



<b>MAYOR:</b>	Henry L. Kuspa	<b>ALDERMEN:</b>
<b>CLERK:</b>	Nicole T. Tormey	1 <sup>st</sup> Ward – Kenneth Keeler
<b>TREASURER:</b>	Ericka Vetter	2 <sup>nd</sup> Ward – Joe McCarthy
<b>CITY ADMINISTRATOR:</b>	Timothy J. Kristin	3 <sup>rd</sup> Ward – Charles Wolf
<b>FINANCE DIRECTOR:</b>	Colleen M. Julian	4 <sup>th</sup> Ward – Paul Selman
<b>FIRE CHIEF:</b>	Gary Kasper	5 <sup>th</sup> Ward – Jim Emmett
<b>POLICE CHIEF:</b>	Scott Durano	6 <sup>th</sup> Ward – James Hortsman
<b>BUILDING COMMISSIONER:</b>	Mike Forbes	7 <sup>th</sup> Ward – Denise Danihel
<b>PUBLIC WORKS DIRECTOR:</b>	Michael Salamowicz	
<b>ASST. COMM. DEV DIRECTOR:</b>	Paul Ruane	
<b>EMA DIRECTOR:</b>	David Rana	
<b>CITY ATTORNEY:</b>	Klein, Thorpe and Jenkins, Ltd.	

1. Pledge of Allegiance
2. Roll call
3. Announcements
4. Motion to establish Consent Agenda
5. Consent Agenda
  - A. Consideration of the following list of bills dated:
    1. Regular bills - FY 2024-2025
    2. Supplemental bills - FY 2024-2025
  - B. Consideration of the following minutes:
    1. Planning and Zoning Commission - January 15, 2025
    2. Veterans Commission - February 20, 2025
    3. Cable Commission - March 13, 2025
    4. Consumer Protection Commission - March 12, 2025
    5. Planning and Zoning Commission - February 19, 2025
    6. Senior Commission - February 12, 2025



6. Fire Department

- A. Approval of payment to Macqueen in the amount of \$1,788,000.00 for new 2024 Pierce ladder truck. See attached memo with supporting details from Fire Chief Garrick Kasper.
- B. Approval of payment to North Central Emergency Vehicles in the budgeted amount of \$278,845.00 for an ambulance. See attached memo with supporting details from Fire Chief Garrick Kasper.

7. Police Department

- A. Approval of purchase of five (5) 2025 Dodge Durango police vehicles. See attached memo with supporting details from Police Chief Scott Durano.
- B. Approval of Memorandum of Agreement between the Bureau of Alcohol, Tobacco, Firearms, and Explosives and the Oak Forest Police Department. See attached memo with supporting details from Police Chief Scott Durano.

8. Public Works

- A. Approval of renewal of a five (5) year agreement with Core & Main for the Sensus Analytics platform. See attached memo with supporting details from Director of Public Works Michael Salamowicz.
- B. Approval of adoption of the Illinois Department of Transportation Resolution for maintenance under the Illinois Highway Code for the expenditure of MFT funds in the amount of \$1,500,000.00. See attached memo with supporting details from Director of Public Works Michael Salamowicz.

9. Community Development

- A. Approval of Ordinance 2025-03-10600 approving the amendment to the City of Oak Forest Tax Increment Financing District (TIF District #6 Amended) Redevelopment Project Area Redevelopment Plan and Project. See attached memo with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- B. Approval of Ordinance 2025-03-10610 designating the amendment to the City of Oak Forest Cicero Avenue Tax Increment Financing District (TIF District #6 Amended)



- Redevelopment Project Area. See attached memo with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- C. Approval of Ordinance 2025-03-10620 adopting the amended City of Oak Forest Cicero Avenue Tax Increment Financing District (TIF District #6 Amended). See attached memo with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- D. Approval of Ordinance 2025-03-10680 authorizing a special use permit for a monument sign in the R6 – Multi-Family Residential District at 15923-38 Le Claire Avenue. See attached memo with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
10. 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. Individual comments are limited to three (3) minutes.
11. Old business
12. New business
13. Executive session
14. Adjournment



