARTMENT HEADS	Coffee, Donuts Expense Reimbursement for Fleadh		0323
PILCH, JOSEPH J*	03-04-23 Exp Reimb	03/04/23	1,057.04	01-00-2115 INSURANCE - LIFE	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	121.58	01-01-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	302.42	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	796.71	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	262.87	01-04-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323

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PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	75.37	01-11-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	32.42	01-12-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	8.11	09-01-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	32.42	09-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	49.30	02-17-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRINCIPAL LIFE INSURANCE CO*	March 2023	02/24/23	97.93	02-18-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0323
PRO-PUMP INC*	23240	02/23/23	4,426.00	02-18-5425 LIFT STATION	Repair of Crescent Green lift station pump	3216	0323
PROSHRED SECURITY*	1119766	02/22/23	48.40	01-03-5399 MISC EXPENSE	Cust# 48-0000365960 Service 96 Gallon Bin		0323
Quench USA Inc	INV05437545	03/01/23	63.00	01-01-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		0323
Quench USA Inc	INV05437545	03/01/23	126.00	01-03-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		0323
Quench USA Inc	INV05437545	03/01/23	63.00	01-11-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		0323
Quench USA Inc	INV05479371	02/22/23	45.00	01-02-5399 MISC EXPENSE	Act# D322174 31 R Q-41298_D322174S 0287229		0323
QUILL CORPORATION	29977988	01/06/23	299.74	01-03-5301 OFFICE SUPPLIES	Serta Exec BI Chair		0323
QUILL CORPORATION	30066417	01/10/23	23.96	01-03-5301 OFFICE SUPPLIES	Desks		0323
QUILL CORPORATION	30894096	02/17/23	98.13	01-03-5301 OFFICE SUPPLIES	DVD-Rs, DVD Sleeves, Index Cards, Tape, Write-Out		0323
RANA, LINDA*	23-01	01/01/23	2,758.33	01-01-5512 OTHER SERVICES	PAYROLL SERVICE PROVIDER		0323
RANA, LINDA*	23-02	02/01/23	2,083.33	01-01-5512 OTHER SERVICES	PAYROLL SERVICE PROVIDER		0323
RANA, LINDA*	23-03	03/01/23	2,083.33	01-01-5512 OTHER SERVICES	PAYROLL SERVICE PROVIDER		0323
RANA, LINDA*	420741701-0016086	03/01/23	425.08	01-02-5512 OTHER SERVICES	Account # 0201-4207417-01		0323
RCN	442590301-0016082	02/27/23	128.80	01-02-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0323
RCN	442590301-0016082	02/27/23	163.20	01-03-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0323
RCN	442590301-0016082	02/27/23	297.49	01-04-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0323
RCN	442590301-0016082	02/27/23	232.19	02-17-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0323
RCN	442590301-0016082	02/27/23	123.32	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0323
RCN	442590301-0016082	02/27/23	83.00	01-02-5401 EQUIPMENT MAINTENANCE	Cust# 24833, Recharge 20#		0323
RELIABLE FIRE & SECURITY*	80159	02/22/23	886.74	02-18-5402 VEHICLE MAINTENANCE	Extension, Front Fend #9		0323
RUSH TRUCK CENTERS*	3031381538	02/21/23	1,126.84	01-04-5399 MISC EXPENSE	Soap, Pine-Sol, Febreze, SwissMiss, Ketchup, Liners, Bags, Cups, Plates, CoffeeMate, Bowls, Paper Towels, Lysol, Forks, Sugar, Spoons, Pom Towels, Coffee		0323
SAMTS CLUB	007222	02/24/23			Enjlet Beige Paint		0323
SHERWIN WILLIAMS CO	1148-2	02/22/23	255.91	01-06-5406 BUILDING MAINTENANCE	Org. ID: 26082932 Juvenile Officer Certificate Tuition - Brian	3224	0323
SOUTHWESTERN ILLINOIS COLLEGE	26082932-021423	02/14/23	7,009.00	01-03-5312 TRAINING & TRAVEL	Michael Fleck		0323
Staking University	10084	02/28/23	2,385.00	02-17-5312 TRAINING & TRAVEL	Utility Locator Training	3222	0323
Staking University	10121	03/06/23	1,590.00	02-18-5312 TRAINING & TRAVEL	Locator Training	3226	0323
STANDARD EQUIPMENT CO*	P41446	02/21/23	1,195.00	02-18-5401 EQUIPMENT MAINTENANCE	Various Seals		0323
STANDARD EQUIPMENT CO*	P41518	02/23/23	363.95	01-04-5401 EQUIPMENT MAINTENANCE	Breather, Filter, Ring, Housing #45		0323
STANDARD EQUIPMENT CO*	P41636	03/02/23	467.50	02-18-5424 MAINTENANCE OF SEWERS	Removal tool for sewer camera	3220	0323
STATE TREASURER ILL. DEPT TRANSPORTATION	63136	02/21/23	2,958.78	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	Resp Code: 9170 - US6/159TH ST @ ARROYO DR.		0323
STATE TREASURER ILL. DEPT TRANSPORTATION	63318	02/17/23	2,958.78	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	Resp Code: 9170 - US6/159TH ST @ ARROYO DR.		0323
Terracycle Regulated Waste LLC	33987	02/28/23	940.80	01-04-5411 STREET LIGHT REPAIRS	US6/159th ST @ RIDGELAND, US6/159th ST @ LARAMIE	3221	0323

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THREE BROTHERS LANDSCAPING INC	12160 030123	03/01/23	850.00	26-00-5663 159TH & CICERO GATEWAY	METRA STATION PLOWING, SALTING- FEBRUARY		0323
TIAA Bank	9419185	03/01/23	118.24	01-02-5401 EQUIPMENT MAINTENANCE	Contract # 20340014 Canon 6555I, Canon 4525I, Canon 4535I, Toshiba 3005AC		0323
TIAA Bank	9419185	03/01/23	541.70	01-03-5514 EQUIPMENT RENTAL	Contract # 20340014 Canon 6555I, Canon 4525I, Canon 4535I, Toshiba 3005AC		0323
TIAA Bank	9419185	03/01/23	152.67	01-03-5514 EQUIPMENT RENTAL	Contract # 20340014 Canon 6555I, Canon 4525I, Canon 4535I, Toshiba 3005AC		0323
TIAA Bank	9419185	03/01/23	270.15	01-11-5404 COMPUTER MAINTENANCE	Contract # 20340014 Canon 6555I, Canon 4525I, Canon 4535I, Toshiba 3005AC		0323
TRANSUNION RISK AND ALTERNATIVE	910851-202302-1	03/01/23	120.60	01-03-5399 MISC EXPENSE	Ac# 910851		0323
TURNER JR., WILLIAM	03-03-23 Exp Reimb	03/03/23	25.01	01-02-5313 UNIFORMS	Door Jam, Door Stop Expense Reimbursement		0323
TURNER JR., WILLIAM	03-03-23 Exp Reimb2	03/03/23	148.70	01-02-5313 UNIFORMS	Brooks Shoes Expense Reimbursement		0323
Underground Pipe & Valve Co.	059138-01	02/23/23	370.00	02-17-5421 MAINTENANCE OF WATER MAINS	SS REPAIR CLAMPS		0323
Underground Pipe & Valve Co.	059318	02/28/23	390.00	02-17-5421 MAINTENANCE OF WATER MAINS	REPAIR CLAMPS		0323
Verizon Wireless	9928377248	02/22/23	62.20	02-17-5305 TELEPHONE	Ac# 842475133-00001		0323
VSP OF ILLINOIS NFP	817240739	02/17/23	818.23	01-00-2126 INSURANCE-VISION	Client ID: 30077915, Customer Ref: 2886685, March Vision Care		0323
WAREHOUSE DIRECT*	5429425-1	02/20/23	13.09	01-02-5399 MISC EXPENSE	Hot Cups		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	374.93	01-01-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	93.73	01-02-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	187.45	01-03-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	44.99	01-04-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	11.25	01-05-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	3.75	01-11-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	11.25	01-12-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	11.25	02-17-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5444345-0	02/28/23	11.25	02-18-5301 OFFICE SUPPLIES	Copy Paper		0323
WAREHOUSE DIRECT*	5447725-0	03/03/23	54.63	01-02-5301 OFFICE SUPPLIES	Clipboard		0323
WAREHOUSE DIRECT*	5449505-0	03/07/23	535.44	01-02-5301 OFFICE SUPPLIES	Mesh Chair		0323
WEIMAR LTD., JOHN A.*	February 2023	02/24/23	125.00	01-01-5501 HEARING OFFICER	L-Court and P-Court		0323
WEIMAR LTD., JOHN A.*	February 2023	02/24/23	375.00	01-03-5501 HEARING OFFICER	L-Court and P-Court		0323
Witmer Public Safety Group Inc	INV2108123	02/23/23	220.82	01-02-5313 UNIFORMS	Black Drop Point Blade		0323
Witmer Public Safety Group Inc	INV212515	03/01/23	161.58	01-02-5313 UNIFORMS	Streamlight - Jonkman		0323
Xtivity SOLUTIONS LLC	2145	01/25/23	30.959.10	01-01-5602 COMPUTERIZATION	Metra Camera upgrade, Downpayment		0323
Xtivity SOLUTIONS LLC	2150	02/28/23	26,700.00	89-00-5404 COMPUTER MAINTENANCE	Point to Point Network for Fire Station #2 Downpayment		0323
Xtivity SOLUTIONS LLC	2151	02/28/23	29,515.00	01-01-5602 COMPUTERIZATION	Pt to Pt Network for PW, Downpayment		0323
ZOLL MEDICAL CORPORATION	3082863 33	02/21/23	1,599.14	01-02-5609 EMERGENCY MEDICAL EQUIPMENT	Cust# 125759 X Series Monitor/Defibrillators w/Interp, ECG, Pacing, Nilpp, SpO2, SpOo, CPR Expansion Pack, EtcO2, Drstl - 60 Monthly Payments #33		0323
ZOLL MEDICAL CORPORATION	3672556	02/24/23	221.25	01-02-5317 EMS SUPPLIES	Cust# 125759 Patient Cable		0323

Grand Totals:

243 746,989.85



FINANCE DEPARTMENT

NOTICE

Supplemental List-of-Bills March 14, 2023 FY2022-2023
 Check Issue Dates: 5/1/2022 - 3/8/2023

AGENDA ITEM

Vendor	Invoice Number	Check #	Check Date	Amount	GL Account	Account Descrip.	Gen Description	FY
Advocate Medical Group	P1315178711	119529	03/02/23	156.62	01-02-5517	WORKER'S COMP INSURANCE	Self-Insurance Retention: IC1-GILL-221686 Claim# 230104W033 R.L.	0323
CITY OF OAK FOREST	#5 PEDS 02-08-23 - 0	119530	03/02/23	3,585.46	01-02-5517	WORKER'S COMP INSURANCE	Self-Insurance Retention: Claim# 230104W033 R.L.	0323
FIFTH THIRD BANK CREDIT CARD 1204	113-0124063-0488237	1065109	01/10/23	65.98	01-01-5301	OFFICE SUPPLIES	Amazon.com - 2 Logitech M705 Marathon Wireless Mouse	0123
FIFTH THIRD BANK CREDIT CARD 1204	113-9557223-3347458	1065110	01/11/23	899.99	01-01-5602	COMPUTERIZATION	Amazon.com - MSI GF63 15.6" Gaming Laptop - T.R.	0123
FIFTH THIRD BANK CREDIT CARD 1204	113-2109023-0677808	1065111	01/16/23	62.99	01-01-5301	OFFICE SUPPLIES	Amazon.com - Laptop Backpack - T.R.	0123
FIFTH THIRD BANK CREDIT CARD 1204	10273885	1065112	01/24/23	50.00	01-02-5404	COMPUTER MAINTENANCE	Rackspace - Fire Dept. E-mails Accounts - T.R.	0123
FIFTH THIRD BANK CREDIT CARD 1204	113-6766966-1384253	1065113	01/25/23	123.27	01-01-5301	OFFICE SUPPLIES	Amazon.com - HP OfficeJet 9010 Ink, Bostitch Stapler - T.R.	0123
FIFTH THIRD BANK CREDIT CARD 1204	113-4559362-2433811	1065114	01/27/23	35.99	01-01-5301	OFFICE SUPPLIES	Amazon.com - Fellowes Laminating Pouches - T.R.	0123
FIFTH THIRD BANK CREDIT CARD 1204	2000107-38725950	1065115	01/30/23	285.87	89-00-5602	COMPUTERIZATION	Walmart - Havis Docking Station and Case - T.R.	0123
FIFTH THIRD BANK CREDIT CARD 1204	15950911107301378	1065116	02/03/23	49.82	01-01-5312	TRAINING & TRAVEL	Potbelly Sandwich Works - Body Worn Camera Admin Training & Install Day - T.R.	0223
FIFTH THIRD BANK CREDIT CARD 1204	554295030347437911	1065117	02/09/23	79.99	01-01-5503	PROFESSIONAL SERVICES	Adobe Stock - 40 Assets a Month - C.M.	0223
ILLINOIS MUNICIPAL RETIREMENT FUND	61285	1065288	02/17/23	45,190.10	01-00-2104	IMRF W/H PAYABLES	January Contributions	0223
POSTMASTER - OAK FOREST	03-03-23 Postage	119531	03/02/23	1,296.85	02-18-5304	POSTAGE & FREIGHT	UB Postage	0323
SenPro of Wheaton-Glen Elyln	22-2636-STR	119532	03/02/23	11,720.61	01-00-4806	REIMBURSE PROP DAMAGE	50% due for Restoration Work at Fire Station #2 for Water Damage. Balance upon Completion. Insurance Reimbursement Received.	0323

Grand Totals:

63,603.54

City of Oak Forest



Client Manager:

Steve Amann
samann@baxterwoodman.com

Project Status Report Issued On: 2/28/2023

Project Title/Job	Project Manager	Completion Date	Tasks Completed This Period	Tasks Pending This Period	Items Waiting On Client	Status Date
159th at Cicero FEMA Letter of Map Revision Submittal (P.O. 1681) Job Number: [181346.32]	Paul Siegfried 815-444-3360 psiegfried@baxterwoodman.com	5/1/2023	- Response to FEMA and IDNR review comments - Agency coordination and meetings - Complete floodway analysis	- Respond to additional comments - Public notice	None at this time	2/16/2023
Briar Elevated Water Storage Tank - Construction Services (PO #1940) Job Number: [191507.60]	Tim Carter tcarter@baxterwoodman.com	7/12/2021	None	None	Issuing final payment to contractor	2/28/2023
Various Location Sidewalk Installation (Phase I Engineering) - P.O. 1692 Job Number: [200456.30]	Tom Slattery 815-444-3298 tslattery@baxterwoodman.com	10/1/2022	None.	Assist City with Engineering Services Agreement Amendment to City for Council approval.	Engineering Services Agreement Amendment for scope revisions requested by City Staff	2/27/2023
2020 MWRD ASR - PO 1850 Job Number: [200581.30]	Reggie Jansen 815-444-3391 rjansen@baxterwoodman.com	12/31/2020	Compile list of outstanding items for new PW director	Meet with City Staff to discuss outstanding items for MWRD reports	Data/info request for 2019/2020 forms	2/28/2023
Concentric T&M Support Services - PO: 1936 Job Number: [210426.00]	Randy Hollis 815-444-3323 rhollis@gcoconcentric.com	3/1/2022	No break/fix issues this period.	None	None.	2/27/2023

City of Oak Forest



Client Manager:

Steve Amann
 samann@baxterwoodman.com
 Project Status Report Issued On: 2/28/2023

Project Title/Job	Project Manager	Completion Date	Tasks Completed This Period	Tasks Pending This Period	Items Waiting On Client	Status Date
Oak Forest 2021 Street Program CS (PO #1991) Job Number: [210748.60]	Matt Abbeduto 815-444-3352 mabbeduto@baxterwoodman.com	7/1/2022	MFT Closeout Documentation	MFT Closeout Documentation		2/27/2023
LPC Site Plan Review - PO: 2312 Job Number: [211695.81]	Steve Amann 815-444-3345 samann@baxterwoodman.com	3/1/2023	Coordinate fire hydrant relocation request from Public Works to design engineer; recommend signature of IEPA permit applications	None	IEPA water permit application signatures	2/15/2023
157th Street Multi-Use Building Engineering Review (PO 2260) Job Number: [211718.80]	Steve Amann 815-444-3345 samann@baxterwoodman.com	4/1/2023	No activity this period	None; awaiting response or resubmittal	None	2/28/2023
AWIA ERP Job Number: [211821.30]	Kaitlin Wright 815-444-3256 kwright@baxterwoodman.com	12/31/2021	None.	Waiting for Client to Review ERP and then incorporating any client comments.	Waiting on Client to review ERP.	2/28/2023
2022 Oak Forest MFT-RBI Road Program CS PO #2358 Job Number: [212254.60]	Matt Abbeduto 815-444-3352 mabbeduto@baxterwoodman.com	9/1/2022	Project Closeout	Project Closeout.		2/27/2023
2022 WMM Improvements PO #2220 Job Number: [212508.40]	Mike Kenny 815-444-3371 mkenny@baxterwoodman.com	1/31/2023	Prepare 30-percent drawings, review with Public Works Staff, 60% Plans, permit applications, 60%, Submit permit applications, 90 percent plans and review, Final Plans and Review, Bidding, Bid Opening, LOR	Cook County Permitting Work, Project Closeout		2/14/2023

City of Oak Forest



Client Manager:

Steve Amann
 samann@baxterwoodman.com
 Project Status Report Issued On: 2/28/2023

Project Title/Job	Project Manager	Completion Date	Tasks Completed This Period	Tasks Pending This Period	Items Waiting On Client	Status Date
Aldi's Site Plan Review - PO: 2292 Job Number: [220526,80]	Steve Amann 815-444-3345 samann@baxterwoodman.com	4/1/2023	No activity this period	None; awaiting resubmittal	None	2/28/2023
City of Oak Forest - Sanitary Sewer Extension Job Number: [221185,40]	Mike Kenny 815-444-3371 mkenny@baxterwoodman.com	2/1/2023	Wetland delineation, Survey, Topo Breakdown	Geotech, 30% Design,	None	2/14/2023
FY 2022/23 MFT General Maintenance Program Job Number: [221680,40]	Tom Slattery 815-444-3298 tslattery@baxterwoodman.com	4/30/2023	None.	Upon receipt from the City, submit MFT expenditure documentation for SY 2022/23 to IDOT at the end of the fiscal year.	None.	2/27/2023

APPROVED 3-4-23
W. Blatchford
B. Beatty
G. Gericke

CITY OF OAK FOREST

FIRE & POLICE COMMISSION MEETING MINUTES

SATURDAY FEBRUARY 11,2023

8:30AM

OAK FOREST HIGH SCHOOL CAFETERIA

1. Roll Call-Roll call taken at 9:00am. Present were Commissioners Beatty, Blatchford, and Gericke. Also present were Police Chief Reid and Deputy Chief Durano.
2. Approval of Minutes- Meeting minutes from meetings on 1-17-23, 1-24-23, and 1-30-23 were submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Gericke. All were in favor, motion passed.
3. Correspondence-The Commission received formal written charges today, 2-11-23 dated 2-10-23 from Fire Chief Kasper lodged against and seeking termination of Fire Fighter Martello.
4. Old Business-None
5. Police Officer Entry Test-Orientation commenced at 9:00am. Presented by Chief Reid and the Commission.
6. New Business-After reviewing Martello charges, motion Commissioner Blatchford seconded by Commissioner Gericke to hold next meeting on 2-16-23 to determine probable cause for the charges and vote to proceed on the complaint. All were in favor, motion passed.
7. Citizen Participation -None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 10:05am.

APPROVED 3-4-23
W. Blatchford
G. Beatty
P. Gericke

CITY OF OAK FOREST

FIRE & POLICE COMMISSION MEETING

MINUTES

THURSDAY FEBRUARY 16, 2023

1:00PM

BLUE ROOM

1. Roll Call-Roll call taken at 1:03pm. Present were Commissioners Beatty, Blatchford, and Gericke. Also present were Fire Chief Kasper, Human Resources Manager Bridget Disanto, and City Administrator Tim Kristen.
2. Approval of Minutes-Tabled
3. Correspondence-None
4. Old Business-Final Police Officer Certified List was reviewed and submitted for approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Gericke. All were in favor, motion passed. The Commission is also in receipt of seniority points for the upcoming fire Captains test. Motion Commissioner Blatchford to accept and post, seconded Commissioner Gericke. All in favor, motion passed.
5. Discussion of Termination Charge for Firefighter Martello-Bridget Disanto and Fire Chief Kasper related entire issue pertaining to Firefighter Martello. After review and discussion by the Commission, Motion Commissioner Beatty for a finding of probable cause and to proceed with a hearing. Seconded by Commissioner Blatchford. All were in favor, motion passed.
6. New Business-None
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 2:20pm.

CITY OF OAK FOREST

PLANNING & ZONING COMMISSION MEETING MINUTES

Wednesday, February 15, 2023

The Planning & Zoning Commission meeting was called to order at 7:02 p.m. with Chairman Stuewe taking Roll Call.

PRESENT: Chairman Jim Stuewe
Commissioner Ken Keeler
Commissioner Curt Kunz
Commissioner Wayne Schroeder
Commissioner Chuck Wolf
Commissioner Michael Ziak
Staff Member Paul Ruane

ABSENT: Commissioner Mike Forbes
Commissioner Rick Larson
Commissioner Glenn Runge

1. ZC# 23-004 Real Estate Signs – Text Amendment: Public Hearing – The applicant requests review and recommendation of approval of the proposed text amendment to the following provisions of the City of Oak Forest Zoning Ordinance: Section 9-106 G.2 – Properties for sale or lease.

Mr. Ruane presented the background on the current regulations for sign used for properties for sale and lease. Specifically this topic was based on the non-residential and mixed-use properties.

Mr. Kunz asked if single family would remain at the current requirements, Mr. Ruane confirmed that is correct.

Mr. Wolf said he likes the idea of making the sign larger based on the frontages of the properties. When you look at Cicero Avenue most of the properties are on 60 ft. lots or less.

Mr. Ruane confirmed that the properties on Cicero Avenue are platted in increments of 50 ft.

The consensus of the group was that they would want two different dimensions based on the amount of frontage.

Mr. Wolf believes that if it is the sale of a lot or a building he thinks they should be allowed more signage than every shopping plaza that has a vacancy.

After further discussion on frontages and sale versus lease on the signage the following recommendations to the motion were made:

- Amend the current allowed Non-Residential (commercial) and mixed use properties to be signage for lease up to 16 square feet in sign area.

- Amend the current allowed Non-Residential (commercial) and mixed use properties to be signage for sale up to 16 square feet in sign area for properties with less than 100ft. of frontage.
- Amend the current allowed Non-Residential (commercial) and mixed use properties to be signage for sale up to 32 square feet in sign area for properties with 100ft. or more of frontage.

Mr. Stuewe asked if anyone in the audience had any comments to make at the public hearing. Hearing none, he requested a motion to approve the text amendment with the added amendments.

Mr. Ziak made the motion to approve.

Mr. Schroeder seconded.

AYES	NAYS	ABSTAIN	ABSENT
			Mr. Forbes
Mr. Keeler			
Mr. Kunz			
			Mr. Larson
			Mr. Runge
Mr. Schroeder			
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve PZC Resolution 23-06 recommending approval of the text amendment, carried 6-0-0 with 3 absent.

Per Mr. Ruane, this item will go before City Council January 3, 2023.

Chairman Stuewe requested a motion to approve the meeting minutes from February 1, 2023.

Mr. Schroeder motioned.

Mr. Ziak seconded.


AYES	NAYS	ABSTAIN	ABSENT
			Mr. Forbes
Mr. Keeler			
Mr. Kunz			
			Mr. Larson
			Mr. Runge
Mr. Schroeder			
Mr. Wolf			
Mr. Ziak			
Chairman Stuewe			

Motion to approve the minutes of December 7, 2022, carried 6-0-0 with 3 absent.

Chairman Stuewe requested to adjourn the meeting.

Mr. Wolf made the motion to adjourn. Mr. Ziak seconded.

All present said aye. Meeting Adjourned at 7:44 p.m.



CHAIRMAN JAMES STUEWE

Consumer Protection Commissions Minutes

Feb.8,2023

Members Attending:

Chair: (Howard Sommerfeld) Secretary (Lavergne Innocenti)
Commissioners: Robert Miller, Anita Sommerfeld,
JacquelinePopovich, Mark Pitcher, Julie Pitcher.

Old Business :All complaints are resolved.

New Business : None .We discussed our previous meeting. We did have a problem with Jewels, they had an outdated dairy product on display however, our commissioner Anita brought this to their attention and they corrected it right away. We also went to the Police station to find out if anything is happening with the Post Office ,as we are getting complaints from our citizens regarding washing of the checks that they are sending through the mail. .They are checking on this matter.

Next meeting: March 8, 2023 at 7:30 p.m.

Minuets taken by Lavergne Innocenti (Secretary)

EMERGENCY TELEPHONE SYSTEM BOARD
MINUTES (SUMMARIZED)
JANUARY 3, 2023

ATTENDANCE

Chief Jason Reid, DC. Chief Griffin, DPW Director Mike Salamowicz, IT Tom Rieman, EMA Director Joe Pilch and Supvr. Marilyn Morgan.

APPROVAL OF MINUTES

Motion to approve the Minutes from the November 1st and December 6th, 2022 Meetings was made by Chief Reid, seconded by Mike Salamowicz and agreed to by all.

APPROVAL OF BILLS

\$3,448.00 MSC, \$576.19 IPSTA Conference, \$858.00 NIBRS Training, \$6,700.00 MSC, and \$17.00 Radicom were approved for payment. Motion made by Jason Reid, seconded by Mike Salamowicz and agreed to by all. AT&T invoices were paid from ISP \$750.00 (acct #8058) and \$157.64 (acct # 7058).

NEW BUSINESS

Tom Rieman advised the FD alert system needs to be more stable with additional bandwidth and camera installation for \$20,000. Motion to approve made by Jason Reid, seconded by Joe Pilch and agreed to by all.

OLD BUSINESS

There was conversation regarding the upgrade to NG911 and the submission of an application for the 911 modification plan for the ISP. Application will be completed and submitted this day.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0920 hours made by Chief Reid, seconded by Mike Salamowicz and agreed to by all. Next scheduled Meeting is Tuesday February 7, 2023 at 9AM in the Police Department Conference Room.



2-7-23

EMERGENCY TELEPHONE SYSTEM BOARD
MINUTES (SUMMARIZED)
FEBRUARY 7, 2023

ATTENDANCE

Chief Jason Reid, Chief Gary Kasper, DPW Director Mike Salamowicz, IT Tom Rieman, EMA Director Joe Pilch and Supvr. Marilyn Morgan. In attendance, DC Scott Durano and DPW Asst. Dir. John Robinson.

APPROVAL OF MINUTES

Motion to approve the Minutes from the January 3, 2023 Meeting was made by Chief Reid, seconded by Joe Pilch and agreed to by all.

APPROVAL OF BILLS

\$7,020.00 Sayre and \$900.00 Motorola were approved for payment. Motion made by Jason Reid, seconded by Joe Pilch and agreed to by all. AT&T invoices were paid from ISP \$750.00 (acct #8058) and \$157.64 (acct # 7058).

NEW BUSINESS

There was a discussion regarding DPW Supervisors having the capability to be on the Starcom frequency for City emergencies.

OLD BUSINESS

Tom Rieman advised the upgrade to the FD alert system would now be over the \$20,000 and would now be approximately \$50,000. DC Durano advised the purchase of 25 mobile radios to move to a P25 Radio System for a cost of \$53,148.40. Approval was by proxy vote on January 17th to submit before the price increase.

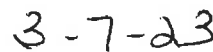
PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0920 hours made by Chief Reid, seconded by Chief Kasper and agreed to by all. Next scheduled Meeting is Tuesday March 7, 2023 at 9AM in the Police Department Conference Room.





PROCLAMATION NO. 2023-03-0293P
RECOGNIZING JUSTINE BEATTY
FOR ACHIEVING THE RANK OF VENTURING SUMMIT

- WHEREAS,** Justine Beatty joined Venturing Crew 422 in 2015. Venturing is an inclusive program through the Boy Scouts of America for males and females aged 14-20. The program is operated through Venturing Crews, which meet regularly to plan activities and events; and
- WHEREAS,** Justine has held various officer positions, including treasurer, vice president of programming, and president; and
- WHEREAS,** Justine is a founding member of Troop 422, Crew 422's sister unit; and
- WHEREAS,** In 2019, Justine became a member of the Order of the Arrow, scouting's national camping honor society, which recognizes scouts who best exemplify the Scout Oath and Law in their daily lives; and
- WHEREAS,** As part of her Venturing Summit Project, Justine organized a donation drive for the Crisis Center of South Suburbia, a non-profit organization that provides emergency shelter and other essential services for individuals and families victimized by domestic violence; and
- WHEREAS,** In December 2022, Justine earned the Venturing Summit, the highest rank in the Venturing program. She is the first scout in the Ishkote District and third scout in the Rainbow Council to achieve this rank; and
- WHEREAS,** Justine, who is studying medical coding and billing at Penn Foster College plans on becoming an associate advisor so she can continue to support the scouting program.

NOW, THEREFORE, BE IT RESOLVED THAT I, Henry L. Kuspa, Mayor, and the Oak Forest City Council hereby recognize Justine Beatty for achieving the rank of Venturing Summit, thank her for her contribution to the Crisis Center of South Suburbia, and wish her success in all her future endeavors.