# Notice Agenda Item

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ACTSOFT Inc*	10383223	03/02/25	648.00	02-17-5305 TELEPHONE	Encore Essentials Licenses, Fleet Bundles + Data		
ACTSOFT Inc*	10383223	03/02/25	792.00	01-03-5305 TELEPHONE	Encore Essentials Licenses, Fleet Bundles + Data		
ADVOCATE OCCUPATIONAL HEALTH	18648454	02/23/25	111.00	01-04-5515 UNION HEALTH BENEFITS	Act#2600001788 - Drug screen, breath alco - PW		
ADVOCATE OCCUPATIONAL HEALTH	18648454	02/23/25	158.00	01-01-5503 PROFESSIONAL SERVICES	Act#2600001788 - Admin Pre-employment: PW		
ADVOCATE OCCUPATIONAL HEALTH	18648455	02/23/25	239.00	01-04-5515 UNION HEALTH BENEFITS	Drug Screen DOT-DB, MP, JA, JL		
AFLAC	332134	03/07/25	534.18	01-00-2131 INSURANCE - AFLAC	ACT# CK146		
AIRY'S INC	51252	03/14/25	4,757.40	02-18-5424 MAINTENANCE OF SEWERS	Emergency work on sanitary sewer line		
AMAZON CAPITAL SERVICES INC*	11KC-69HH-4JQX	03/11/25	24.99	01-01-5301 OFFICE SUPPLIES	webcam made for meetings		
AMAZON CAPITAL SERVICES INC*	1CQQ-JWFF3-Q9XL	03/13/25	110.60	01-04-5327 SAFETY-OSHA REQUIREMENTS	gloves		
AMAZON CAPITAL SERVICES INC*	1GCC-49DX-476H	03/11/25	49.70	01-01-5301 OFFICE SUPPLIES	window film one way mirror tint		
AMAZON CAPITAL SERVICES INC*	1H66-JXGD-9LQX	03/17/25	123.02	01-03-5607 BUILDING IMPROVEMENTS	mini blinds		
AMAZON CAPITAL SERVICES INC*	1Q9P-J7HN-XN7V	03/14/25	119.00	01-01-5602 COMPUTERIZATION	Roll call printer-PD		
AMAZON CAPITAL SERVICES INC*	1QN3-36X4-3TH4	03/14/25	299.00	02-18-5301 OFFICE SUPPLIES	hp colorjet pro 3201dw wireless color laser printer -SEWER		
AMAZON CAPITAL SERVICES INC*	1QRG-XH49-YT6Q	03/10/25	13.98	01-01-5301 OFFICE SUPPLIES	large binder clips		
AMAZON CAPITAL SERVICES INC*	1T7Y-1FPT-37MY	03/14/25	99.96	01-01-5301 OFFICE SUPPLIES	webcams		
AMAZON CAPITAL SERVICES INC*	119T-G4K3-6QL1	03/17/25	90.55	01-01-5301 OFFICE SUPPLIES	TV wall mount bracket, dry erase board, HDMI cable, temporary blinds		
AMAZON CAPITAL SERVICES INC*	1TCX-NNDQ-J3NF	03/12/25	340.56	01-01-5301 OFFICE SUPPLIES	under desk cable tray, 55" TV		
ANATOMY WAREHOUSE	INV-25036603	01/30/25	210.95	01-02-5317 EMS SUPPLIES	Bone insert smart slat		
APCO INTERNATIONAL	1181860	03/02/25	35.00	89-00-5312 TRAINING & TRAVEL	EMD 5.4 Recertification #75503 - March 2025-ARP		
AT&T	IL839972	03/03/25	2,782.50	89-00-5404 COMPUTER MAINTENANCE	911 Cable run for phone system	3775	
BAXTER & WOODMAN INC*	0270107	03/14/25	220.00	02-17-5503 PROFESSIONAL SERVICES	Project no. 0210426.00 Support services		
BAXTER & WOODMAN INC*	0270108	03/14/25	242.00	01-12-5503 PROFESSIONAL SERVICES	#0211695.81 LPC Oak Forest Site Plan Review		
BAXTER & WOODMAN INC*	0270110	03/14/25	3,540.00	02-17-5643 PUMP HOUSE	Replace VFD for Pump #3	3730	
Bella Brew Coffee & Beverage Co	730549	03/05/25	70.00	01-02-5399 MISC EXPENSE	ILLY K-CUP CLASSICO, INTENSO		
BlueCross BlueShield of Illinois*	April 2025	03/14/25	7,138.66	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PPO INSURANCE		
BlueCross BlueShield of Illinois*	April 2025	03/14/25	8,877.62	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PPO INSURANCE		
BlueCross BlueShield of Illinois*	April 2025	03/14/25	263,175.62	01-00-2107 INS DEDUCTION PAYABLE	ACT# 256231 HMO/PPO INSURANCE		
C & M PIPE & SUPPLY CO INC	25693	03/17/25	560.00	02-18-5424 MAINTENANCE OF SEWERS	24x2 Inlet, manhole boot		
CHICAGO METROPOLITAN AGENCY FOR PLANNING	FY2025	11/07/24	1,201.53	01-01-5310 PROFESSIONAL DUES	FY2024 Local Contribution		
CHICAGO PARTS and SOUND LLC	1501	03/12/25	225.00	01-03-5402 VEHICLE MAINTENANCE	remove bad video cable and replace winew cable-Unit 32		
CHICAGO PARTS and SOUND LLC	1513	03/17/25	4,804.00	01-03-5601 VEHICLE PURCHASES	Uplit for Investigator Squad		
CHICAGO SOUTHLAND CONVENTION & VISITORS	February 25 HI	03/17/25	1,251.32	01-01-5512 OTHER SERVICES	Hotel tax Remit February 2025 Holiday Inn Only	3662	
CHICAGO SOUTHLAND CONVENTION & VISITORS	February 25 TM	03/10/25	231.26	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT February 2025 TERRACE MOTEL ONLY		
Cintas	4223306654	03/06/25	404.27	01-08-5406 BUILDING MAINTENANCE	Payser# 18445520 2 4x6 Scraper, 11 3x10 Gray, 4 3x5 Gray, 1 4x6 Gray, 1 4x8 Logo, 1 5x6 Logo mats		
Cintas Corporation #21	4223580018	03/10/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payser# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4223580018	03/10/25	64.97	01-04-5313 UNIFORMS	Payser# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4224231393	03/17/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payser# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4224231393	03/17/25	64.97	01-04-5313 UNIFORMS	Payser# 14485849 TOWELS, COVERS, MATS, UNIFORMS		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CITY OF OAK FOREST	03102025 PDEA DD Vchr 331	03/10/25	1,212.94	02-18-5517 WORKER'S COMP INSURANCE	PEDA-PEDA payments 2/13/25-2/26/25 DD Voucher #331		
CITY OF OAK FOREST	03102025 PEDA RH Vchr 330	03/10/25	3,064.64	01-03-5517 WORKER'S COMP INSURANCE	PEDA-PEDA payments 2/21/25-3/6/25 RH Voucher #330		
CITY OF OAK FOREST	03102025 PEDA TW VCHR 332	03/10/25	2,212.26	01-03-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 2/18/25-3/03/25 TW Voucher #332		
Comcast	8771400960363101 Mar 25	03/02/25	153.35	01-03-5305 TELEPHONE	Act# 8771 40 096 0363101 Mar 25		
Comcast	8771400960526509 Mar 25	02/26/25	231.35	01-02-5404 COMPUTER MAINTENANCE	Act# 8771 40 096 0526509 March 25		
Comcast	8771400960526533 Mar 25	02/27/25	219.90	01-02-5404 COMPUTER MAINTENANCE	Act# 8771 40 096 0526533 March 25		
COMED	7427962222 Feb 25	02/27/25	2,222.00	01-04-5307 ELECTRICITY	Act# 7427962222 Feb 25		
COMED	7813085454 Feb 25	03/12/25	11,342.61	02-17-5307 ELECTRICITY	Act#7813085454 Feb 25		
COMED	7813085454 Feb 25	03/12/25	1,027.83	01-04-5307 ELECTRICITY	Act#7813085454 Feb 25		
COMED	7813085454 Feb 25	03/12/25	1,173.24	02-18-5307 ELECTRICITY	Act#7813085454 Feb 25		
COMED	7813085454 Feb 25	03/12/25	425.03	09-04-5307 ELECTRICITY	Act#7813085454 Feb 25		
CORE & MAIN*	S822803	01/28/25	14,678.68	02-17-5504 CONTRACTUAL SERVICES	Sensus Annual RNI SAAS Fee YR6		
CORE & MAIN*	W479605	02/25/25	1,820.00	02-17-5421 MAINTENANCE OF WATER MAINS	Act# 076990 6 Ultra Slv Wide Range Bell JT Clip		
CORE & MAIN*	W570625	03/10/25	969.06	02-17-5421 MAINTENANCE OF WATER MAINS	rep clips		
CORE & MAIN*	W576838	03/11/25	617.34	02-17-5421 MAINTENANCE OF WATER MAINS	tapt rep clip		
CUSTOM TIRE INC	81853	03/05/25	1,302.50	02-17-5401 EQUIPMENT MAINTENANCE	1 tire - service call		
CUSTOM TIRE INC	82179	03/04/25	385.00	01-04-5402 VEHICLE MAINTENANCE	2 tires - #2		
DATA PEST CONTROL	49937	03/11/25	130.00	01-02-5406 BUILDING MAINTENANCE	Act# 100010 Pest Control for 2 FD, PW, Maintenance Bldg, Police Dept Bldg		
DATA PEST CONTROL	49937	03/11/25	130.00	01-04-5406 BUILDING MAINTENANCE	Act# 100010 Pest Control for 2 FD, PW, Maintenance Bldg, Police Dept Bldg		
DATA PEST CONTROL	49937	03/11/25	65.00	01-08-5406 BUILDING MAINTENANCE	Act# 100010 Pest Control for 2 FD, PW, Maintenance Bldg, Police Dept Bldg		
DELTA DENTAL OF ILLINOIS*	1901836	03/01/25	7,463.82	01-00-2123 INSURANCE-DENTAL	Police Dept Bldg Dental Group #: 11560-000-10000-00000, 11560-000-20000 -00001, 11560-000-19999-00000		
DELTA DENTAL OF ILLINOIS*	1901836	03/01/25	846.86	01-00-2130 DUE TO RETIREE BENEFITS	Dental Group #: 11560-000-10000-00000, 11560-000-20000 -00001, 11560-000-19999-00000		
DOOR SYSTEMS	950549	03/06/25	554.00	01-05-5406 BUILDING MAINTENANCE	Door repairs - front of building		
EAGLE UNIFORM CO INC	24883-3	03/12/25	12.00	01-03-5313 UNIFORMS	embroidered namewith no velcro		
ELITE CARE RX LLC	ZXBID9L5H8	03/10/25	797.61	01-02-5517 WORKER'S COMP INSURANCE	RXT-RX-Third Party - JB Claim #231128W032 10/23/24- Voucher #333		
EMC EQUIPMENT MANAGEMENT CO	65226	03/18/25	2,702.10	01-02-5401 EQUIPMENT MAINTENANCE	HYD Pump, HYD Tool, Battery, spark plug, air filter, whip hose, o-rings, Mic triple-tox, body case Eforce2.0 (left & right), S49 Xi handle screw, star knob c-180	3779	
EMPLOYEE BENEFITS CORP*	4836857	03/15/25	1,027.50	01-01-5504 CONTRACTUAL SERVICES	C76 - BENNY CARD ADMIN FEE, FSA FEES		
EMS MANAGEMENT & CONSULTANTS INC	EMS-013281	02/28/25	1,885.31	01-02-5509 COLLECTION SERVICE	February 2025 Integrated/Pre Integration Payments		
ENCOMPASS SPECIALTY NETWORK LLC	3652529V12576 RH Vchr 336	03/10/25	416.01	01-03-5517 WORKER'S COMP INSURANCE	DME-Durable Medical Equi-RH-1/21/25-Claim #231023W035 - Voucher #336		
ENCOMPASS SPECIALTY NETWORK LLC	3659876V12576 RH Vchr						