PASSED THIS 14th DAY OF MARCH 2023

Henry L. Kuspa, Mayor

ATTEST

Nicole Tormey, Deputy City Clerk

PROCLAMATION NO. 2023-03-0294P
RECOGNIZING PAYTON RAMSEY
FOR ACHIEVING THE RANK OF EAGLE SCOUT

- WHEREAS,** Payton Ramsey joined Venturing Crew 422 in 2016. Venturing is an inclusive program through the Boy Scouts of America for males and females aged 14-20. The program is operated through Venturing Crews, which meet regularly to plan activities and events; and; and
- WHEREAS,** Payton has held various officer positions, including vice president of communications, programming, and administration. She currently is fulfilling her second term as president; and
- WHEREAS,** Payton is a founding member of Troop 422, Crew 422's sister unit; and
- WHEREAS,** Payton has earned 24 merit badges; and
- WHEREAS,** In 2021, Payton became a member of the Order of the Arrow, scouting's national camping honor society, which recognizes scouts who best exemplify the Scout Oath and Law in their daily lives; and
- WHEREAS,** As part of her Eagle Scout Project, Payton organized a donation drive for to assemble first aid kits and self-care supplies for the BEDS Plus Homeless Shelter in Worth, Illinois; and
- WHEREAS,** In January 2021, Payton passed her Eagle Scout Board of Review to become a member of the first class of female Eagle Scouts; and
- WHEREAS,** Payton hopes to use her scouting experiences as she studies film and television production at DePaul University.

NOW, THEREFORE, BE IT RESOLVED THAT I, Henry L. Kuspa, Mayor, and the Oak Forest City Council hereby recognize Justine Beatty for achieving the rank of Venturing Summit, thank her for her contribution to the Crisis Center of South Suburbia, and wish her success in all her future endeavors.

PASSED THIS 14th DAY OF MARCH 2023

Henry L. Kuspa, Mayor

ATTEST

Nicole Tormey, Deputy City Clerk



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: FEBRUARY 14TH, 2023
TO: THE OAK FOREST CITY COUNCIL
FROM: MAYOR HENRY L. KUSPA
Approval of the appointment of Oak Forest Deputy Clerk Nicole Tormey to fill the Oak Forest City Clerk vacancy.
SUBJECT:

Subject:

The elected City Clerk, John Janozik, tendered his resignation to the City of Oak Forest at the 02-28-2023 City Council meeting. A current vacancy exists for the office. The City Clerk is essential to the day to day operations of the City of Oak Forest. Deputy Clerk Tormey has been performing the majority of the day to day functions of the City Clerk while Clerk Janozik was away from the city. I am recommending that her resignation from her current Deputy Clerk's position be accepted by the City of Oak Forest and her new appointment to City Clerk to serve out the approximately remaining 26 months of former City Clerk Janozik's term. Nicole will remain employed in her part time position at the City of Oak Forest as the Executive Assistant. The attached existing job description for Executive Assistant is attached to this memo. Her job description change from Deputy Clerk to executive assistant is necessary as not to have duplicative job responsibilities as the City Clerk. The executive assistant position budgeted part-time salary will remain the same as the current Deputy Clerk position. The transfer of job titles has no budgetary impact and continues to save personnel salary expenditures from previous employment levels.

Staff has indicated that Nicole has been an invaluable member of the administrative team at the City of Oak Forest. Nicole's work ethic and professionalism has been instrumental improving processes in document archiving and city council matters. Attached is a current resume for your review.

Action Requested:

Approve Appointment of Nicole Tormey to City Clerk.

EXECUTIVE ASSISTANT —PART-TIME (ADMINISTRATION)

City of Oak Forest

Nature of Work

The part-time executive assistant provides responsible, specialized and confidential support for administration. The assistant will provide administrative support to the administrative management staff, and may interact with the City Council, City Staff and representatives of the public. The position reports to the City Administrator.

Distinguishing Features of Position

Major areas of responsibility include clerical tasks requiring the making of responsible decisions in accordance with established policies and procedures. The position serves as administrative support to the administrative management. The work requires the exercise of a high level of discretion and the application of administrative skills.

Illustrative Examples of Work

- Provides administrative support.
- Writes or drafts correspondence, reports, documents and/or other written materials.
- Perform data entry, via MS excel, to create and update documents, as needed.
- Receives calls and/or greets visitors, takes and relays message, provides information or directs caller/visitor to appropriate individual.
- Maintains and/or creates files or record keeping systems. Sorts, labels, files and retrieves documents, or other materials.
- Maintain fleet list, updating it as needed.
- Manages the databases for City ordinances, agreements, resolutions and proclamations.
- Provides assistance and performs special projects for Administration.
- Back-up FOIA officer, as needed.
- Functions as back-up for front office clerks.
- Performs other administrative duties as may be assigned.

Required Knowledge, Skills and Ability

- Ability to effectively manage and prioritize multiple projects and work as part of a team.
- Ability to effectively communicate verbally and through written means.
- Strong customer service and organizational skills, attention to detail and the ability to effectively prioritize tasks.
- Demonstration of a proactive and problem-solving orientation.
- Ability to work independently.
- Maintain a high level of energy.
- Strong computer skills including extensive experience in MS Word and Excel.

Required Experience and Training

Minimum of two years' experience in a similar capacity is required. A high school diploma is required.

Physical Demands of Position

The physical demands listed here are representative of those that must be met by an employee to successfully perform the essential duties of the job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential duties.

Work is performed in an indoor, office setting. While performing the duties of the job the employee is frequently required to walk, stand, talk and hear. The duties require the use of hands to operate computers, telephone and office equipment. Due to prolonged computer use, close vision and the ability to focus are required. The employee may occasionally lift and/or move up to 25 pounds.

15440 CENTRAL AVENUE
OAK FOREST IL 60452-2104



TELEPHONE: 708-687-4050
FAX: 708-687-8817

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CITY CLERK

§ 31.050 BOND.

Before entering upon the duties of his or her office, the City Clerk shall execute and deliver a bond to the city as provided in § 31.005.

(2000 Code, § 2.06.010)

§ 31.051 KEEPER OF CORPORATE SEAL; RECORDS.

(A) The City Clerk shall keep the corporate seal and all city papers.

(B) He or she shall attend all meetings of Council and shall keep a full record of the proceedings thereof in the journal.

(C) Transcripts from the journal and other records and files of his or her office, certified by him or her under the corporate seal, shall be evidence in all courts in a like manner as if the originals were produced.

(2000 Code, § 2.06.020)

§ 31.052 RECORD OF ORDINANCES.

(A) The City Clerk shall record, in a book to be kept for that purpose, all the ordinances passed by Council.

(B) At the foot of the record of each ordinance so recorded, the Clerk shall make a memorandum of the date of the passage and of the publishing or posting of the ordinance.

(C) The record and memoranda, or a certified copy thereof, shall be prima facie evidence of the passage and legal publication or posting of the ordinance for all purposes.

(2000 Code, § 2.06.030)

§ 31.053 DUTIES.

The City Clerk shall, in addition to the duties set forth in §§ 31.051 and 31.052 above, perform the following duties:

(A) Issue notices to members and all officers of Council and other persons when directed to do so by Council or by the chairperson of any committee of Council;

(B) Attest all licenses granted by the Mayor and Council under the ordinances of the city;

(C) Deliver to the officers of the city and to all committees of Council all resolutions and communications referred to those officers or committees by Council;

(D) Deliver to the Mayor, without delay, all ordinances or resolutions under his or her charge which are required to be approved or otherwise acted upon by the Mayor, with all papers on which the same are founded; and

(E) Within five days after the result of any election is declared or appointment made, notify the person so elected or appointed to any city office of his or her election or appointment.

(2000 Code, § 2.06.040)

§ 31.054 DEPUTY.

The City Clerk may appoint a deputy, by and with the consent of Council, who, in the absence of the City Clerk, because of sickness or otherwise, shall be authorized to perform all duties of the City Clerk.

(2000 Code, § 2.06.050)

§ 31.055 REGISTER OF DOGS; LICENSE BOOK.

The City Clerk shall keep a register of dogs and the license book provided for by the ordinances of the city.

(2000 Code, § 2.06.060)

§ 31.056 FILING AND PRESERVATION OF RECORDS.

The City Clerk shall file and preserve in a convenient form for reference and use, according to the date of filing and subject matter, all official bonds, oaths of office, written reports of officers and committees, vouchers and all papers and documents filed with him or her or deposited in his or her care and promptly turn the same over to his or her successor in office upon receiving a receipt therefor.

(2000 Code, § 2.06.070)

§ 31.057 ACTING CLERK.

When a vacancy in the office of City Clerk occurs, the Mayor and Council, voting jointly may appoint an acting clerk, who shall perform the duties of the City Clerk until the vacancy is filled at an election as provided by law.

(2000 Code, § 2.06.080)

§ 31.058 CLERK AS BUSINESS LICENSE COMMISSIONER.

Unless and until otherwise provided by Council, the City Clerk shall be the Business License Commissioner of and for the city.

(2000 Code, § 2.06.090)

Nicole Tormey



I am a legal administrative professional with 27 years experience in the legal field. I have superior organizational skills and excel in a fast paced working environment.

Skills

- word processing
- document management
- time tracking and billing
- docket and calendar management
- transcription
- research and investigative skills
- ability to multitask

Work History

City of Oak Forest (Oak Forest, IL) – Deputy Clerk
October 2022 – present

- Oversee and coordinate voter registration and election activities with the Cook County Board of Election Commissioners and State Board of Elections.
- Prepare certification and recording for the City as required on documents and other records.
- Seal and attest by signature to ordinances, resolutions, contracts, or other City documents.
- Occasionally attend meetings as required.
- Prepare official City Council meeting minutes.
- Publish agendas, meeting packets and minutes to the City's website.
- Coordinate with staff from various departments to prepare and distribute City Council and Committee meeting schedules, agendas, notices, packets and other necessary materials.
- Perform records management duties to ensure proper storage and/or disposal of official records.
- Analyze Special Event Permit Applications for completeness and supporting documents.
- Assist administrative staff with answering questions and responding to general inquiries from the public.

Litchfield Cavo LLP (Chicago, IL) – Paralegal
April 2005 - April 2019; July 2019 – present

- Legal Assistant (2005-2010) in the workers' compensation department assisting a partner and associate with legal correspondence.
- Verbal and written communication with clients.
- Transcription.
- Attend Chicago Status Call.

- Paralegal (2010-present) working in the asbestos litigation department and managing a caseload of defense litigation cases.
- Abstract deposition transcripts and medical records.
- Draft discovery responses and legal documents.
- Communication with client(s) and insured(s).
- Coordinate and prepare exhibits for trial and hearings.
- Organize discovery documents.
- Perform research inquiries regarding case related issues.
- Attend hearings in criminal and state court cases and draft summaries of same.
- Manage, train and mentor team of assistants, paralegals and docket clerks.
- Work remotely to ensure completion of projects and assignments.

Sandman, Levy and Petrich, LLC (Chicago, IL) - Legal Assistant/Paralegal
April 2019 - July 2019

- Assist personal injury attorney with organization and maintenance of files.
- Draft discovery responses and pleadings.
- Maintain and schedule all depositions and court calls.
- Analyze medical records for possible redactions of sensitive information and summarize same.
- Preparation of exhibits for depositions.
- Communicate with clients.

Rusin & Maciorowski (Chicago, IL) - Legal Assistant
November 2000 - April 2005

- Extensive trial preparation for trial, insurance defense.
- Communicate with witnesses regarding availability and scheduling of appearance.
- Abstract deposition transcripts.
- Prepare and file legal documents.

Education

Maria High School (Chicago, IL) - GPA 3.5
Class of 1995

REFERENCES

Available upon request.



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CITY COUNCIL AGENDA MEMO

DATE: FEBRUARY 14TH, 2023
TO: MAYOR HENRY L. KUSPA AND OAK FOREST CITY COUNCIL
FROM: TIMOTHY J. KRISTIN
Approval of A Purchase Sale Agreement between the City of Oak Forest and Klantum Homes LLC for property located at 15624 S. Lamon Avenue PIN# 28-26-406-020-0000
SUBJECT:

Subject:

The City authorized the sale of property owned by the City of Oak Forest under ordinance 2022-03-08960 on April 12, 2022. The City issued a Request for Proposal (RFP) which was posted on the City of Oak Forest web site. In addition, the City property was appraised by a certified appraiser on 07-30-2021 in the amount of \$35,000.00. A lone RFP submission was received by the City with a proposal for \$12,000.00. I am seeking approval of the sales contract.

Action Requested:

Approve Sales Contract

**AGREEMENT FOR PURCHASE AND SALE
BETWEEN THE CITY OF OAK FOREST AND KLANTUM HOMES LLC**

The City of Oak Forest, an Illinois Municipal Corporation, as Seller (the "Seller" or "City") hereby agrees to sell, and Klantum Homes, LLC as Purchaser (the "Purchaser" or "Buyer"), hereby agrees to purchase the following described property in the City of Oak Forest, pursuant to the terms and conditions set forth herein. Seller and Purchaser are collectively referenced herein as the "Parties" and each individually a "Party".

1 SUBJECT PROPERTY:

The City hereby agrees to sell to Purchaser the following property in the City of Oak Forest, to be sold in its entirety, "as is" and "where is", said property with a common street address of 15624 Lamon Avenue, Oak Forest, Illinois, legally described in **Exhibit A** attached hereto and made a part hereof (the "Subject Property")

2 PURCHASE PRICE:

The sale will be for cash, with the purchase price payable at closing. The purchase price for the Subject Property shall be twelve thousand dollars (\$12,000.00). The Purchaser shall pay the balance of the purchase price (less earnest money) by wire transfer or in the form of a Certified Check or a Cashier's Check made payable to the City of Oak Forest.

3 EARNEST MONEY:

Buyer is required to submit an earnest money deposit of five percent (5%) of the purchase price within seven (7) business days after the Effective Date of this Agreement with the balance of the purchase price to be paid at closing. The Purchaser shall deposit the earnest money with Seller Attorney as security that the terms and conditions of the Agreement shall be fulfilled by the Purchaser. Said earnest money shall be applied to the purchase price at closing. In the event this Agreement fails to close, the earnest money shall be disbursed according to the terms of this Agreement. In addition to forfeiture of earnest money to City as provided herein or return of earnest money to Purchaser, the Parties shall both have the option of enforcing specific performance of this Agreement or any other remedy allowed by law or equity. Failure to consummate this transaction pursuant to the terms herein shall result in forfeiture of the earnest money to the City.

4 TITLE/DEED:

City shall deliver to the escrow agent at closing a special warranty deed to the Subject Property, consistent with the City's lawful authority, transferring the City's complete interest in the Subject Property to Purchaser.

5 CLOSING AND POSSESSION:

Closing shall occur at the office of the title company at a time to be mutually agreed to by Purchaser and City, subject to the conditions herein, or in the absence of such mutual agreement no more than thirty (30) days after the Expiration of the Due Diligence Period. At the closing, the City shall deposit with the title company the deed referred to above, along with all other customary documents necessary to transfer to Purchaser the Subject Property and to cause the title insurer to issue its owners' title insurance policy as hereinafter provided. Purchaser shall simultaneously deposit the full balance of the purchase price, plus or minus customary prorations. Possession of the Subject Property will be delivered to Purchaser at closing.