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ENCOMPASS SPECIALTY NETWORK LLC	334	03/10/25	234.71	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - 1/29/25-RH-Claim #231023W035-Voucher #334		
ENCOMPASS SPECIALTY NETWORK LLC	3671144V12576 RH Vchr	03/17/25	286.29	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy-RH Claim #231023W035, 2/5/25, voucher #337		
ENCOMPASS SPECIALTY NETWORK LLC	3674854V12576 RH Vchr	03/10/25	231.47	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy 2/7/25-Rh- CLAIM #231023W035 - Voucher #335		
ENCOMPASS SPECIALTY NETWORK LLC	3684651V12576 RH Vchr	03/17/25	286.29	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy -RH Claim #231023W035, 2/21/25-Voucher #338		
FEDEX	8-803-62207	03/19/25	27.94	01-01-5304 POSTAGE & FREIGHT	postage/shipping		
GALLAGHER MATERIALS INC*	37730	03/13/25	158.36	09-04-5415 PATCHING MATERIALS	UPM HIGH PERF COLD PATCH		
HR Green Inc.	183305	01/10/25	199.25	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Scarfet Oak Elementary Site review		
HR Green Inc.	183305	01/10/25	2,004.50	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Carefree Senior Living		
HR Green Inc.	183305	01/10/25	1,802.75	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Waverly Creek Townhomes First Review		
HR Green Inc.	184263	02/07/25	752.50	01-12-5503 PROFESSIONAL SERVICES	Waverly Creek Townhomes First Review		
HR Green Inc.	184263	02/07/25	2,950.50	01-12-5503 PROFESSIONAL SERVICES	Carefree Senior Living Engineering Review 2.7.25	3780	
HR Green Inc.	184263	02/07/25	3,004.50	01-12-5503 PROFESSIONAL SERVICES	Scarlet Oak 2.7.25 Engineering Review HR Green	3781	
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004852	03/10/25	39,474.84	01-01-5518 LIABILITY INSURANCE	2024-2025 ICRMT Property and Liability Premium for Policy #P15-1000441-2425-01-April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004852	03/10/25	31,016.04	02-17-5518 LIABILITY INSURANCE	2024-2025 ICRMT Property and Liability Premium for Policy #P15-1000441-2425-01-April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004853	03/10/25	1,753.62	02-18-5517 WORKER'S COMP INSURANCE	2024-2025 ICRMT Workers' Comp Premium for Policy #P15-1000441-2425-01 - April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004853	03/10/25	2,884.50	02-17-5517 WORKER'S COMP INSURANCE	2024-2025 ICRMT Workers' Comp Premium for Policy #P15-1000441-2425-01 - April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004853	03/10/25	7,631.07	01-04-5517 WORKER'S COMP INSURANCE	2024-2025 ICRMT Workers' Comp Premium for Policy #P15-1000441-2425-01 - April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004853	03/10/25	24,012.56	01-03-5517 WORKER'S COMP INSURANCE	2024-2025 ICRMT Workers' Comp Premium for Policy #P15-1000441-2425-01 - April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004853	03/10/25	19,263.70	01-02-5517 WORKER'S COMP INSURANCE	2024-2025 ICRMT Workers' Comp Premium for Policy #P15-1000441-2425-01 - April		
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV004853	03/10/25	1,851.80	01-01-5517 WORKER'S COMP INSURANCE	2024-2025 ICRMT Workers' Comp Premium for Policy #P15-1000441-2425-01 - April		
ILLINOIS STATE POLICE	20250206335	02/28/25	27.00	01-01-5399 MISC EXPENSE	Liquor License Fingerprinting Fee		
IMS SUPPLY INC	INV-3526	03/05/25	976.75	01-03-5323 LAW ENFORCEMENT SUPPLIES	HUX 2448 - Flow 556K Suppressor(Silencer) 5.56mm, shipping		
INTERSTATE BATTERY OF CENTRAL CHICAGO*	362061	03/14/25	323.38	01-03-5402 VEHICLE MAINTENANCE	MTP-65HD-2		
JASON F DANIELIAN	JFD0325OFFD	03/13/25	1,500.00	01-02-5312 TRAINING & TRAVEL	Interactive trainings to PCR/NFIRS/Memoranda documentation, Emphasis on lift assists, refusals etc alternator, core exchange-#49		
JOE RIZZA	450961	03/12/25	403.75	02-17-5402 VEHICLE MAINTENANCE	core return		
JOE RIZZA	450970	03/12/25	75.00	02-17-5402 VEHICLE MAINTENANCE	sweaters, polos, cartigan		
LANDS' END BUSINESS OUTFITTERS*	SIN12853076	03/10/25	675.80	01-11-5313 UNIFORMS	Account # 9020861058 Over-the-Phone Interpretations		
LANGUAGE LINE SERVICES	11543225	02/28/25	23.40	89-00-5305 TELEPHONE	Leak Location Services - 4332 Wagman Street		
M.E. Simpson Co Inc	44031	02/28/25	795.00	02-17-5421 MAINTENANCE OF WATER MAINS	Uniform expense reimbursement - Pit Viper Safety Glasses		
MATYS, DANIEL*	02282025 EXP MATYS	02/28/25	53.34	01-02-5313 UNIFORMS			

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
McCANN INDUSTRIES INC*	P36337	03/13/25	113.96	01-04-5416 CONCRETE REPAIRS	wood stakes - bundle		
MENARDS - CRESTWOOD	61094	03/03/25	53.96	01-08-5406 BUILDING MAINTENANCE	paper towels		
MENARDS - CRESTWOOD	61156	03/04/25	42.86	26-00-5663 159TH & CICERO GATEWAY	window washer, 12' extension handle, 5 gal pail - METRA		
MENARDS - CRESTWOOD	61230	03/05/25	87.82	02-17-5404 COMPUTER MAINTENANCE	7-out strg, red lock cord, patch cable, 6ft ext cable		
MENARDS - CRESTWOOD	61315	03/06/25	4.79	01-08-5406 BUILDING MAINTENANCE	easy-off oven cleaner		
MENARDS - CRESTWOOD	61355	03/07/25	117.96	01-04-5406 BUILDING MAINTENANCE	clrx anti elg pls, 3klm mst retract crdt		
MENARDS - CRESTWOOD	61516	03/10/25	111.85	01-03-5607 BUILDING IMPROVEMENTS	gray 4X8, 3m edglock, power grab, wall base adhesive		
MENARDS - CRESTWOOD	61588	03/11/25	18.76	01-03-5607 BUILDING IMPROVEMENTS	advanced W&D sil, kleanvue halmistad warm		
MENARDS - CRESTWOOD	61669	03/12/25	31.43	01-03-5607 BUILDING IMPROVEMENTS	RETURN-FRP Outside CRNR		
MENARDS - CRESTWOOD	61732	03/13/25	154.61	01-08-5406 BUILDING MAINTENANCE	wipes, magic eraser, will plate, windex		
MENARDS - CRESTWOOD	61750	03/13/25	66.88	01-04-5319 SMALL TOOLS	soldsteel rip hammer, suede carpenters apron		
MENARDS - TINLEY PARK	72718	03/07/25	316.78	01-02-5406 BUILDING MAINTENANCE	trash bags,charmin, bounty, lysol		
MENARDS - TINLEY PARK	72833	03/10/25	219.66	01-02-5406 BUILDING MAINTENANCE	glad trash bags, toiletbowl cleaner, tissues, tide pods, oxi clean, zep		
MENARDS - TINLEY PARK	72882	03/11/25	203.60	01-02-5402 VEHICLE MAINTENANCE	96" 110W T12 42K ho, splash de-bug with rain		
MITEL TECHNOLOGIES INC	980099203	03/19/25	452.50	01-03-5305 TELEPHONE	Move fax line - labor		
MORGAN, MARILYN*	03072025 EXP MORGAN	03/07/25	10.50	01-03-5322 PHOTO & MICROFILM	Exp reimbursement-postage	3773	
MOTOROLA SOLUTIONS - Starcom21	1411153719	01/03/25	44,693.00	01-03-5602 COMPUTERIZATION	Police Body Cameras		
MOTOROLA SOLUTIONS - Starcom21	8230501499	02/26/25	920.00	01-03-5601 VEHICLE PURCHASES	M500 Ext Warranty - Feb 2025-Feb 2026	3776	
MUNICIPAL SERVICES CONSULTING	OFFD0225	02/10/25	28,700.00	89-00-5405 911 SYSTEM MAINTENANCE	911 Center Rebuild		
MUNICIPAL SERVICES CONSULTING	OFFD-09-24_FCC	09/16/24	1,380.00	89-00-5403 RADIO MAINTENANCE	FCC License modifications for P25		
MUNICIPAL SERVICES CONSULTING	OFFD125	01/22/25	11,755.00	89-00-5405 911 SYSTEM MAINTENANCE	911 Center Removal	3776	
ODP Business Solutions/Office Depot	403456185002	03/04/25	511.21	01-03-5301 OFFICE SUPPLIES	file, lateral, 4dr		
ODP Business Solutions/Office Depot	411325286003	03/04/25	1,037.99	01-03-5301 OFFICE SUPPLIES	file, lateral, 4dr-2		
ODP Business Solutions/Office Depot	411642638001	03/07/25	282.10	01-03-5301 OFFICE SUPPLIES	board, mag		
OMAR PEREZ GENERAL CONSTRUCTION	24-10-1856	03/18/25	400.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15527 LAMON REMODEL PERMIT		0325
Optimal Recovery LLC	9519 MW Vchr 339	03/17/25	2,000.00	01-02-5517 WORKER'S COMP INSURANCE	ExpW-Expense Claim #250225W023 - MW-2/27/25-Voucher #339		
O'REILLY AUTO PARTS	3380-153629	03/04/25	30.46	02-18-5401 EQUIPMENT MAINTENANCE	oil filters - PW #2		
ORLAND FIRE PROTECTION DISTRICT	14860	02/26/25	13,150.00	01-02-5512 OTHER SERVICES	DISPATCH SERVICE - FEB 327 CALLS, PSIN		
OSEARO, KEITH*	03112025 EXP REIMB	03/11/25	175.00	01-11-5312 TRAINING & TRAVEL	IL Plumbing Inspector Continuing Education Program		
OVERDOORS OF ILLINOIS INC*	4204436	03/13/25	3,685.00	01-04-5401 EQUIPMENT MAINTENANCE	Updating security for entry gates and overhead doors.	3762	
PAHCS IINORTHWESTERN MED OCC HEALTH	559910	01/31/25	501.00	01-01-5503 PROFESSIONAL SERVICES	Drug Screen - Pre employment		
Park Ave Recovery LLC c/o Fundworks LLC	9812	03/20/25	225.00	01-03-5399 MISC EXPENSE	Bio-Hazard Cleaning of Squad #15 and booking benches		
PARK HARDWARE - TINLEY	749371	03/04/25	19.98	01-02-5406 BUILDING MAINTENANCE	silicone IT clear - Engine 139		
Peerless Network Inc	71743	03/15/25	364.17	01-01-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	285.93	01-02-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	655.53	01-03-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	145.67	01-04-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	18.21	01-05-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	63.73	01-10-5305 TELEPHONE	ACT# 1211798		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Peerless Network Inc	71743	03/15/25	236.71	01-11-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	63.73	01-12-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	430.71	02-17-5305 TELEPHONE	ACT# 1211798		
Peerless Network Inc	71743	03/15/25	91.04	02-18-5305 TELEPHONE	ACT# 1211798		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	985.33	01-00-2115 INSURANCE - LIFE	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	154.00	01-01-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	302.42	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	861.55	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	246.66	01-04-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	75.37	01-11-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	16.21	01-12-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	45.25	02-17-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PRINCIPAL LIFE INSURANCE CO*	April 2025	03/17/25	110.09	02-18-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		
PROSHRED SECURITY*	1706659	03/19/25	54.37	01-03-5399 MISC EXPENSE	Cust# 48-0000365960 Service 96 Gallon Bin		
PUBLIC SAFETY DIRECT INC*	105082	03/10/25	480.00	02-17-5401 EQUIPMENT MAINTENANCE	Door magnets - Unit 50 Van		
PURE WATER PARTNERS LLC	1996784	03/12/25	175.00	02-18-5399 MISC EXPENSE	Contract #700-73524-1, Customer #700-73524 - 15722 Lorel		
QUILL CORPORATION	43131100	03/05/25	2,115.56	01-03-5301 OFFICE SUPPLIES	Boss office products 66 inch desks-4		
QUILL CORPORATION	43176235	03/07/25	1,569.48	01-03-5301 OFFICE SUPPLIES	Boss office products 66 inch-2		
RAY O'HERRON CO INC*	2382360	12/12/24	241.98	01-03-5313 UNIFORMS	tie, pants, cap		
RCN	420741701-0017410	03/01/25	212.50	01-02-5512 OTHER SERVICES	Account # 0201-4207417-01		
RCN	420741701-0017410	03/01/25	212.50	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4207417-01		
RCN	442590301-0017406	02/28/25	945.00	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		
ROMANAZZI, YOLANDA	03132025 REF ROMANAZZI	03/13/25	21.25	09-00-4226 COMMUTER PARKING FEE	METRA TOKEN REFUND		0325
RR Landscape Supply	132844	03/11/25	204.00	02-17-5418 LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-6 cu yd		
RUSH TRUCK CENTERS*	3040789374	03/06/25	2,057.33	02-17-5402 VEHICLE MAINTENANCE	tank fuel 70Gal D-alu		
SAW'S CLUB/Synchrony Bank	6046002049437378 Feb 25	03/08/25	148.22	01-01-5301 OFFICE SUPPLIES	Napkins, plates, coffee, cocoa		
SHERWIN WILLIAMS CO	8737-9	03/04/25	52.45	01-03-5607 BUILDING IMPROVEMENTS	paint- PD		
SOLUTION 3 GRAPHICS INC	147879	03/10/25	260.00	02-17-5512 OTHER SERVICES	FOLD, STUFF, SEAL SUPPLIED MARCH WATER BILLS		
Southtown Digital	195690218 03102025	03/10/25	65.00	01-01-5399 MISC EXPENSE	Act# 195690218 Digital Newspaper Subscription		
STANDARD EQUIPMENT CO*	P02428	03/11/25	1,155.01	02-18-5401 EQUIPMENT MAINTENANCE	debris hose, hose end weld, clamps		
SUB TRAILER HITCH	14710	03/18/25	32.00	01-04-5401 EQUIPMENT MAINTENANCE	clear lights		
SUNDBERG AMERICA LLC	310006534	03/07/25	112.52	01-02-5406 BUILDING MAINTENANCE	dishwasher wheels		
THERM FLO INC	T32681INV	07/24/24	2,785.00	02-17-5406 BUILDING MAINTENANCE	Power metering of pump house		
THREE BROTHERS LANDSCAPING INC	12160 03012025	03/01/25	850.00	26-00-5663 159TH & CICERO GATEWAY	Metra Station Sailing - Feb 2025		3650
THREE BROTHERS LANDSCAPING INC	12160 03012025	03/01/25	850.00	26-00-5663 159TH & CICERO GATEWAY	Metra Station Sailing - Jan 2025		
Torney, Nicole*	03162025 EXP TORMEY	03/16/25	20.17	01-01-5399 MISC EXPENSE	coffe, creamer, coffee filters - for early voting		
Traffic Control & Protection LLC*	11390	02/28/25	1,295.80	01-04-5410 STREET MAINT/SIGNS	18"X6", 24"X6", 30"X6" street signs		
Traffic Control & Protection LLC*	11398	02/27/25	1,510.00	01-04-5410 STREET MAINT/SIGNS	28" 7lb cones w/collar stenciled: OFFPW		
Traffic Control & Protection LLC*	11583	03/13/25	777.90	01-04-5410 STREET MAINT/SIGNS	30" HIP 080 Stop Sign - 15		
TRAINING CONCEPTS INC	62866	03/04/25	80.00	01-02-5317 EMS SUPPLIES	Disposable training valves - without filter		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Underground Pipe & Valve Co.	071957	03/17/25	467.00	02-17-5421 MAINTENANCE OF WATER MAINS	Water Main Repair Clamps		3766
Uniforms Direct LLC	01003530	03/19/25	178.00	01-02-5313 UNIFORMS	Firefighter job shirt		
Verizon Wireless	6108128938	03/09/25	1,216.36	01-01-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	924.58	01-02-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	1,403.14	01-03-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	183.08	01-04-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	165.83	01-05-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	25.10	01-09-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	307.82	01-11-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	84.70	01-12-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	253.10	02-17-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	151.49	02-18-5305 TELEPHONE	ACT# 980507380-00001		
Verizon Wireless	6108128938	03/09/25	4,315.80	01-03-5601 VEHICLE PURCHASES	ACT# 980507380-00001		
Veterinary Clinic of Tinley Park	311340	03/14/25	222.36	01-04-5324 KENNEL SUPPLIES	Act# 6889-Emerson - Exam, meds		
Veterinary Clinic of Tinley Park	311442	03/18/25	69.60	01-04-5324 KENNEL SUPPLIES	Act# 6889-Emerson - Exam, meds		
Veterinary Clinic of Tinley Park	311455	03/18/25	20.12	01-04-5324 KENNEL SUPPLIES	Act# 6889-Emerson - Exam, meds		
Village of Oak Lawn Regional Water Sys*	0000010105	03/11/25	21,184.91	02-17-5524 WATER PURCHASES-DEBT SERVICE	IEPA Harker L17-4590 -Principal		
Village of Oak Lawn Regional Water Sys*	0000010105	03/11/25	5,778.10	02-17-5701 BOND INTEREST EXPENSE	IEPA Harker L17-4590 - Interest		
Village of Oak Lawn Regional Water Sys*	0000010117	03/11/25	5,241.01	02-17-5524 WATER PURCHASES-DEBT SERVICE	IEPA Booster L17-5081 - Principle		
Village of Oak Lawn Regional Water Sys*	0000010117	03/11/25	1,364.74	02-17-5701 BOND INTEREST EXPENSE	IEPA Booster L17-5081 - Interest		
VSP OF ILLINOIS NFP	822469235	03/17/25	912.71	01-00-2126 INSURANCE-VISION	Client ID: 30077915, Customer Ref: 2886685, April Vision Care		
Washington, Meagan*	03172025 EXP WASHINGTON	03/17/25	311.33	01-02-5313 UNIFORMS	EXP REIMBURSEMENT-sweatshirt, pants, shoes		
WC LEGAL ASSOCIATES	BELJO00050	03/17/25	1,646.57	01-02-5517 WORKER'S COMP INSURANCE	XRAY-Radiology-9/19/24-JB-Claim #231128W032-Voucher #340		
ZIEBART OF ILLINOIS INC	11031	03/10/25	129.95	01-11-5402 VEHICLE MAINTENANCE	ID Interior Detail		
ZIEBART OF ILLINOIS INC	11042	03/11/25	129.95	01-11-5402 VEHICLE MAINTENANCE	ID Interior Detail		
ZOLL MEDICAL CORPORATION*	3082863 58	03/10/25	1,599.04	01-02-5609 EMERGENCY MEDICAL EQUIPMENT	Cust# 125759 X Series Monitor/Defibrillators w/Interp, ECG, Pacing, Nibp, Spo2, Spco, CPR Expansion Pack, Etco2, Dmst - 60 Monthly Payments	1757	
Grand Totals:			202	690,813.16			