6. **DUE DILIGENCE**

A. Seller Supplied Documents. Not later than 5 (five) days after the Effective Date, Seller will deliver to Buyer for Buyer's review and approval, the following items (or, for any of the following items that do not exist, Seller's written certification that such do not exist to Seller's best knowledge):

- (i) Any licenses or permits that any governmental authority has issued with respect to the Subject Property.
- (ii) Copies of all environmental assessment reports and other documentation in Seller's possession pertaining to the environmental condition of all or any part of the Subject Property.
- (iii) Any and all notices of violations of, and any and all files of Seller pertaining to the compliance or non-compliance of the Subject Property with applicable zoning, building, environmental, health, safety and other codes, laws, regulations and ordinances, which Seller has received or maintains.

B. Buyer's Due Diligence. This contract is contingent upon Buyer having the right to conduct, or cause to be conducted, any inspections, investigations, appraisals, evaluations and tests of the Subject Property that Buyer or Buyer's lenders deem necessary or desirable (collectively, the "Investigations"), within Ten (10) days of the Effective Date ("the "Contingency Period"), all at the Buyer's expense, including, without limitation, the following:

- (i) An environmental assessment of the Subject Property in one or more phases, including the procurement and analysis of samples of soil, groundwater, surface water, indoor air, or any other environmental medium, and any building component or other material located at and surrounding the Subject Property. Seller shall provide access and information to, and otherwise cooperate with, Buyer and Buyer's agents in the environmental assessment. Buyer shall have the right to interview employees and representatives of Seller who have or may have knowledge of conditions and events relevant to the operating history or environmental condition of the Subject Property.
- (ii) Soil borings and tests.

(iii) Determination of the availability and adequacy of utilities, whether any part of the Subject Property is located in a flood plain or flood hazard area, adequacy of access to public roads, and adequacy of parking for the Intended Use.

C. Seller's Cooperation. During the Contingency Period, Seller shall cooperate with Buyer in Buyer's efforts to conduct the Investigations and to seek and obtain Permits, and Seller shall grant to Buyer and Buyer's agents, contractors and inspectors, unrestricted access to the Subject Property in connection therewith. Buyer shall be responsible for the cost of repairing any damage to the Subject Property caused by Buyer or Buyer's agents, contractors and inspectors directly arising from such access.

D. Condition of Inspections. All inspections shall occur with prior reasonable notice to the City. Any tests, examinations or inspections of the Subject Property by Purchaser and all costs and expenses in connection with such testing, examination and inspection of the Subject Property shall be at the sole cost of Purchaser, and shall be performed in a manner not to unreasonably interfere with City's ownership of the Subject Property or increase City's liability with respect to City's ownership of the Subject Property.

E. Buyer's Right to Terminate. In the event that the Buyer determines, in Buyer's sole discretion that the results of the Buyer's Due Diligence are not satisfactory to Buyer and notifies Seller within ten (10) days of the expiration of the Contingency Period, Buyer may terminate this agreement and all earnest shall be returned to the buyer.

7 **SURVEY:**

At Purchaser's cost, it shall obtain a current survey of the Subject Property if needed by Purchaser or by the Title Insurer for issuance of the commitment for title insurance. Said Survey must be completed no less than thirty (30) days prior to closing in this matter. Purchaser shall notify City in writing, within five (5) days following completion of survey, of any conditions that impair the marketability of the Subject Property (the "Defects"). City shall then have fourteen (14) days to remove such Defects. If the Defects cannot be cured or removed within fourteen (14) days, Purchaser, at its option, may terminate this sale, or may notify the City of its election to accept the Subject Property with such Defects and proceed with the sale. If this sale is terminated under this paragraph, the earnest money shall be returned to the Purchaser with no further obligation by either Party in this matter.

8 **TITLE INSURANCE:**

The City shall deliver or cause to be delivered to Purchaser, not less than ten (10) days prior to the time of closing, a commitment for title insurance covering the Subject Property from a title company licensed in Illinois in the discretion of the Purchaser. If an ALTA survey is completed by Purchaser, City agrees to provide an ALTA Owner's Extended Coverage Policy of Title Insurance. The cost for title insurance in this matter will be borne by the Purchaser. In either case, the title insurance shall be in the amount of the purchase price, covering title to the Subject Property on or after the Effective Date, showing title in the City subject only to the exceptions stated in the title policy. The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the title insurance policy, subject only to the exceptions as therein stated. City

also shall furnish Purchaser an affidavit of title in customary form for title insurance purposes covering the date of closing and showing title in City subject only the exceptions stated in the title commitment. If the title commitment discloses unpermitted exceptions that render the title unmarketable, City shall have thirty (30) days from the date of delivery thereof to have the exceptions removed from the title commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exceptions and, in such event, the time of closing shall be within twenty (20) days thereafter or at such other reasonable time and place set by City. If City fails to have the exceptions removed or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions within the specified time, Purchaser may terminate the sale or may elect, upon notice to City within ten (10) days after the expiration of the twenty (20) day period, to take title as it then is with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, the sale shall become null and void without further action of the Parties or remedy to Purchaser except for return of the earnest money. The Party requesting any special endorsements for title insurance shall pay the cost of any such special endorsements.

9 SUBJECT PROPERTY SOLD "AS IS, WHERE IS"

Except as is otherwise expressly set forth in this paragraph, the Subject Property, including the land, any improvements or personal property, shall be conveyed to Purchaser on an 'as is, where is' basis without any representations or warranties of any kind, express or implied, either oral or written, made by the City or any agent or representative of the City with respect to the physical, environmental or structural condition of the Subject Property, including but not limited to layout, square footage, zoning, use and occupancy restrictions, susceptibility to flooding or with respect to the existence or absence of toxic, hazardous or petroleum materials, substances or wastes (including, but not limited to, asbestos) in, on, under, or affecting the Subject Property. Except as is otherwise expressly set forth in these terms and conditions, neither the City nor agent of the City has made or hereby makes any warranty or representation whatsoever, and the City and its agents hereby disclaim any implied warranties regarding fitness for a particular purpose, condition or improvements, quality or merchantability of the property or any portion thereof. Except as expressly set forth in these terms and conditions, the Purchaser is required to take the Subject Property, as is, where is, and in so agreeing, the Purchaser will acknowledge and represent that Purchaser has performed or will perform Investigations of the Subject Property and has performed or will perform such Investigations as Purchaser deems appropriate into the conditions affecting the Subject Property, including without limitation, the conditions described above. In so doing, the Purchaser represents that Purchaser has retained or will retain, at Purchaser's sole cost and expense, such experts and consultants to assist in such Investigations as Purchaser deems appropriate. In agreeing to purchase the Subject Property 'as is, where is' and without representation or warranty, express or implied, oral or written, except as expressly set forth in these terms and conditions, the Purchaser acknowledges and represents that Purchaser has factored the 'as is, where is' condition of the Subject Property into the price the Purchaser agrees to pay for the Subject Property and is satisfied with the same.

10 INSPECTION OF PROPERTY

It is Purchaser's sole responsibility to conduct any and all necessary assessments of the Subject Property during the Due Diligence Period (defined below) to satisfy itself as to the suitability of the Subject Property for its intended purpose. Such responsibility to inspect shall extend to all matters, including, but not limited to, street access, availability of utility services, any and all environmental conditions, and any and all zoning or building code issues related to the use of the Subject Property.

A. City agrees that Purchaser and its agents, inspectors, contractors, subcontractors and their respective employees (collectively, "Purchaser's Representatives") shall have the right to enter upon the Subject Property following the Effective Date and expiring sixty (60) days thereafter (the "Inspection Period" and together with the Contingency Period, the "Due Diligence Period") to (i) inspect the Subject Property, including conducting a Phase I environmental site assessment; and (ii) conduct reasonable tests thereon, and to make such other examinations with respect thereto as Purchaser, or its counsel, licensed engineers, surveyors or other representatives may deem reasonably necessary. Purchaser shall have the right to conduct any subsurface or environmental investigations of the Subject Property with City's prior written consent, which consent shall not be unreasonably withheld. If an extension is needed to complete any of the environmental site assessment work, the City agrees to an additional extension of thirty (30) days to complete such site investigation. Any tests, examinations or inspections of the Subject Property by Purchaser and all costs and expenses in connection with such testing, examination and inspection of the Subject Property shall be at the sole cost of Purchaser and shall be performed in a manner not to unreasonably interfere with City's ownership of the Subject Property or increase City's liability with respect to City's ownership of the Subject Property. Purchaser may engage only qualified, independent contractors, subcontractors or consultants to assist with any environmental investigation of the Subject Property (Phase I and/or Phase II); however, no contractual, legal or other relationship will be created between City and any such contractor, subcontractor or consultant as a result. The inspection shall not create any obligation on the part of City to pay or to see that the payment of any sum is made to any such contractor, subcontractor or consultant. In the event Purchaser elects to perform any environmental study (such as a Phase I or Phase II environmental study) with respect to the Subject Property, the Purchaser agrees that:

(i) Purchaser shall provide City with a copy of the proposed scope of work in connection with any such work and any and all modifications thereof, which scope of work shall be subject to the prompt, reasonable approval of City

(ii) Purchaser shall provide City with a verbal report of the consultant's site visit and a copy of the test data as soon as it is available, and

(iii) Purchaser shall provide City with a copy of the final reports (Phase I and/or Phase II).

Any tests, examinations or inspections of the Subject Property by Purchaser and all costs and expenses in connection with such inspection of the Subject Property (or any part thereof) shall be at the sole cost of Purchaser and shall not violate any law or regulation of any governmental authority. To the extent Purchaser's inspections or tests disclose the presence of any existing contamination on the Subject Property in

violation of applicable law, then upon becoming aware of any hazardous substance Purchaser shall immediately cease any further testing and shall notify City of the existence of such hazardous substance and provide such reasonable information as City may request in connection therewith. City shall have the option, upon receiving any environmental reports performed by Purchaser to terminate its obligations to sell the Subject Property by written notice to Purchaser whereupon Purchaser shall be entitled to a return of the earnest money and Purchaser shall deliver to City copies of all documents provided by City to it with respect to the Subject Property. Thereafter, neither party shall have any further obligation hereunder, except any indemnification liability Purchaser may have under the agreement to purchase, or, at City's election, City shall cause to remediate or take such corrective action with respect to the Subject Property as is required by applicable law.

B. Purchaser hereby agrees to indemnify, defend and save City harmless from and against any and all costs, liens, losses, claims, liabilities or expenses relating to personal injury or property damage, including reasonable attorneys' fees and costs, arising out of or related to Purchaser's or Purchaser's Representatives' entry upon or activities at the Subject Property. This indemnity shall survive the closing date.

D. Purchaser and Purchaser's Representatives shall maintain in full force and effect statutory worker's compensation insurance coverage and commercial general liability insurance (which includes, but is not limited to, contractual liability coverage) covering claims for bodily injury and property damage occurring on, in or about the Subject Property, with limits of at least \$3,000,000 combined single limit per occurrence. Prior to entry upon the Subject Property, Purchaser shall provide City certificates evidencing such coverage and naming City as an additional insured party for liability insurance, including a waiver of subrogation. All policies required pursuant to this paragraph shall be purchased from insurers licensed in the State of Illinois and shall be rated in the most recent Best's Insurance Reports as having a minimum policyholder's rating of "A-" and a financial category no lower than "VI" (\$25 million to \$50 million of adjusted policyholder's surplus).

E. All activities undertaken by Purchaser or Purchaser's Representatives on the Subject Property during the Inspection Period shall fully comply with all applicable laws, rules and regulations of all governmental and quasi-governmental authorities, including laws relating to worker safety and to proper disposal of any samples taken from the Subject Property. Purchaser shall be solely responsible for the off-site disposal of any samples taken or waste associated therewith.

F. Purchaser and Purchaser's Representatives hereby must agree that they shall enter upon the Subject Property at their own risk. City shall have no duty to inspect the Subject Property and shall have no duty to warn any person of any latent or patent defect, condition or risk that may exist on the Subject Property or that might be incurred in the exercise of the rights granted herein.

G. Upon the closing of this transaction, Purchaser shall be deemed to represent that it has inspected the Subject Property and knows the condition thereof and that it is accepting the same in its present "As Is" and "Where Is" condition with all defects and faults. Purchaser will acknowledge that neither City nor any agent, employee or

representative of City or any other person purporting to represent City has made, and Purchaser has not been induced by nor relied upon, any statement, warranty or representation, whether express or implied, as to the environmental and physical condition of the Subject Property or the adequacy of any environmental assessment reports that City may have provided to Purchaser with respect to the Subject Property. City makes no representation as to the fitness of the Subject Property for any particular purposes. Purchaser will acknowledge that in making its decision to purchase the Subject Property it has relied on its own investigation of the physical and environmental condition of the Subject Property.

H. For avoidance of doubt, the rights afforded to Purchaser pursuant to this Section 10 of the Agreement shall be in addition to, and run concurrently with, the rights set forth in Section 6 of this Agreement.

11. ENVIRONMENTAL CONDITIONS:

Following the closing date, and provided that the transaction contemplated by this Agreement is actually consummated by and between the Parties, Purchaser shall expressly waive, release and relinquish any and all claims, causes of action, rights and remedies Purchaser may on or after the closing date have against City, and its affiliates, and subsidiaries and their respective Board members, officers, attorneys, employees, shareholders and agents of City, whether known or unknown ("Claims") with respect to (i) any present or future presence or existence of Hazardous Materials on, under or about the Subject Property, or with respect to (ii) any present or future violation of any rules, regulations or laws, now or hereafter enacted, regulating or governing the use, handling, storage, release or disposal of Hazardous Materials with respect to the Subject Property, including, without limitation, (a) any and all rights Purchaser may now or hereafter have to seek contribution from City under Section 113(f)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), as amended by the Superfund Amendment and Reauthorization Act of 1986 (42 U.S.C.A. Section 9613) (or any similar state or local law), as the same may be further amended or replaced by any similar law, rule or regulation, (b) any and all Claims, whether known or unknown, now or hereafter existing, with respect to the Subject Property under Section 107 of CERCLA (42 U.S.C.A. Section 9607)(or any similar state or local law), as the same may be further amended or replaced by any similar law, rule or regulation and (c) any and all claims with respect to the Subject Property, whether known or unknown, based on nuisance, trespass or any other common law or statutory provisions. As used herein, the term "Hazardous Materials" includes, without limitation, any hazardous or toxic materials, substances or wastes: (i) the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action policy or common law, or (ii) which is or becomes defined as a "hazardous waste," "hazardous substance," "pollutant or contaminant under any federal, state, or local statute, regulation, rule or ordinance or amendments thereto including, without limitation, CERCLA and/or the Resource Conservation and Recovery Act" (42 U.S.C. section 6901 et seq.), or (iii) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the State of Illinois, or any political subdivision or unit of local government thereof, or (iv) the presence of which on the Subject Property causes or threatens to cause

a nuisance upon the Subject Property to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Subject Property; or (v) without limitation which contains gasoline, PCBs, asbestos, diesel fuel or other petroleum hydrocarbons.

The waivers and by Purchaser herein contained shall be binding on Purchaser's successors and assigns and shall survive the closing date indefinitely and the recordation of the Deed indefinitely.

12. EFFECTIVE DATE:

The Term of this Agreement shall commence on the date of its execution by the last signatory (the "Effective Date").

13. ENFORCEMENT:

In the event that either Party brings an action to enforce the terms and/or conditions of this Agreement, following an actual breach hereof, should such Party prevail in such action the Party shall be entitled to recovery of all its expenses incurred in bringing such action, including reasonable attorneys' fees.

14. NOTIFICATION:

All notices required to be provided under this Agreement shall be in writing and served either (a) personally during regular business hours; or (b) by overnight courier; or (c) by registered or certified mail, return receipt requested, properly addressed with postage prepaid and deposited in the United States mail. Notices served personally or by overnight courier shall be effective upon receipt, and notices served by mail shall be effective upon receipt as verified by the United States Postal Service or upon a refusal to accept delivery. All notices shall be addressed as follows:

City: City of Oak Forest
15540 S. Central Avenue
Oak Forest, IL 60452
Attn: City Administrator

With a copy to Klein, Thorpe & Jenkins, Ltd
20 N Wacker Dr
Suite 1660
Chicago, IL 60606
Attn: Scott Uhler

Purchaser: Klantum Homes LLC
Attn: Daniel Plazinski

With a copy to: Law Offices of Margaret M. Las, PC
14516 John Humphrey Drive
Orland Park, IL 60462
Attn: Margaret M. Las

15. **SEVERABILITY:**

The provisions of this Agreement are severable if any paragraph, section, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to law or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement forthwith, upon the delivery of written notice of termination of the other Party.

16. **INCENTIVES:**

The Parties acknowledge that it is usual and customary to negotiate incentives in connection with the Purchase of public lands for commercial purposes, based on a showing of need by the Buyer, that are subject to post sale regulations. Those typical incentives can include but are not limited to credits for façade and other improvements as well as assistance in limitation and maintenance of reasonable real estate taxes. The Parties agree to negotiate in good faith to attempt to come to agreement on such incentives post sale.

17. **ENTIRE AGREEMENT:**

It is understood and agreed that the entire agreement of the Parties is contained herein, and that this Agreement supersedes all oral agreements in negotiations between the Parties relating to the subject matter hereof.

18. **COUNTERPARTS:**

This Agreement may be executed in two (2) counterparts, each of which shall be deemed an original.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the 15th day of February, 2023.

PURCHASER:

Klantum Homes, LLC

SELLER:

City of Oak Forest,
An Illinois municipal corporation

By *Daniel Plazinski*
Name: *Daniel Plazinski*
Its: *Managing Member*

By _____
Name: _____
Its: _____

APPRAISAL OF REAL PROPERTY

LOCATED AT

15624 Lamon Ave
Oak Forest, IL 60452
See attached addendum

FOR

City of Oak Forest
15440 S Central Avenue
Oak Forest, IL 60452

OPINION OF VALUE

35,000

AS OF

07/30/2021

BY

Harry Ventimiglia
Certified Residential Appraisal, Inc.
18838 Foxglove Lane
Mokena, IL 60448
708 505-5111
hvent513@gmail.com

LAND APPRAISAL SUMMARY REPORT

21070025
File No.: 21070025

My research <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																				
TRANSFER HISTORY	Data Source(s): MLS and Cook County Assessor																																																																																			
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing:																																																																																	
	Date:																																																																																			
	Price:																																																																																			
SALES COMPARISON APPROACH	2nd Prior Subject Sale/Transfer																																																																																			
	Date:																																																																																			
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	Source(s):																																																																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">FEATURE</th> <th style="width:20%;">SUBJECT PROPERTY</th> <th style="width:20%;">COMPARABLE NO. 1</th> <th style="width:20%;">COMPARABLE NO. 2</th> <th style="width:25%;">COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>15624 Lamon Ave Oak Forest, IL 60452</td> <td>4921 155th St Oak Forest, IL 60452</td> <td>16029 Forest Ave Oak Forest, IL 60452</td> <td>17000 S Cicero Ave Oak Forest, IL 60452</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>0.20 miles NW</td> <td>0.53 miles S</td> <td>1.76 miles S</td> </tr> <tr> <td>Sale Price</td> <td>\$</td> <td>\$ 30,000</td> <td>\$ 31,000</td> <td>\$ 55,000</td> </tr> <tr> <td>Price/ Sq Ft.</td> <td>\$</td> <td>\$ 3.93</td> <td>\$ 4.63</td> <td>\$ 0.69</td> </tr> <tr> <td>Data Source(s)</td> <td>Assessor</td> <td>MLS# 11030767</td> <td>MLS# 10923659</td> <td>MLS# 10948446</td> </tr> <tr> <td>Verification Source(s)</td> <td>Tax records</td> <td>Days on market: 4</td> <td>Days on market: 66</td> <td>Days on market: 1210</td> </tr> <tr> <td>VALUE ADJUSTMENT</td> <td>DESCRIPTION</td> <td>DESCRIPTION + (-) \$ Adjust</td> <td>DESCRIPTION + (-) \$ Adjust</td> <td>DESCRIPTION + (-) \$ Adjust</td> </tr> <tr> <td>Sales or Financing</td> <td>N/A</td> <td>Cash</td> <td>Cash</td> <td>Cash</td> </tr> <tr> <td>Concessions</td> <td>N/A</td> <td>None known</td> <td>None known</td> <td>None known</td> </tr> <tr> <td>Date of Sale/Time</td> <td>N/A</td> <td>04/2021 clsd</td> <td>02/2021 clsd</td> <td>04/2021</td> </tr> <tr> <td>Rights Appraised</td> <td>Fee Simple</td> <td>Fee Simple</td> <td>Fee Simple</td> <td>Fee Simple</td> </tr> <tr> <td>Location</td> <td>Residential</td> <td>Residential</td> <td>Residential</td> <td>Highway</td> </tr> <tr> <td>Site Area (in Sq Ft.)</td> <td>14,504</td> <td>7,642 +1,750</td> <td>6,700 +2,000</td> <td>80,000 +3,000</td> </tr> <tr> <td>Net Adjustment (Total, in \$)</td> <td></td> <td>X + - \$ 1,750</td> <td>X + - \$ 2,000</td> <td>+ X - \$ -13,250</td> </tr> <tr> <td>Adjusted Sale Price (in \$)</td> <td></td> <td>\$ 31,750</td> <td>\$ 33,000</td> <td>\$ 41,750</td> </tr> </tbody> </table>					FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	15624 Lamon Ave Oak Forest, IL 60452	4921 155th St Oak Forest, IL 60452	16029 Forest Ave Oak Forest, IL 60452	17000 S Cicero Ave Oak Forest, IL 60452	Proximity to Subject		0.20 miles NW	0.53 miles S	1.76 miles S	Sale Price	\$	\$ 30,000	\$ 31,000	\$ 55,000	Price/ Sq Ft.	\$	\$ 3.93	\$ 4.63	\$ 0.69	Data Source(s)	Assessor	MLS# 11030767	MLS# 10923659	MLS# 10948446	Verification Source(s)	Tax records	Days on market: 4	Days on market: 66	Days on market: 1210	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust	DESCRIPTION + (-) \$ Adjust	Sales or Financing	N/A	Cash	Cash	Cash	Concessions	N/A	None known	None known	None known	Date of Sale/Time	N/A	04/2021 clsd	02/2021 clsd	04/2021	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Location	Residential	Residential	Residential	Highway	Site Area (in Sq Ft.)	14,504	7,642 +1,750	6,700 +2,000	80,000 +3,000	Net Adjustment (Total, in \$)		X + - \$ 1,750	X + - \$ 2,000	+ X - \$ -13,250	Adjusted Sale Price (in \$)		\$ 31,750	\$ 33,000	\$ 41,750
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PUD	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.																																																																																			
	Legal Name of Project: Describe common elements and recreational facilities:																																																																																			
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 35,000																																																																																			
	Final Reconciliation The subject property value was based on closed sales in the subject are over the past 6 months																																																																																			
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda																																																																																			
ATTACH.	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 35,000, as of: , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.																																																																																			
	A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Condi./Certifications <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales <input type="checkbox"/> Photo Addenda <input type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions																																																																																			
SIGNATURES	Client Contact: Peters, Melissa		Client Name: City of Oak Forest																																																																																	
	E-Mail: mpeters@oak-forest.org		Address: 15440 S Central Avenue, Oak Forest, IL 60452																																																																																	
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)																																																																																	
	 Appraiser Name: Harry Ventimiglia Company: Certified Residential Appraisal, Inc. Phone: 708 505-5111 Fax: 509 277-8519 E-Mail: hvent513@gmail.com		Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date of Report (Signature): License or Certification #: State: IL Designation: Expiration Date of License or Certification: Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection:																																																																																	



Assumptions, Limiting Conditions & Scope of Work

21070025

File No.: 21070025

Property Address: 15624 Lamon Ave City: Oak Forest State: IL Zip Code: 60452
Client: City of Oak Forest Address: 15440 S Central Avenue, Oak Forest, IL 60452
Appraiser: Harry Ventimiglia Address: 18838 Foxglove Lane, Mokena, IL 60448

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or

warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the

field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications & Definitions

21070025
 File No.: 21070025
 State: IL Zip Code: 60452

Property Address: 15624 Lamon Ave City: Oak Forest
 Client: City of Oak Forest Address: 15440 S Central Avenue, Oak Forest, IL 60452
 Appraiser: Harry Ventimiglia Address: 18538 Foxglove Lane, Mokena, IL 60448

APPRAISER'S CERTIFICATION

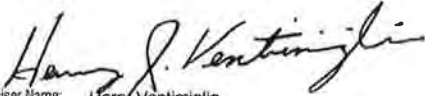
I certify that, to the best of my knowledge and belief:
 - The statements of fact contained in this report are true and correct.
 - The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Peters, Melissa E-Mail: mpeters@oak-forest.org	Client Name: City of Oak Forest Address: 15440 S Central Avenue, Oak Forest, IL 60452
APPRAISER  Appraiser Name: Harry Ventimiglia Company: Certified Residential Appraisal, Inc. Phone: 708 505-5111 Fax: 509 277-8519 E-Mail: hvent513@gmail.com Date Report Signed: 07/30/2021 License or Certification #: 556 003669 State: IL Designation: Certified Residential Expiration Date of License or Certification: 09/30/2021 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection:	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date Report Signed: License or Certification #: State: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection:



Supplemental Addendum

File No. 21070025

Borrower	City of Oak Forest				
Property Address	15624 Lamon Ave				
City	Oak Forest	County	Cook	State	IL Zip Code 60452
Lender/Client	City of Oak Forest				

Summary of Sales Comparison Approach

For purposes of my analysis, I considered various numerous sales of vacant sites located in the immediate neighborhood and surrounding areas. My preference was to locate vacant sites of similar quality, construction, and design situated in direct proximity to the subject property;

The comparable sales used in this appraisal report are the most recent and appropriate available sales.

Site adjustment reflects \$0.25 per square foot. All other adjustments are based on paired sales analysis.

All sales are verified and reported closed. There sales, along with others reviewed, provided a reasonable value range from which the indicated value of the subject was determined. The final value of the subject property is based on all comparable sales.

Subject Photo Page

Borrower	City of Oak Forest			State	IL	Zip Code	60452
Property Address	15624 Lamon Ave			County	Cook		
City	Oak Forest						
Lender/Client	City of Oak Forest						



Subject Front

15624 Lamon Ave



Subject Rear



Subject Garage

Comparable Photo Page

Borrower	City of Oak Forest						
Property Address	15624 Lamon Ave						
City	Oak Forest	County	Cook	State	IL	Zip Code	60452
Lender/Client	City of Oak Forest						



Comparable 1

4921 155th St



Comparable 2

16029 Forest Ave

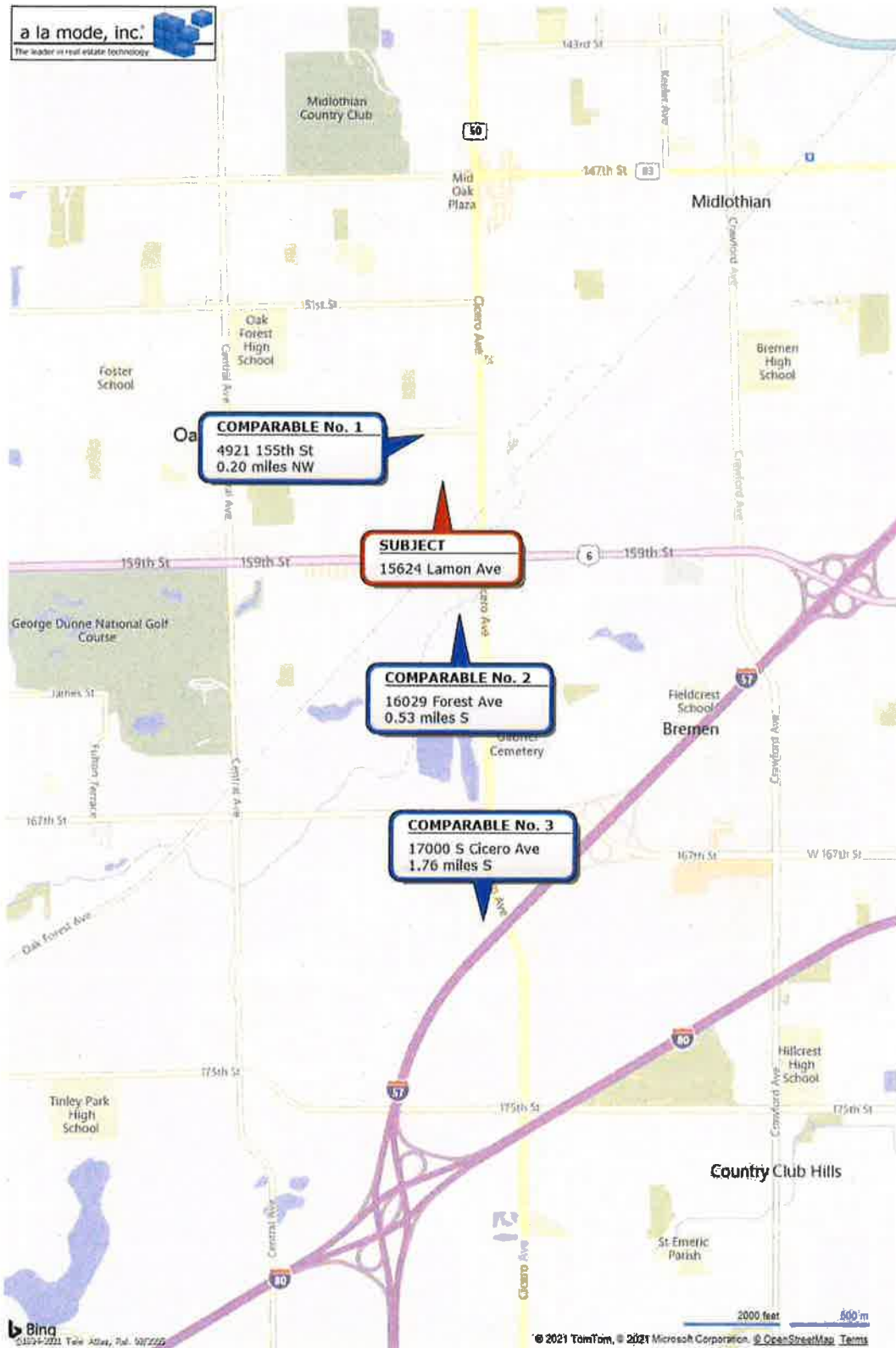


Comparable 3

17000 S Cicero Ave

Location Map

Borrower	City of Oak Forest		
Property Address	15624 Lamon Ave		
City	Oak Forest	County	Cook
Lender/Client	City of Oak Forest	State	IL
		Zip Code	60452



State of Illinois

Department of Financial and Professional Regulation Division of Real Estate

LICENSE NO.
556.003669

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity so indicated below.