**Notice  
Agenda Item**

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrip.	Gen Description	FY
BEHLING, JAMES*	BEHLING, JAMES*	03142025 PAY ADV	20915	03/14/25	1,440.05	01-00-2108	MISC DEDUCTION PAYABLE	Pay Advance	0325
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	03032025 ADOBE	124267	M 03/03/25	79.99	01-01-5503	PROFESSIONAL SERVICES	Adobe Stock - 40 Assets a Month - C.M.	0325
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	03062025 AMJ SPEC EVENTS	124268	M 03/06/25	896.74	01-01-5311	SPECIAL EVENTS	AMJ Spectacular Events -JJ - C.M.	0325
ILLINOIS DEPT OF EMPLOYMENT SECURITY	ILLINOIS DEPT OF EMPLOYMENT SECURITY	0800846 11082024 3RD QTR	124256	M 02/03/25	4,124.79	01-03-5516	UNEMPLOYMENT INSURANCE	3rd Qtr Unemployment tax payment	0225
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	2508087-K6W8	124266	M 03/18/25	44,055.69	01-00-2104	IMRF W/H PAYABLES	MARCH CONTRIBUTIONS	0325
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	03052025 ILTKMM	124269	M 03/05/25	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Lien Release, Record Fees - M.P.	0325
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	03062025 ILTKMM	124270	M 03/06/25	224.50	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Record Fees - M.P.	0325
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	03072025 ILTKMM	124271	M 03/07/25	93.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Record Fees - M.P.	0325
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	03112025 ILTKMM	124272	M 03/11/25	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Lien Release, Record Fees - M.P.	0325
Village of Oak Lawn Regional Water Sys*	Village of Oak Lawn Regional Water Sys*	01-9990010-00 Feb 25	20910	03/14/25	254,907.49	02-17-5525	WATER PURCHASES	Water purchase gallons=47,584	0325

Grand Totals:  
306,047.00

CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, January 15, 2025

The Planning & Zoning Commission meeting was called to order at 7:00 p.m. by Chairman Ziak.

Pledge of allegiance.

PRESENT: Chairman Ziak  
 Commissioner Schroeder  
 Commissioner Kunz  
 Commissioner Ater  
 Commissioner Forbes  
 Commissioner Larson  
 Commissioner Runge  
 Commissioner Serna  
 Staff Member Paul Ruane  
 City Clerk/Executive Assistant Nicole Tormey

ABSENT: Commissioner Joyce

Chairman Ziak asked for a motion to open the meeting.

Commissioner Runge made the motion. Commissioner Schroeder seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Commissioner Larson			
Chairman Ziak			

Motion carried 8-0, 1 absent.

1. ZC# 25-01 5300 W. 155<sup>th</sup> Street – St. Damian Church – Sign Variations: PUBLIC HEARING – The applicant requests a review and recommendation for approval of a variation for the location of an electronic message sign in relation to residential property and allowance for the location of the existing sign in the IB – Institutional Building District at 5300 W. 155<sup>th</sup> Street.

Assistant Director of Community and Economic Development Paul Ruane reported that electronic messaging signs are prohibited within 100 feet from a residence with any sign face visible to that residential structure. The nearest residence is 86.5 feet. The proposed sign is located on 155<sup>th</sup> Street. The proposed sign will be the same height and an upgrade to what is already there.

Commissioner Forbes asked if the zoning code requires a brick or brick like base. Paul replied that part of the conditions is to provide a brick or brick like base for the monument. Commissioner Forbes asked if a variance can even be given for a sign not on their property. Paul replied it would require an agreement with the city or an amendment to the intergovernmental agreement.

Commissioner Larson clarified this is 86.5 feet from the nearest residence and asked whether anyone spoke with the owners. Paul replied they were notified by certified mail of the public hearing. The applicant was told to talk to the neighbors directly affected.

Chairman Ziak asked about an auto dimming feature for the sign. He would like the illumination reduced at night. Commissioner Larson commented that the way the sign is facing it would not be illuminating in residents' homes. Chairman Ziak remarked some signs have an all white panel that shows up and is pretty bright.

Commissioner Ater asked if an analysis was done for light pollution. Paul replied if the commission would like one done it can be.

Chairman Ziak asked if something regarding lumen output is in the code already. Paul replied he will double check with the manufacturer specs. It is in the code but a lot of the signs have the capability to change that. Chairman Ziak wants the auto dimming capability double checked since it is so close to the homes. Paul stated that is a condition and he will make sure it is taken care of. Chairman Ziak asked if there will be any enhancements to the landscaping around the base. Paul replied yes there will be additional landscaping on both sides to completely surround the base.

Chairman Ziak opened the meeting to public hearing.

Nick Fearday, 5315 155<sup>th</sup> Street, approached the podium. Mr. Fearday stated he lives across the street from St. Damian. His bedroom is on the first floor of his house and the sign would be visible at night in his bedroom. He is concerned about the brightness. The applicant confirmed he would make the sign less bright in the evening than during the day.

Mark Frazzini, 15506 Long Avenue, approached the podium. He is also concerned about amination on the sign and the switching panels. (*Audio inaudible.*)

Chairman Ziak closed the public hearing and asked for any final questions from the commissioners. Seeing none.

Chairman Ziak asked for a motion to approve with the added condition of automated dimming in the evening not to exceed city code for lumen output.

Commissioner Forbes made the motion. Commissioner Kunz seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Forbes			
Commissioner Larson			
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Chairman Ziak			

Motion carried 8-0, 1 absent.

Paul Ruane stated it will go for final determination before City Council on January 28, 2025.

2. ZC# 25-02 15120 S. Cicero Avenue – World of Colors Daycare – Special Use Permit: PUBLIC HEARING – The applicant requests a review and recommendation for approval of a special use permit to allow a child day care service facility and such other and further zoning relief as may be required in the C3 – Central Business District at 15120 S. Cicero Avenue Unit 3-5.

Assistant Director of Community and Economic Development Paul Ruane reported there are currently five units in the building. The first two are occupied by a salon and the last three are being requested for the daycare. They are proposing adding a playground in the back and a dumpster enclosure. They are proposing 42 children. The building requires a total of 15 parking spaces and there are 15 parking spaces currently. There are three conditions recommended. 1) provide vehicle impact bollards to protect the playground area, 2) pole sign removed or replaced with a monument sign, and 3) bike rack.

Commissioner Forbes asked about an interior layout. He asked if the State of Illinois has approved it yet. He stated it seems small for 42 children and 2 toilets.

The applicant, Guadalupe Soto approached the podium. She reported the DCFS stated she could have up to 20 children, infants through toddlers not school age children.

Commissioner Kunz asked if the outside will be fenced in. Paul stated yes it will be fenced in with a wooden fence. There will be a six foot gap between where the fence line will end and the building will start. Commissioner Kunz asked where the dumpster enclosure will be located.

Chairman Ziak asked what kind of fence. Paul believes it will be a wooden fence. Chairman asked about the placement of the bollards. He clarified this is conditional on the approval from the state.

Commissioner Kunz asked if the gate is outside the building. Paul stated yes. You would have to come out and walk down the sidewalk to the end of the building to the gate. Commissioner Kunz asked if it is a requirement to have a direct access from the building into the area for safety. Paul stated no it is not a requirement unless the commission wanted to make it one.

Commissioner Larson questioned the parking. Paul responded there is enough parking.

Chairman Ziak opened the public hearing. Seeing none. Chairman closed the public hearing.

Chairman Ziak asked for final questions from the commissioners. Seeing none. He asked for a motion to approve zoning case 25-02, Colors Daycare special use permit.

Commissioner Schroeder made the motion. Commissioner Serna seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Commissioner Larson			
Commissioner Runge			
Chairman Ziak			

Motion carried 8-0, 1 absent.

Paul Ruane stated it will go for final determination before City Council on January 28, 2025.

3. ZC# 25-03 5301 W. 159<sup>th</sup> Street – Taco Bell – Plat of Consolidation: Public Meeting – The applicants requests a review and recommendation for approval of a plat of consolidation titled “Live Mas Consolidation” at 5301 W. 159<sup>th</sup> Street.

Assistant Director of Community and Economic Development Paul Ruane reported this is being brought before Planning and Zoning because there is a signature line for the Chairman on the paperwork. This was a condition of approval for their special use permit. It is consolidating the four lots into one.

Chairman Ziak asked for any questions. Seeing none.

Chairman Ziak asked for a motion to approve zoning case 25-03, Taco Bell plat of consolidation.

Commissioner Larson made the motion. Commissioner Runge seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Larson			
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Chairman Ziak			

Motion carried 8-0, 1 absent.

Paul Ruane stated it will go for final determination before City Council on January 28, 2025.

Chairman Ziak asked for a motion for approval of November 20, 2024 minutes. Chairman Ziak asked for any comments. None.

Commissioner Larson made the motion. Commissioner Ater seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Larson			
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
		Commissioner Forbes	

Chairman Ziak			
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Motion carried 7-0-1, 1 absent.

Chairman Ziak asked for citizen participation. Seeing none.

Updates: as of now, Paul has nothing pressing.

Commissioner Larson asked Paul about Food 4 Less and potential occupancy. Commissioner Kunz inquired if taxes are being paid on the building.

Chairman Ziak asked for motion for adjournment. Commissioner Forbes made the motion. Commissioner Schroeder seconded.

All in favor, ayes.

Motion carried 8-0, 1 absent.

Meeting adjourned at 7:35 p.m.

Minutes prepared by Nicole Tormey, City Clerk/Executive Assistant.

  
\_\_\_\_\_  
CHAIRMAN ZIAK

# CITY OF OAK FOREST

Veterans Commission

Meeting

Thursday, February 20, 2025 – 5:00 P.M.

Blue Room – Conference Room



15440 S. Central Avenue  
Oak Forest, IL 60452  
(708) 687-4050

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CHAIRPERSON: Joe Pilch  
LIAISON: Alderman Paul Selman  
MEMBERS: (A) Christopher Adams John Perales  
(A) Ralph Chichester Jim Pioth  
Dennis Mitzner (A) Don Snedden  
Dave Moore (A) Tom O’Neill  
Richard Wojtowicz (A) Mayor Hank Kuspa

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Honorary Member: James (Jim) Watson

Guest:

- Pledge of allegiance
- Roll Call
- Approval of Minutes
- Approval of January minutes by Dennis Mitzner 2<sup>nd</sup> by Jim Pioth.
  - All members present approved.
- Liaison to the City Report Paul Selman:
  - Was not at past council meeting.
- Old business:
  - The flag deposit box needs emptying about  $\frac{3}{4}$  full.
    - We have a bunch of good flags to fold.
- New business
  - Paul Selman and Joe Pilch met with Gaelic Park general manager Michael Bennett discussing Independence Day Celebration. Gaelic Park has our Independence Day Celebration scheduled on June 28.
    - i. Paul has put out some feelers for fireworks companies’ availability and cost of fireworks
  - Klem Brzuskiwicz asked all of us to file paperwork to be registered for any disability we may have from VA.

# CITY OF OAK FOREST

Veterans Commission

Meeting

Thursday, February 20, 2025 – 5:00 P.M.

Blue Room – Conference Room



15440 S. Central Avenue  
Oak Forest, IL 60452  
(708) 687-4050

- 
- Once around the Table

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Adjournment at 17:45, motion by Rich Wojtowicz 2<sup>nd</sup> by Dennis Mitzner.

Our next meeting is Thursday March 20, 2025, at 19:30 in [the Blue Room](#).

Dates and times could change with the approval of the committee.

Meeting dates for 202 meetings start at 19:30.

**January 16**    February 20    March 21    April 17    May 15    June 19

July 17    August 21    September 18    October 16    November 20

Dec 19 **No meeting**

\*\*\*\*\*

**City of Oak Forest  
Cable Commission  
Meeting Minutes  
Thursday March 13, 2025 - 7:00PM  
City Council Chambers**

The meeting began with the Pledge of Allegiance at 7:00PM

**Attendance**

Dolores Cozzolino, Tom Finn, Tom McMahon

**Announcements**

None

**Cable Company Updates**

COMCAST - none

ASTOUND - none

A T & T - none

**Audience Participation**

None

**Secretary's Report**

Approved February minutes

**Treasurer's Report**

No report for Jan. 2025.

**Oak Forest Broadcast Network**

"Sweet Sixteen" Fleadh and Senior Luncheon now airing

**Old Business**

New members, new secretary - nothing yet

**New Business**

ASTOUND - problem with public station 1112 – ASTOUND says it is good, waiting for confirmation

AT&T - telephone box open at Metra lot, 157<sup>th</sup> & west of Cicero. E-mailed Sam Baylark. He replied it would be fixed. Still open 3/11 Tom closed it and notified AT&T.

No E-mail

No Voice Mail

**Executive Session**

Not necessary

Meeting Adjourned - Next meeting April 10, 2025



CHAIRMAN: Howard Sommerfeld  
SECRETARY: Lavergne Innocenti  
COMMISSIONERS: Robert Miller  
Anita Sommerfeld  
Jacqueline Popovich  
Mark Pitcher  
Julie Pitcher

---

Old business: No old business

New business: Once again during a normal shopping trip out of date items were found on the shelf in the dairy department. It was also noted what appeared to be mold was found on a roll in the bakery department. Both issues were addressed by Jewel.

We as a commission are not singling out Jewel but is one store we use every week so it gets the most attention.

Meeting ended: 8:10 PM

Next meeting: April 9, 2025 at 7:30 p.m.

Minutes taken by: Lavergne Innocenti, Secretary

CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, February 19, 2025

The Planning & Zoning Commission meeting was called to order at 7:03 p.m. by Chairman Ziak.

Pledge of allegiance.

**PRESENT:** Chairman Ziak  
 Commissioner Schroeder  
 Commissioner Kunz  
 Commissioner Ater  
 Commissioner Forbes  
 Commissioner Larson  
 Commissioner Runge  
 Commissioner Serna  
 Staff Member Paul Ruane  
 City Clerk/Executive Assistant Nicole Tormey

**ABSENT:** Commissioner Joyce

Chairman Ziak asked for a motion to open the meeting.

Commissioner Runge made the motion. Commissioner Larson seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Commissioner Larson			
Chairman Ziak			

Motion carried 8-0, 1 absent.

1. ZC# 25-04 15139 S. Cicero Avenue – Final Planned Unit Development (PUD) – Mixed Use: PUBLIC HEARING – The applicant requests a review and recommendation for approval of a final planned development to allow a residential dwelling unit to a commercial property located 15139 S. Cicero Avenue in the C3 – Central Business District.

Assistant Director of Community and Economic Development Paul Ruane reported this is an existing building with mixed use. What is proposed is a commercial frontage and residential in rear of building. Conditions will carry over from the previous application which include a landscape plan, bike rack and no storage of construction vehicles on property.

Commissioner Kunz asked if the buildings are connected. Paul Ruane replied yes.

Commissioner Schroeder asked what business will be there. Paul Ruane replied construction company.

Commissioner Larson asked if a bike rack is still an issue and whether a dumpster enclosure is needed. Paul Ruane replied yes. Commissioner Larson asked where the dumpster is located. Paul Ruane stated it is not in the plans. Once a business is approved, the dumpster will be addressed.