EXPIRES:
09/30/2021

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER



HARRY J VENTIMIGLIA
HARRY VENTIMIGLIA
16101 108TH AVENUE
ORLAND PARK, IL 60467



DEBORAH HAGAN
SECRETARY

MARIO TRETO, JR.
ACTING DIRECTOR

The official status of this license can be verified at www.idfor.com

13988267



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/19/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

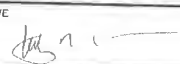
PRODUCER J.A. Price Agency, Inc. 6640 Shady Oak Road, Suite 500 Eden Prairie MN 55344		CONTACT NAME: Amy Winkelman PHONE (Adv. No. Ext.): (800) 944-0119 E-MAIL ADDRESS: amy.winkelman@japrice.com FAX (Adv. No.): (952) 944-5061	
INSURED Certified Residential Appraisal, Inc. Harry Ventimiglia 18838 Foxglove Ln Mokena IL 60448		INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Casualty and Surety Company of America HAIC # 31194 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: 21-23 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	ADDL. SUBR.	POLICY NUMBER	POLICY EFF.	POLICY EXP.	LIMITS	
LT#		INSR		(MM/DD/YYYY)	(MM/DD/YYYY)		
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GENL. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMMOD AGG \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per person) \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DEG <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in MI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	
A	Real Estate Appraisers E&O Retroactive Date: 02/28/2005	N	N	0107372345LB	02/28/2021	02/28/2023	Per Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Covered Real Estate Appraisers Include: Harry Ventimiglia, Rosaura Ramos/trainee

CERTIFICATE HOLDER INSURANCE VERIFICATION ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

INVOICE

FROM:
 Certified Residential Appraisal, Inc.
 Certified Residential Appraisal, Inc.
 18838 Foxglove Lane
 Mokena, IL 60448
 Telephone Number: (312) 485-1867 Fax Number: (509) 277-8519

INVOICE NUMBER	
21070025	
DATES	
Invoice Date:	07/30/2021
Due Date:	
REFERENCE	
Internal Order #:	21070025
Lender Case #:	21070025
Client File #:	21070025
FHA/VA Case #:	
Main File # on form:	21070025
Other File # on form:	21070025
Federal Tax ID:	
Employer ID:	

TO:
 Peters, Melissa
 City of Oak Forest
 15440 S Central Avenue
 Oak Forest, IL 60452
 E-Mail:
 Telephone Number: Fax Number:
 Alternate Number:

DESCRIPTION

Lender:	City of Oak Forest	Client:	City of Oak Forest
Purchaser/Borrower:	City of Oak Forest		
Property Address:	15624 Lamon Ave		
City:	Oak Forest		
County:	Cook	State:	IL Zip: 60452
Legal Description:	See attached addendum		

FEES

AMOUNT

Full Land Appraisal Report	300.00
SUBTOTAL	
	300.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			

TOTAL DUE \$ 300.00



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: MARCH 14, 2023

TO: MAYOR KUSPA, CITY COUNCIL

FROM: ED CAGE, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
PAUL RUANE, COMMUNITY PLANNER

SUBJECT: APPROVAL OF ORDINANCE NO. 2023-03-09590 AUTHORIZING A SPECIAL USE
PERMIT TO ALLOW DRIVE-UP DONATION IN THE C3 – CENTRAL BUSINESS DISTRICT
AT 15441 S. CICERO AVENUE

Background

Habitat for Humanity - ReStore is a proposed business looking to open a hardware store with a donation drop off lane in Oak Forest. The existing retail space is located in the former Aldi grocery store.

The future land use map designated this area as a Commercial Use, which is cohesive with the proposed use. The applicant is only proposing a few changes including both the interior and exterior. The exterior changes include the donation drop off lane, adding a donation entrance with an awning, and landscaping.

Recommendation

The Planning & Zoning Commission recommended approval of the special use permit request.

Action Requested

Approval of Ordinance No. 2023-03-09590 granting the special use permit.

CITY OF OAK FOREST

ORDINANCE NO. 2023-03-09590

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW DRIVE-UP
DONATION IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15441 S. CICERO
AVENUE**

(Habitat for Humanity (ReStore) – SUP - ZC# 23-006)

Passed by the City Council, _____, 2023

Printed and Published, _____, 2023

Printed and Published in Pamphlet Form
By Authority of the Board of Trustees

**CITY OF OAK FOREST
COOK COUNTY, ILLINOIS**

I hereby certify that this document
was properly passed and published
on the dates stated above.

City Clerk

ORDINANCE NO. 2023-03-09590

BE IT ORDAINED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, THAT:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW DRIVE-UP DONATION IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15441 S. CICERO AVENUE

(Habitat for Humanity (ReStore) – SUP - ZC# 23-006)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Habitat for Humanity - ReStore, ("**Petitioner**"), has applied for a special use permit to allow a drive-up donation lane ("**Requested Relief**"), at the property commonly known as 15441 S. Cicero Avenue which property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**").

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on February 14, 2023 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on March 1, 2023, on which date the PZC adopted PZC Resolution 23-07, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR A DRIVE-UP DONATION LANE.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for a drive-up donation lane is hereby granted to the Petitioner pursuant to the Zoning Ordinance and the City's home rule authority.

Section 4. CONDITIONS.

1. No Authorization of Work. The Ordinance approving the Zoning Relief ("Ordinance") does not authorize commencement of any work on the Property.

Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.

3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Petitioner's to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit granted in Section 3 will, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council will not revoke the special use permit unless it first provides the Petitioners with two months advance written notice of the reasons for revocation and opportunity to be heard at a regular meeting of the City Council. In the event of revocation, the City Administrator and City Attorney are authorized and directed to bring all zoning enforcement action as may be appropriate under the circumstances. The Petitioners acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of revocation provided for in this Section 5, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the notice to Petitioners required by this Section is given.

Section 6. EFFECTIVE DATE.

This Ordinance shall be effective upon the occurrence of the following events:

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. the filing by the Petitioners with the City Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of **Exhibit B**, attached to and, by this reference, made a part of this Ordinance; and
- D. the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Petitioners will bear the full cost of this recordation.

ADOPTED

This ____ Day of _____, 2023

APPROVED By Me

This ____ Day of _____, 2023

HENRY L. KUSPA, MAYOR

ATTEST:

CITY CLERK / DEPUTY CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Laura Gray First Ward				
Joe McCarthy Second Ward				
Diane Wolf Third Ward				
Paul Selman Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				

EXHIBIT A
Legal Description of Property

Legal Description:

**LOTS 21, 22, 23, 24, AND 25 IN BLOCK 18 IN ARTHUR T. McINTOSH COMPANY'S
CICERO AVENUE SUBDIVISION OF THE WEST ½ OF SECTION 15 AND THE EAST
½ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

...commonly referred to as 15441 S. Cicero Avenue, Oak Forest, Illinois 60452

PIN: 28-15-117-049-0000

EXHIBIT B
Unconditional Agreement and Consent

TO: The City of Oak Forest, Illinois (**City**)

WHEREAS, Habitat for Humanity - ReStore, (**Petitioner**) has sought a special use permit to allow a drive-up donation lane (**Requested Relief**); and

WHEREAS, Ordinance No. 2023-03-0959O, adopted by the Oak Forest City Council on March 14, 2023, grants approval of the Requested Relief, subject to certain conditions (**Ordinance**); and

WHEREAS, the Petitioner's desire to evidence to the City their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in the Ordinance.

NOW THEREFORE, the Petitioner does hereby agree and covenant as follows:

1. the Petitioner does hereby unconditionally agree to accept, consent to and abide by all terms, conditions, restrictions, and provisions of the Ordinance;
2. the Petitioner acknowledges and agrees that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Property, or the issuance of any permits for the use and development of the Property, and that the City's review and approval of any plans and issuance of any permits does not, and will not, in any way, be deemed to insure the Petitioners against any damage or injury of any kind and at any time;
3. the Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Petitioners required by Section 5 of the Ordinance is given;
4. the Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Property, and (d) the performance of the Petitioners of their obligations under this Unconditional Agreement and Consent;
5. the Petitioner agrees to pay all expenses incurred by the City in defending itself with regard to any and all claims mentioned in this Unconditional Agreement and Consent. These expenses include all out of pocket expenses, such as attorneys' and experts' fees, and also include the reasonable value of any services rendered by any employee of the City.

Habitat for Humanity - ReStore

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2023

Notary Public

<seal>

February 02, 2023

OAK FOREST COMMUNITY DEVELOPMENT

RE: Project Summary for Special Use Review

PROJECT NAME: Habitat For Humanity - ReStore
LOCATION: 215441 S. CICERO AVE OAK FOREST, IL 60452

Special Use Written Statement:

The scope of work for the Habitat for Humanity ReStore tenant improvement project encompasses modifications to an existing commercial building and its exterior site conditions including the following: new donation drop-off drive aisle, new donation drop off entrance door, a modified street facing site sign to comply with updated monument sign requirements with adjacent minimal landscaping modifications as needed and an exterior trash compactor at the existing dumpster area.

These changes, within reason, seek to conform and comply with current building and zoning standards and the Oak Forest Plan and Official Map standards.

1. **Code and Plan Purposes:** The project shall comply with the intent of the Official Comprehensive Plan.
2. **No Undue Adverse Impact:** The project will not change any condition with drainage, public health, safety, or general welfare
3. **No Interference with Surrounding Development:** The project will not change any condition that interferes with neighboring properties
4. **Adequate Public Facilities:** The project will not change any condition that effects streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, or schools.
5. **No Traffic Congestion:** The project and proposed development should not impact traffic negatively. The store operation days and hours will likely be shorter than the previous grocery store tenant. *ReStores* usually operate Tuesday-Sunday 9am-6pm. There are also restricted days and hours for donation drop offs: Typically 2 days a week from 10am-4pm. These hours should not conflict with heavy traffic or travel times.
6. **No Destruction of Significant Features:** The project will not will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.
7. **Compliance with Standards:** The project shall comply with standards imposed by code.

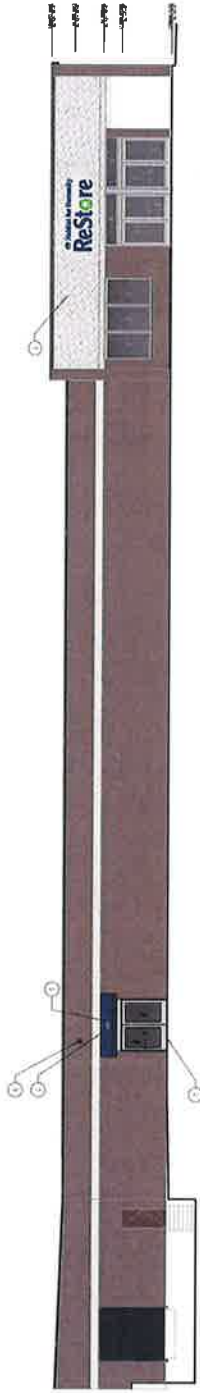
Please review the attached plans for site modifications and scope of work.

Should you have any questions regarding the above response please contact me directly.

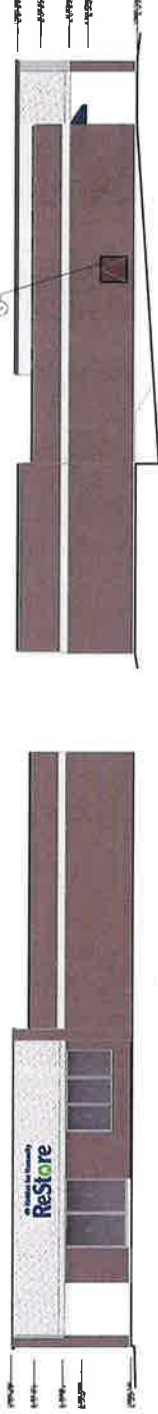
Respectfully,

A handwritten signature in blue ink that reads "Megan Harte". The signature is written in a cursive, flowing style.

Megan Harte, AIA, EDAC, LEED AP
Principal, 845 Design Group P.C.
P: 708.218.9974
E: meganh@845designgroup.com



1 WEST ELEVATION

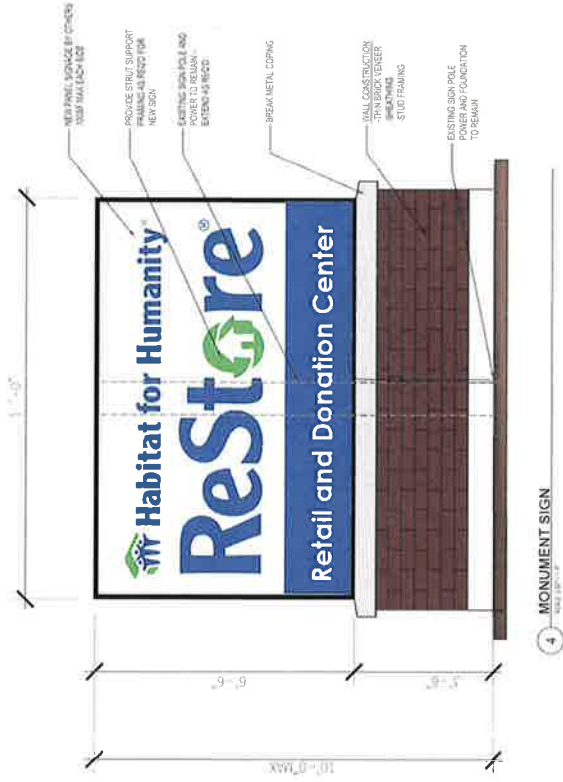


2 SOUTH ELEVATION

3 NORTH ELEVATION

ELEVATION PLAN NOTES

1. FINISH WALLS TO MATCH EXISTING WALLS
2. FINISH FLOOR TO MATCH EXISTING FLOOR
3. FINISH CEILING TO MATCH EXISTING CEILING
4. FINISH ROOF TO MATCH EXISTING ROOF
5. FINISH EXTERIOR TO MATCH EXISTING EXTERIOR



4 MONUMENT SIGN



City Council Agenda Memo

DATE: March 7, 2023

TO: Mayor Henry L. Kuspa and City Council

FROM: Tom Rieman - IT Director

SUBJECT: Approval of the new copier lease for 4 units with Proven IT: Police Dispatch, Police Admin, Fire Dept, & Building Dept.