Chairman Ziak opened the discussed for public comment. None. He asked for a motion to approve.

Commissioner Kunz made the motion. Commissioner Schroeder seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
AYES	NAYS	ABSTAIN	ABSENT
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Commissioner Larson			
Chairman Ziak			

Motion carried 8-0, 1 absent.

Paul Ruane stated it will go for final determination before City Council on February 25, 2025.

2. ZC# 25-05 5300 W. 151<sup>st</sup> Street – Valley Kingdom Ministries International – Sign Variation: PUBLIC HEARING – The applicant requests a review and recommendation for approval of a variation for the location of an electronic message sign in relation to residential property and electronic message sign ratio allowance in the IB – Institutional Building District at 5300 W. 151<sup>st</sup> Street.

Assistant Director of Community and Economic Development Paul Ruane reported the request is in relation to distance from residential property. An electronic sign is prohibited within 100 feet of principal residential structure. Height of monument signs are allowed up to 40% of sign area. The proposed sign is 43.31%.

Commissioner Kunz questioned the distance from the fire hydrant. Paul Ruane did not know.

Commissioner Forbes asked if the conditions are the same as the conditions set forth with the sign for St. Damian. Paul Ruane replied yes.

Chairman Ziak asked if there will be landscaping around the base of the sign. Paul Ruane answered yes. Chairman asked if the landscaping would hide the address at the base of the sign. Paul replied that he was sure there will be tiering.

Commissioner Larson questioned the distance from the residential building across the street and whether the sign will be visible to them. Paul Ruane replied the sign will be at an angle from the residence. It lines up with the right side of the residence.

Chairman Ziak opened the discussion to public comment.

John Diaz, 5329 LaPalm approached the podium. Chairman Ziak swore him in. Mr. Diaz thanked the Planning and Zoning for the letter notifying neighbors of the public hearing. He asked council if gates can be put it to stop loitering in the parking lot. A lot of teenagers park their cars and loiter in the parking lot at night.

The petitioner, Charles Berman approached the podium. He responded to the concerns of gates. He does not want to close off the parking lot from the school.

Commissioner Kunz asked if there any cameras. Mr. Berman replied they are in the process of upgrading their cameras.

Paul Ruane confirmed the sign contractor stated the sign will be perpendicular to the street.

Chairman Ziak asked for a motion to approve.

Commissioner Runge made the motion. Commissioner Serna seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			

Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Commissioner Larson			
Chairman Ziak			

Motion carried 8-0, 1 absent.

Paul Ruane stated it will go for final determination before City Council on February 25, 2025.

Chairman Ziak asked for a motion for approval of January 15, 2025 minutes. Chairman Ziak asked for any comments. None.

Commissioner Forbes made the motion. Commissioner Schroeder seconded.

Roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			
Commissioner Larson			
Chairman Ziak			

Motion carried 8-0, 1 absent.

Chairman Ziak asked for citizen participation. Seeing none.

Updates: as of now, Paul has nothing pressing. First meeting in March will be canceled.

Chairman Ziak asked for motion for adjournment. Commissioner Runge made the motion. Commissioner Schroeder seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Runge			
Commissioner Serna			
Commissioner Schroeder			
Commissioner Kunz			
Commissioner Ater			
			Commissioner Joyce
Commissioner Forbes			

	Commissioner Larson		
Chairman Ziak			

Motion carried 8-1, 1 absent.

Meeting adjourned at 7:27 p.m.

Minutes prepared by Nicole Tormey, City Clerk/Executive Assistant.

  
\_\_\_\_\_  
CHAIRMAN ZIAK

**Oak Forest Senior Commission**  
**Meeting on February 12, 2025**

I. Meeting called to order at 12:05 p.m.

Because of the threat of a large snow storm, Larry called the meeting to start an hour earlier.

II. Pledge of Allegiance was said

III. Roll call: all present except for Dolores Cozzolino, Kathy Walker, and Diana Dilger

IV. Minutes of last meeting were read by Charla Kukowski in the absence of Diana Dilger. They were accepted By Gene Korzenko and seconded by Phyliss Weinberg. The minutes were then passed by the rest of the commission that were present.

V. Current Business

The January 23<sup>rd</sup> luncheon turned out well. The lunch of ham, sweet potatoes, roll w/butter was very good. There was a discussion regarding whether or not we should provide refunds. It was decided that that there will be "no refunds" at the door, but if one has a ticket from an absent friend, they may take home a meal. We also discussed what would we do if there was a blizzard on a luncheon day. It was concluded that all would use common sense and not come.

March's meal has not been decided yet. Phil and Amy will be the entertainers. 86 tickets have been sold as of today. In March, Kim Frankovelgia, (Caberet Singer) will entertain. Gene has requested her to sing a few St. Patrick songs.

VI. Other Business

Larry attended the funeral of Bob Marquardt. Larry will ask Bob's son, Jerry, if he would like to take his father's spot on the board. Presently we have two vacancies on the board.

Larry also suggested we have a sign up sheet at the door for anyone having a birthday that month to sign. Then, during announcements, Larry will mention these birthdays followed by singing "Happy Birthday"

As a final note, Larry announced there will be NO EARLY ENTRY.

VII. Meeting was adjourned at 12:40pm. Laura W. made the motion and Gene seconded it.

Submitted by Charla Kukowski in the absence of Diana Dilger.



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

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DATE: MARCH 25, 2025  
TO: MAYOR HENRY L KUSPA AND OAK FOREST CITY COUNCIL  
FROM: FIRE CHIEF GARRICK KASPER  
SUBJECT: APPROVAL FOR PAYMENT TO MACQUEEN IN THE AMOUNT OF \$1,788,000 FOR  
NEW 2024 LADDER TRUCK

### BACKGROUND

The City Council approved the purchase of a new 2024 Pierce ladder truck on November 20, 2024 in the amount of \$1,788,00.000. The truck will be ready for its final inspection March 26 and March 27 and payment is due at that time. The invoice has been included as further documentation.

### ACTION REQUESTED

Approve the payment to Macqueen in the amount of \$1,788,000 for the new 2024 Pierce ladder truck.

### RECOMMENDATION

Approve the payment to Macqueen in the amount of \$1,788,000 for the new 2024 Pierce ladder truck.

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### PAYMENT METHOD INSTRUCTIONS

#### Electronic Payment (Preferred Option):

In order to avoid delays in the receipt and/or application of your remittance, we recommend you forward all payments electronically as follows:

#### Wire:

Old National Bank  
1360 Duckwood Dr.  
Eagan, MN 55123

ABA Number: 086300012  
Account Name: MacQueen Equipment LLC DBA MacQueen Emergency Group  
Account Number: 105264399

#### ACH:

Old National Bank  
1360 Duckwood Dr.  
Eagan, MN 55123

ABA Number: 086300012  
Account Name: MacQueen Equipment LLC DBA MacQueen Emergency Group  
Account Number: 105264399

Email remittance detail to [remits@macqueengroup.com](mailto:remits@macqueengroup.com)  
Questions? Call Accounts Receivable at 651-645-5726



**With the recent spike in wire/ACH fraud, please take into account a few suggestions:**

- Please call MacQueen and verify bank account information over the phone
- If you receive a follow up email requesting a change in the bank account information, presume it is fraudulent. Please contact our Account Receivable department of this communication and verify the validity.
- If ever in doubt sending payment electronically, please send payment via check to the remittance address listed on your invoice





ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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DATE: MARCH 25, 2025  
TO: MAYOR HENRY L KUSPA AND OAK FOREST CITY COUNCIL  
FROM: FIRE CHIEF GARRICK KASPER  
SUBJECT: APPROVAL FOR PAYMENT TO NORTH CENTRAL EMERGENCY VEHICLES IN THE AMOUNT OF \$278,845.00

## BACKGROUND

Three years ago, the Fire Department was given the approval to purchase a new Ambulance that was budgeted for through the CIP. Supply chain delays made us keep rolling over that CIP throughout the last 3 years, and the CIP is still currently funded for this purchase. The Ambulance is ready for pick up on April 1, 2025, and payment is expected at that time.

## ACTION REQUESTED

Approval of the payment to North Central Emergency Vehicles in the amount of \$278,845.00 for the ambulance.

## RECOMMENDATION

Approval of the payment to North Central Emergency Vehicles in the amount of \$278,845.00 for the ambulance.