Background

Our current 5 year lease for 4 copiers ends March 31, 2023 for copiers Building Department, Fire Department, and 2 in the Police Department.

Action Requested

Motion to approve Proven IT's quote for a total budgeted cost of \$38,301.00 for the 5 year lease on 4 copiers: 1 for Building Department, 1 for Fire Department, and 2 for Police Department.

Recommendation

To approve Proven IT's quote for the 4 copiers which lease expires on March 31, 2023 at a budgeted cost of \$38,301.00 over a 5 year lease. Solution was obtained to add color to the Building Department copier, remove the stapler finisher at Fire Department, increase color print allotment to avoid overages. Government pricing was obtained.

	<u>Per Month</u>	<u>Total of 5 years</u>	<u>Current Overages</u>	<u>Total over 5 year lease</u>	<u>Difference</u>
New Lease	\$638.35	\$38,301.00		\$38,301.00	-\$19,040.60
Old Lease	\$910.00	\$54,600.00	548.32 x 5 = \$2,741.60	\$57,340.60	



Value Agreement

APPLICATION NO.

AGREEMENT NO.

18450 Crossing Drive, Suite D • Tinley Park, IL 60487 • Phone: 708.614.1770 • Fax: 708.614.1760

The words Lessee, you and your refer to Customer. The words Lessor, we, us and our refer to Proven Business Systems, LLC.

CUSTOMER INFORMATION

Form with fields for FULL LEGAL NAME, STREET ADDRESS, CITY, STATE, ZIP, PHONE, FAX, BILLING NAME, BILLING STREET ADDRESS, CITY, STATE, ZIP, E-MAIL, and EQUIPMENT LOCATION.

EQUIPMENT DESCRIPTION

Form with fields for MAKE/MODEL/ACCESSORIES, SERIAL NO, and STARTING METER.

See the attached Schedule A See the attached Billing Schedule

TERM AND PAYMENT SCHEDULE

Table with columns for term (60), payments (\$638.35), and payment details including B&W Images, Color Images, B&W Prints, and Color Prints.

END OF LEASE OPTIONS

You may choose one of the following options within the area you check and initial at the end of the original term, provided that no event of default under the Agreement has occurred and is continuing.

THIS IS A NONCANCELABLE / IRREVOCABLE AGREEMENT; THIS AGREEMENT CANNOT BE CANCELED OR TERMINATED.

LESSOR ACCEPTANCE

Form for LESSOR ACCEPTANCE with fields for LESSOR, SIGNATURE, TITLE, and DATED.

CUSTOMER ACCEPTANCE

By signing below, you certify that you have reviewed and do agree to all terms and conditions of this Agreement on this page and on page 2 attached hereto

Form for CUSTOMER ACCEPTANCE with fields for CUSTOMER, SIGNATURE, TITLE, DATED, FEDERAL TAX I D #, and PRINT NAME.

ACCEPTANCE OF DELIVERY

You certify that all the Equipment listed above has been furnished, that delivery and installation has been fully completed and is satisfactory.

Form for ACCEPTANCE OF DELIVERY with fields for CUSTOMER, SIGNATURE, TITLE, and DATE OF DELIVERY.

1 AGREEMENT: For business purposes only, you agree to lease from us the goods, together with all replacements, parts, repairs, additions, and accessions incorporated therein or attached thereto and any and all proceeds of the foregoing, including, without limitation, insurance recoveries (the "Equipment") and/or to finance certain licensed software and services ("Financed Items", which are included in the word "Equipment" unless separately stated), all as described on page 1 of this Agreement, excluding equipment marked as not financed under this Agreement, as it may be supplemented from time to time. You agree to all of the terms and conditions contained in this Agreement and any supplement, which (with the acceptance certification) is the entire agreement regarding the Equipment ("Agreement") and which supersedes any purchase order or invoice. You authorize us to correct or insert missing Equipment identification information and to make corrections to your proper legal name and address. This Agreement becomes valid upon execution by us. Unless otherwise stated in an addendum hereto, this Agreement will renew for 3-month term(s) unless you send us written notice between 90 and 150 days (before the end of any term) that you want to purchase or return the Equipment in accordance with this Agreement. If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect in that jurisdiction and all others.

2 RENT, TAXES AND FEES: You will pay the monthly Payment (as adjusted) when due, plus any applicable sales, use and property taxes. The base Payment will be adjusted proportionately upward or downward: (1) by up to 10% to accommodate changes in the actual Equipment cost; (2) if the shipping charges or taxes differ from the estimate given to you; and (3) to comply with the tax laws of the state in which the Equipment is located. If we pay any taxes, insurance or other expenses that you owe hereunder, you agree to reimburse us when we request and to pay us a processing fee for each expense or charge we pay on your behalf. We may increase the Payments to offset the loss of any tax benefits caused by your acts or omissions or a change in the applicable tax laws. We may charge you for any filing fees required by the Uniform Commercial Code (UCC) or other laws, which fees vary state-to-state. By the date the first Payment is due, you agree to pay us an origination fee of \$125.00, as shown on our invoice or addendum, to cover us for all closing costs. We will have the right to apply all sums, received from you, to any amounts due and owed to us under the terms of this Agreement. If for any reason your check is returned for nonpayment, you will pay us a bad check charge of \$30 or, if less, the maximum charge allowed by law. We may make a profit on any fees, estimated tax payments and other charges paid under this Agreement.

3 MAINTENANCE AND LOCATION OF EQUIPMENT; SECURITY INTEREST: At your expense, you agree to keep the Equipment: (1) in good repair, condition and working order, in compliance with applicable manufacturers' and regulatory standards; (2) free and clear of all liens and claims; and (3) only at your address shown on page 1, and you agree not to move it unless we agree. As long as you have given us the written notice as required in paragraph 1 prior to the expiration or termination of this Agreement's term, if you do not purchase the Equipment, you will return all but not less than all of the Equipment and all related manuals and use and maintenance records to a location we specify, at your expense, in retail re-saleable condition, full working order and complete repair. You are solely responsible for removing any data that may reside in the Equipment you return, including but not limited to hard drives, disk drives or any other form of memory. If this Agreement is deemed to be a secured transaction, you grant us a security interest in the Equipment to secure all amounts you owe us under any agreement with us, and you authorize us to file a financing statement (UCC-1). You will not change your state of organization, headquarters or residence without providing prior written notice to us so that we may amend or file a new UCC-1. You will notify us within 30 days if your state of organization revokes or terminates your existence. We own the Equipment and you have the right to use the Equipment under the terms of this Agreement.

4 COLLATERAL PROTECTION; INSURANCE; INDEMNITY; LOSS OR DAMAGE: You agree to keep the Equipment fully insured against risk and loss, with us as lender's loss payee, in an amount not less than the original cost until this Agreement is terminated. You also agree to obtain a general public liability insurance policy with such coverage and from such insurance carrier as shall be satisfactory to us and to include us as an additional insured on the policy. Your insurance policy(s) will provide for 10 days advance written notice to us of any modification or cancellation. You agree to provide us certificates or other evidence of insurance acceptable to us. If you fail to comply with this requirement within 30 days after the start of this Agreement, we may do as provided in either (A) or (B), as follows: (A) obtain insurance on your behalf and you will pay us for any insurance premium and related charges on which we may make a profit; or (B) we may charge you a monthly property damage surcharge of up to 0035 of the Equipment cost as a result of our credit risk and administrative and other costs, as would be further described on a letter from us to you. We may make a profit on this program. **NOTHING IN THIS PARAGRAPH WILL RELIEVE YOU OF RESPONSIBILITY FOR LIABILITY INSURANCE ON THE EQUIPMENT.** We are not responsible for, and you agree to hold us harmless and reimburse us for and, if requested, to defend on our behalf against, any claim for any loss, expense, liability or injury caused by or in any way related to delivery, installation, possession, ownership, use, condition, inspection, removal, return or storage of the Equipment. You are responsible for the risk of loss or for any destruction of or damage to the Equipment. You agree to promptly notify us in writing of any loss or damage. No such loss or damage shall relieve you of your payment obligations under this Agreement. If the Equipment is destroyed and we have not otherwise agreed in writing, you will pay to us the unpaid balance of this Agreement, including any future rent to the end of the term plus the anticipated purchase price of the Equipment (both discounted at 2%). Any proceeds of insurance will be paid to us and credited, at our option, against any loss or damage. You authorize us to sign on your behalf and appoint us as your attorney-in-fact to endorse in your name any insurance drafts or checks issued due to loss or damage to the Equipment. All indemnities will survive the expiration or termination of this Agreement.

5 ASSIGNMENT: YOU HAVE NO RIGHT TO SELL, TRANSFER, ASSIGN OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT, without our prior written consent. Without our prior written consent, you shall not reorganize or merge with any other entity or transfer all or a substantial part of your ownership interests or assets. We may sell, assign, or transfer this Agreement without notice. You agree that if we sell, assign or transfer this Agreement, our assignee will have the same rights and benefits that we have now and will not have to perform any of our obligations. You agree that the new Lessor will not be subject to any claims, defenses, or offsets that you may have against us. You shall cooperate with us in executing any documentation reasonably required by us or our assignee to effectuate any such assignment. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.

6 DEFAULT AND REMEDIES: You will be in default if: (a) you do not pay any Payment or other sum due to us or any other person when due or if you fail to perform in accordance with the covenants, terms and conditions of this Agreement or any other agreement with us or any of our affiliates or any material agreement with any other lender, (b) you make or have made any false statement or misrepresentation to us, (c) you or any guarantor dies, dissolves or terminates existence, (d) there has been a material adverse change in your or any guarantor's financial, business or operating condition, or (e) any guarantor defaults under any guaranty for this Agreement. If any part of a Payment is more than 5 days late, you agree to pay a late charge of 10% of the Payment which is late or if less, the maximum charge allowed by law. If you are ever in default, at our option, we can terminate this Agreement and require that you pay the unpaid balance of this Agreement, including any future Payments to the end of the term plus the anticipated purchase price of the Equipment (both discounted at 2%). We may recover default interest on any unpaid amount at the rate of 12% per year. Concurrently and cumulatively, we may also use any or all of the remedies available to us under Articles 2A and 9 of the UCC and any other law, including requiring that you: (1) return the Equipment to us to a location we specify; and (2) immediately stop using any Financed Items. In addition, we will have the right, immediately and without notice or other action, to set-off against any of your liabilities to us any money, including depository account balances, owed by us to you, whether or not due. In the event of any dispute or enforcement of rights under this Agreement or any related agreement, you agree to pay our reasonable attorney's fees (including any incurred before or at trial, on appeal or in any other proceeding), actual court costs and any other collection costs, including any collection agency fee. If we have to take possession of the Equipment, you agree to pay the costs of repossession, moving, storage, repair and sale. The net proceeds of the sale of any Equipment will be credited against what you owe us under this Agreement. **YOU AGREE THAT WE WILL NOT BE RESPONSIBLE TO PAY YOU ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY DEFAULT, ACT OR OMISSION BY ANYONE.** Any delay or failure to enforce our rights under this Agreement will not prevent us from enforcing any rights at a later time. You agree that this Agreement is a "Finance Lease" as defined by Article 2A of the UCC and your rights and remedies are governed exclusively by this Agreement. You waive all rights under sections 2A-508 through 522 of the UCC. If interest is charged or collected in excess of the maximum lawful rate, we will not be subject to any penalties.

7 INSPECTIONS AND REPORTS: We will have the right, at any reasonable time, to inspect the Equipment and any documents relating to its use, maintenance and repair. Within 30 days after our request, you will deliver all requested information (including tax returns) which we deem reasonably necessary to determine your current financial condition and faithful performance of the terms hereof. This may include: (i) compiled, reviewed or audited annual financial statements (including, without limitation, a balance sheet, a statement of income, a statement of cash flow, a statement of changes in equity and notes to financial statements) within 120 days after your fiscal year end, and (ii) management-prepared interim financial statements within 45 days after the requested reporting period(s). Annual statements shall set forth the corresponding figures for the prior fiscal year in comparative form, all in reasonable detail without any qualification or exception deemed material by us. Unless otherwise accepted by us, each financial statement submitted to us shall be prepared in accordance with generally accepted accounting principles consistently applied and shall fairly and accurately present your financial condition and results of operations for the period to which it pertains.

8 FAXED OR SCANNED DOCUMENTS, MISC.: You agree to submit the original duly-signed documents to us via overnight courier the same day of the facsimile or scanned transmission of the documents. Any faxed or scanned copy may be considered the original, and you waive the right to challenge in court the authenticity or binding effect of any faxed or scanned copy or signature thereon. Your executed counterpart, transmitted electronically or otherwise, which has your original signature and/or is in our possession shall constitute chattel paper as that term is defined in the UCC and shall constitute the original agreement for all purposes. You agree to execute any further documents that we may request to carry out the intents and purposes of this Agreement. All notices shall be mailed or delivered by facsimile transmission or overnight courier to the respective parties at the addresses shown on this Agreement or such other address as a party may provide in writing from time to time. By providing any telephone number, now or in the future, for a cell phone or other wireless device, you are expressly consenting to receiving communications, regardless of their purpose, at that number, including, but not limited to, prerecorded or artificial voice message calls, text messages, and calls made by an automatic dialing system from us and our affiliates and agents. These calls and messages may incur access fees from your provider.

9 WARRANTY DISCLAIMERS: YOU AGREE THAT YOU HAVE SELECTED THE SUPPLIER AND EACH ITEM OF EQUIPMENT BASED UPON YOUR OWN JUDGMENT AND YOU DISCLAIM ANY RELIANCE UPON ANY STATEMENTS OR REPRESENTATIONS MADE BY US. WE DO NOT TAKE RESPONSIBILITY FOR THE INSTALLATION OR PERFORMANCE OF THE EQUIPMENT. THE SUPPLIER IS NOT AN AGENT OF OURS AND WE ARE NOT AN AGENT OF THE SUPPLIER, AND NOTHING THE SUPPLIER STATES OR DOES CAN AFFECT YOUR OBLIGATION UNDER THIS AGREEMENT. YOU WILL CONTINUE TO MAKE ALL PAYMENTS UNDER THIS AGREEMENT REGARDLESS OF ANY CLAIM OR COMPLAINT AGAINST ANY SUPPLIER, LICENSOR OR MANUFACTURER, AND ANY FAILURE OF A SERVICE PROVIDER TO PROVIDE SERVICES WILL NOT EXCUSE YOUR OBLIGATIONS TO US UNDER THIS AGREEMENT. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, OF, AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, CONDITION, QUALITY, ADEQUACY, TITLE, DATA ACCURACY, SYSTEM INTEGRATION, FUNCTION, DEFECTS, OR ANY OTHER ISSUE IN REGARD TO THE EQUIPMENT, ANY ASSOCIATED SOFTWARE AND ANY FINANCED ITEMS.

10. LAW, JURY WAIVER: Agreements, promises and commitments made by Lessor, concerning loans and other credit extensions must be in writing, express consideration and be signed by Lessor to be enforceable. This Agreement may be modified only by written agreement and not by course of performance. This Agreement will be governed by and construed in accordance with the law of the state of the principal place of business of Lessor or its assignee. You consent to jurisdiction and venue of any state or federal court in the state the Lessor or its assignee has its principal place of business and waive the defense of inconvenient forum. For any action arising out of or relating to this Agreement or the Equipment, **YOU AND WE WAIVE ALL RIGHTS TO A TRIAL BY JURY.**

11. MAINTENANCE AND SUPPLIES: The charges established by this Agreement include payment for the use of the Equipment, accessories, maintenance by Supplier during normal business hours, inspection, adjustment, parts replacement, drums, cleaning material required for proper operation and black toner and developer. Paper and staples must be separately purchased by you. Color toner is not included in this Agreement and will be billed separately. If necessary, the service and supply portion of this Agreement may be assigned by us. We may charge you a supply freight fee to cover our costs of shipping supplies to you.

12. OVERAGES AND COST ADJUSTMENTS: You agree to comply with our billing procedures including, but not limited to, providing us with periodic meter readings on the Equipment. At the end of the first 12 months after commencement of this Agreement, and once each successive 12-month period thereafter, we may increase the Payment and the "cost per image" charge that exceeds the number of images originally designated in this Agreement ("Overages") by a maximum of 15% of the existing "cost per image" charge.

13. UPGRADE AND DOWNGRADE PROVISION: AFTER COMMENCEMENT OF THE AGREEMENT AND UPON YOUR WRITTEN REQUEST, AT OUR SOLE DISCRETION, WE MAY REVIEW YOUR IMAGE/PRINT VOLUME AND PROPOSE OPTIONS FOR UPGRADING OR DOWNGRADING THE EQUIPMENT TO ACCOMMODATE YOUR BUSINESS NEEDS.

14. TRANSITION BILLING: In order to facilitate an orderly transition, including installation and training, and to provide a uniform billing cycle, the start date of this Agreement (the "Effective Date") will be the 20th day of the month, following the date that you sign a certificate of acceptance of the Equipment. The payment for this transition period will be based on the base minimum usage payment, prorated on a 30-day calendar month, and will be added to your first monthly Payment.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: MARCH 14, 2023
TO: HONORABLE MAYOR HENRY L. KUSPA AND OAK FOREST CITY COUNCIL
FROM: FIRE CHIEF GARRICK KASPER
SUBJECT: APPROVAL OF PAYMENT TO SERVPRO IN THE AMOUNT OF \$23,441.22 FOR EMERGENCY REPAIRS TO OAK FOREST FIRE STATION TWO

Background:

In December of 2022, a sprinkler pipe broke at Fire Station 2 causing a considerable amount of water damage. We filed the claim with our insurance carrier, and have gone through the process. The insurance carrier informed me that Servpro would do the remediation and re-construction, which would be covered through the insurance company. The total cost quoted was \$23,441.22. The work could not begin until the City paid 50% of the total cost estimate up front. I was given emergency authorization by City Administrator Kristin to pay Servpro \$11,720.61 to get the work started. We have received compensation from the insurance company that makes this budget neutral.

Action Requested:

I respectfully request approval allowing payment of the Servpro Invoice #22-2636STR in the amount \$23,441.22

Recommendation:

It is my recommendation the Council approves the payment of the Servpro Invoice #22-2636STR in the amount of \$23,441.22. Please feel free to contact me with any concerns or questions. Thank you.



Construction Services Agreement & Deposit Receipt

Customer Name: Oak Forest Fire Dept
Address to Perform Services: 4907 W. 167th St
City: Oak Forest State: IL Zip: 60452
Contact Phone Number:

The undersigned Customer, being the building's owner, owner's representative, or resident, authorizes the Contractor identified below to perform certain construction services to Customer's property located at the property address above as described in the attached Scope of Work. Customer acknowledges that there may be minor variations in "as built" dimensions and other building components from those shown in plan.

The undersigned Contractor acknowledges receipt of the Initial Construction Deposit from Customer as a part of the cash consideration for the purchase of certain construction services as specified in attached Scope of Work.

File: 20-2636 STR

Xactimate Dated:

All construction deposits made or to be made hereunder are to be paid to Contractor and are not to be deemed "earnest money."

Insurance agreed repair scope for damages - \$ 23,441.22
TOTAL AMOUNT OF AGREED REPAIRS WITH CARRIER \$ 23,441.22
Initial Construction Deposit \$ 11,720.61

Date Due: 3/5/23

Final Payment

\$ 11,720.61
Plus \$2450
Change order

Date Due:
Customer shall pay Contractor final balance due upon receipt of invoice.

Targeted project start date: 3/14/23

Targeted project completion date: 4/14/23 (This date subject to material availability, weather conditions, and inspections.)

NO VERBAL AGREEMENTS WILL BE HONORED. ANY AGREEMENTS OR CHANGES MUST BE IN WRITTEN FORM AND ACCEPTED BY CONTRACTOR.

To the extent applicable, the listed Addendum, General Specifications, etc. shall form a part of this Contract and are incorporated herein by reference.

I HAVE READ THIS CONSTRUCTION SERVICES AGREEMENT AND DEPOSIT RECEIPT, INCLUDING THE TERMS AND CONDITIONS ON THE FOLLOWING PAGE AND AGREE TO THE SAME.

Customer's Signature: [Signature]
Printed Name: GARRICK KASPER
Date: 3/7/23

Provider's Signature: [Signature]
Provider's Legal Name: Ben Martorano
[] Homecoming Restoration LLC dba SERVPRO of Wheaton / Glen Ellyn



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: MARCH 14, 2023
TO: CITY COUNCIL
FROM: MICHAEL SALAMOWICZ, DIRECTOR OF PUBLIC WORKS
SUBJECT: 2023/2024 ROAD SALT BID PROCUREMENT COMMITMENT

Background

The Illinois Department of Central Management Services (CMS) is inviting communities to participate in the solicitation, for the Joint Purchase Contracts for Rock Salt, for the 2023-2024 Winter Season. The CMS provides bid services, for the acquisition of rock salt, on behalf of participating communities, throughout the State of Illinois. By participating in the program, the City is able to take advantage of the statewide bidding process, to obtain rock salt at typically reduced rates, over individual bidding by each community, due to the economies of scale of the bidding process.

By participating in the CMS bid processes, and submitting the required survey documentation, the City is obligated to take delivery of the specified amount of rock salt, during the contract term. Based on the contract, the City will be obligated to take delivery of at least eighty percent (80%) of the amount of rock salt requested. However, if weather conditions warrant it, the City can purchase up to one-hundred and twenty percent (120%), at the same unit price. In order for the City to participate in the 2023-2024 Winter Season CMS bid process, the City needs to complete the required survey, identifying the requested amount of rock salt, by the close of business on April 7, 2023.

Based on previous rock salt usage, Public Works intends to commit to purchasing 1,250 tons of rock salt, for the 2023-2024 winter season, which is slightly less than the amount purchased for the 2022-2023 winter season, which was 1,600 tons. This amount, combined with approximately 1,000 tons of salt currently available in the salt dome, and the additional 680 tons remaining to be purchased from the 2022-2023 contract, should provide a sufficient amount of rock salt for the 2023-2024 winter season. The cost of the rock salt will be determined, once the bids have been received and opened, via the CMS bidding process. As a reference, the City paid \$72.32/ton for rock salt for the 2022-2023 winter season.

Action Requested

Approval to submit the necessary survey, to the Illinois Department of Central Management Services, requesting 1,250 tons of rock salt for the City of Oak Forest, for the 2023-2024 winter season.

Recommendation

Staff recommends approval to submit the survey to the Illinois Department of Central Management Services, requesting 1,250 tons of rock salt.

CMS CY2023-CY2024 Rock Salt Survey for Solicitation (New Bid)

Sign in to Google to save your progress. [Learn more](#)

* Required

Rock Salt information for CY23-24

What is the Ship To Address including City and Zip Code? *

This is the address to which the salt is to be delivered.

15722 Lorel Avenue, Oak Forest, 60452

In what County is the Ship To Address located? *

Cook

What is the Bill To Address including City and Zip Code? *

This is the address to which the Vendor will send the invoice.

15440 S. Central Avenue, Oak Forest, 60452



Who is the Contact Person for your Governmental Unit as it relates to Rock Salt? *

Michael Salamowicz

What is the Contact Person's Title? *

Director of Public Works

What is the Contact Person's telephone number? *

708-535-4090

What is the Contact Person's email address? *

msalamowicz@oak-forest.org

How many tons of Rock Salt (22 tons/truck load) is your Governmental Unit *
requesting that CMS solicit on your behalf? *A minimum of 22 tons is required and
estimates must be in full truck load quantities.*

1250



What is your minimum purchase commitment for the CY2023-CY2024 season? *

If you choose 80% and the participant estimates a quantity of 100 tons, the participant is only obligated to order 80 tons. If you choose 100% and the participant estimates a quantity of 100 tons, the participant is obligated to order 100 tons. Regardless of your choice below, all participants will be allowed a maximum purchase commitment of 120%.

That means that if a participant estimates a quantity of 100 tons, the participant can order up to 120 tons.

80%

100%

A copy of your responses will be emailed to the address you provided.

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ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: MARCH 14, 2023
TO: CITY COUNCIL
FROM: MICHAEL SALAMOWICZ, DIRECTOR OF PUBLIC WORKS
SUBJECT: THE LANDINGS LIFT STATION - PUMP

Background

The City of Oak Forest owns and maintains fourteen (14) lift stations throughout the City. This includes nine (9) sanitary stations and five (5) storm stations. As with all other parts of the City's infrastructure, the lift stations are getting older and are requiring more frequent and intensive maintenance. This includes repairing and replacing the lift station pumps. Typically, a lift station will contain two (2) pumps, which cycle back and forth between the pumps, to provide a back-up in the pit, should one become clogged or damaged, and to reduce the wear and tear on a single pump.

Recently, one of the two Landings Lift Station pumps failed, which required the pump to be removed and rebuilt. Upon inspection, it was found that the casing of the pump had cracked. It was also found that this casing had been welded before and it was likely not possible to re-weld the casing. As each of the lift stations get older, we are finding it more expensive to repair the equipment, and recently, more difficult to find replacement parts for the aging equipment.

In addition to the difficulty in finding parts and repairing the existing pumps, the amount of time it takes to repair the equipment is also concerning. As an example, it took nearly three months to repair the Landings Lift Station pump. As a result, it was necessary to run the lift station on a single pump, for the extended period. If we had experienced a second pump failure in the lift station, it would have been necessary to bypass pump the waste.

As a result of these issues, we are seeking to purchase a new backup pump for the Landings Lift Station. This would allow the City to have a backup pump for Landings Lift station, should we experience problems with either of the two pumps. It should be noted that our ultimate goal will be to obtain a backup pump for each of the City's lift stations.

We have obtained proposals from both Pro-Pump and Metropolitan Industries for the new pump, with a summary of the prices provided below:

Pro-Pump	\$15,640.30
Metropolitan Industries	\$12,957.00

It should also be noted that the lift station was originally manufactured by Metropolitan Industries, and therefore they are the single source supplier of the pump for this station. It

should be further noted that Pro-Pump, as part of their proposal, was planning to obtaining a pump from Metropolitan Industries as well.

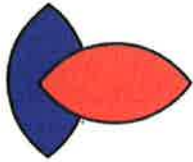
The cost for the new pump is being paid from the budget line item 02-18-5425 (Lift Station - Maintenance)

Action Requested

Approval to purchase a new backup pump for the Landings Lift Station from Metropolitan Industries, in the amount of \$12,957.00.

Recommendation

Staff recommends approval to purchase a new backup pump for the Landings Lift Station from Metropolitan Industries, in the amount of \$12,957.00.



Metropolitan Industries Inc.
 37 Forestwood Dr
 Romeoville, IL, 60446-1343
 Phone: 815-886-9200
 Web: www.metropolitanind.com

Parts (Outs)

Order No.: OSQ001403
Order Date: 2/22/2023
Delivery Date: 2/22/2023
Customer ID: 001697
Currency: USD

BILL TO:		SHIP TO:	
City of Oak Forest, Illinois 15440 S Central Ave Oak Forest IL 60452-2104 United States of America		City of Oak Forest, Illinois PO required for orders \$1000 + only 15440 S Central Ave Oak Forest IL 60452-2104	
CUSTOMER P.O. NO.	TERMS	CONTACT	
Keith	Net 30	McGladdery, Deb, dmcgladdery@metropolitanind.com	
FOB POINT	SHIPPING TERMS	SHIP VIA	

NO.	ITEM	QTY.	UOM	PRICE	DISC.	EXTENDED PRICE
1	51415-134-7 S4M1000M3/4-4 (50'D,8.00"), 10 HP, 230-460/3, 1750 RPM n	1.0000	EACH	12,957.0000	0%	12,957.00
2	07742-001-5 HOR Carrier Assembly, S4M, S4P, S4HRC, S4MRC	1.0000	EACH	0.0000	0%	0.00
3	07183-001-5 HOR Flange Assembly, Sealing, 4"	1.0000	EACH	0.0000	0%	0.00

NOTE:

This would be a complete plug and play.
 Normal cost would be \$18510.00.

Sales Total:	12957.0000
Freight & Misc.:	0.00
Less Discount:	0.00
Tax Total:	0.00
Total (USD):	12,957.00



PRO-PUMP INC.
3750 Roosevelt Street
Gary, IN 46408

Phone # 219-884-6097
 Fax # 219-884-6098
 www.pro-pump.com

Quote

Date	Quote #
12/6/2022	120622-2R

Name / Address
City of Oak Forest 15440 South Central Avenue Oak Forest, IL 60452-2195

Ship To

RFQ#	Terms	Model	Make	Serial #
	Net 30	S4M1000M3-4	Hydromatic	

Item	Description	Qty	Cost	Total
Pump	<p>New Hydromatic pump to replace your Hydromatic pump in our shop To Include: New Pump New Pump Carrier Assembly New Sealing Flange</p> <p>Please Note: Price does not include freight (Approximately \$200.00) Please allow 10-12 weeks for delivery</p>	1	15,640.30	15,640.30

Quote approved by:

PO Number:

This Quote is Valid for 30 Days

Total	\$15,640.30
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