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# CITY COUNCIL AGENDA MEMO

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DATE: March 18, 2025  
TO: Mayor Kuspa, City Council  
FROM: Scott A. Durano, Chief of Police  
SUBJECT: Purchase of 5 2025 Dodge Durango Police Vehicles

## Background

The Oak Forest Police Department has seen in recent years; delays, in receiving fleet vehicles. To date we have received the 1st of the 6 purchased from our current fiscal cycle just last week. 3 Manufacturers have already indicated an increase of 10% costs due to proposed Tariff considerations. The purchase of 5 new Dodge Durango Police Vehicles was approved in the 2025-2026 budget under Capital Equipment for the Police Department. These vehicles are essential and required to provide an effective response to emergencies, allowing the officers to handle the incidents and job functions that are required of them.

## Recommendation

Staff recommends the purchase of 5 2025 Dodge Durango Police Vehicles under the Southwest Conference of Mayors Purchasing Contract to replace aging vehicles within the fleet. These Vehicles will be completely up fit to meet the needs of the Patrol and Investigative Division for the department ensuring the reliable emergency response and safety to the community and citizens of Oak Forest.

## Action Requested

Approval of purchase of 5 2025 Dodge Durango Police Vehicles with complete upfit in the amount of \$289,424.00. These vehicles will be purchased from account 01.03.5601.

---

# **2025 DODGE DURANGO PURSUIT AWD**

***Police Friendly Setup! Column Shifter!***

**V6 Pentastar 293 HP / 260 Lb-Ft Torque – \$39,067.00**

**V8 HEMI 360 HP / 390 Lb-Ft Torque – \$41,887.00**

## **Major Included/Standard Items**

- \*6” Left LED Spotlight
  - \*Red & White Dome Light
  - \*Power Driver Seat
  - \*Column Shifter
  - \*Black Steel “Police” Wheels
  - \*8.4” Touch Screen Radio
  - \*Backup Camera
  - \*220-Amp Alternator
  - \*650 CCA Maintenance-free battery
  - \*130 MPH Top Speed
  - \*“Secure Park” Ignition Override
  - \*Independent Front/Rear Suspension
  - \*Vehicle System Interface Module
  - \*Trailer Tow Group w/Full Size Spare
  - \*Blind Spot & Rear Cross Path Detection
  - \*Cruise Control
  - \*3 Zone Climate Control
  - \*Power Locks & Windows
  - \*Traction Control
  - \*Stability Control
  - \*Bluetooth
  - \*Backup Sensors
  - \*Keyless Entry
  - \*Front/Seat/Side Airbags
  - \*4 Key Fobs Standard
  - \*Engine Idle/Hour Meter
  - \*24.6 Gallon Fuel Tank
  - \* Vinyl Floor
  - \* Automatic Headlights
- \*8-Speed TorqueFlite Transmission\***  
**\*5 Years or 100,000 Mile Powertrain Warranty\***



# Estimate

Car Reflections  
P.O.Box 4981  
Naperville IL. 60540  
708-951-1555  
len@carreflections.com

Name/Address
Oak Forest Police Department 15440 S. Central Ave. Oak Forest, IL 60452

Date	Estimate No.	Project
02/27/25	603	

Item	Description	Quantity	Cost	Total
Police Stripe Package	Durango's - Letter with the complete police package to match the existing design. All 3M 680cr Reflective printed and laminated.	1	775.00	775.00
			<b>Total</b>	<b>\$775.00</b>



applied concepts, inc.

855 E. Collins Blvd  
Richardson, TX 75081  
Phone: 972-398-3780  
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Bart Hogue  
+1-972-801-4864  
barth@a-concepts.com

QUOTE  
# 2101894

Page 1 of 1

Date: 02/28/25

Reg Sales Mgr: Bill Johnson  
972-398-3780  
billj@stalkerradar.com

Effective From : 02/28/2025

Valid Through: 05/29/2025

Lead Time: 45 working days

<b>Bill To:</b> Oak Forest Police Dept 15440 Central Ave Oak Forest, IL 60452-2104	<b>Customer ID:</b> 019273  <b>Accounts Payable</b>	<b>Ship To:</b> Oak Forest Police Dept 15440 Central Ave Oak Forest, IL 60452-2104	<i>FedEx Ground</i>  *Chief Scott Durano
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Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	807-8002-00	IL DSR 2X Radar w/Instant On Remote	60	\$1,525.00	\$1,525.00
<b>Ln</b>	<b>Qty</b>	<b>Part Number</b>	<b>Description</b>		<b>Price</b>	<b>Ext Price</b>
1	1	200-0965-50	2X Counting Unit, 1.5 PCB, ARM Processor			\$0.00
2	1	200-1570-00	2X Modular OSC Display			\$0.00
3	1	200-1468-00	Dual DSR Ka Antenna			\$0.00
4	1	200-1468-01	2X Rear Antenna			\$0.00
5	1	155-2591-08	8 Foot Antenna Cable, IP67			\$0.00
6	1	155-2591-16	16 Foot Antenna Cable, IP67			\$0.00
8	1	200-0918-00	Stalker 2X Instant On Remote Control			\$0.00
9	1	200-0769-00	25 MPH/40 KPH KA Tuning Fork			\$0.00
10	1	200-0770-00	40 MPH/64 KPH KA Tuning Fork			\$0.00
11	1	200-0648-00	Display Sun Shield			\$0.00
14	1	200-0622-00	VSS Cable Kit			\$0.00
15	1	200-0619-00	2X Documentation Kit			\$0.00
16	1	035-0361-00	Shipping Container, Dash Mounted Radar			\$0.00
17	1	060-1000-60	60 Month Warranty			\$0.00
19	1	006-0094-00	Fan Noise Suppression Addendum - 2X			\$0.00
20	1	005-0002-07	807-8002-00 2X Package for IL			\$0.00
21	1	200-1377-10	2021-2024 Dodge Durango CU/Antenna Combo Mount		\$191.00	\$191.00
22	1	200-1321-00	2019-2024 Dodge Durango Rear Antenna Mount		\$126.00	\$126.00
<b>Group Total</b>						<b>\$1,842.00</b>

Product	\$1,842.00	Sub-Total:	\$1,842.00
Discount	\$0.00	Sales Tax 0%	\$0.00
Payment Terms: Net 30 days		Shipping & Handling:	\$0.00
		<b>Total: USD</b>	<b>\$1,842.00</b>

Vehicle Information:  
2025 Dodge Durango

001

IL State Contract: 23-416CMS-BOSS4-P-61292

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.



# ORDER CONFIRMATION

**AARON BEATTY,**

Thank you for choosing CDW•G. We have received [your order](#). Please take a moment to review it for accuracy and completeness.

[View Order Online](#)

ORDER #	ORDER DATE	PO #	CUSTOMER #
PHJB375	2/11/2025	3757	1251013

**ORDER DETAILS**

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<a href="#">Havis C-MD 317 mounting kit - for monitor keyboard</a> Mfg. Part#: C-MD-317 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	3	6650496	\$320.42	\$961.26
<a href="#">Havis C-HDM 204 mounting component - telescopic - for notebook keyboard</a> Mfg. Part#: C-HDM-204 UNSPSC: 31162313 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	3	1808546	\$147.94	\$443.82
<a href="#">Havis - docking station</a> Mfg. Part#: PKG-TAB4-APP1 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	3	8236147	\$549.16	\$1,647.48

<b>SUBTOTAL</b>	\$3,052.56
<b>SHIPPING</b>	\$0.00
<b>SALES TAX</b>	\$0.00
<b>GRAND TOTAL</b>	<b>\$3,052.56</b>

**PURCHASER BILLING INFO**

**Billing Address:**  
 CITY OF OAK FOREST  
 A/P-COLLEEN JUL  
 15440 CENTRAL AVE  
 OAK FOREST, IL 60452-2195  
**Phone:** (708) 687-4050  
**Payment Terms:** NET 30-VERBAL

**DELIVER TO**

**Shipping Address:**  
 CITY OF OAK FOREST  
 A/P-COLLEEN JUL  
 15440 CENTRAL AVE  
 OAK FOREST, IL 60452-2195  
**Phone:** (708) 687-4050  
**Shipping Method:** DROP SHIP-GROUND

**Please remit payments to:**

CDW Government  
 75 Remittance Drive  
 Suite 1515  
 Chicago, IL 60675-1515

Billing Address:  
 OAK FOREST POLICE DEPT, CITY  
 OF  
 15440 S CENTRAL AVE  
 OAK FOREST, IL 60452  
 US

Quote Date:03/03/2025  
 Expiration Date:06/01/2025  
 Quote Created By:  
 Nina Nicosia  
 Nina.Nicosia@  
 motorolasolutions.com  
 End Customer:  
 OAK FOREST POLICE DEPT, CITY OF  
 AGREEMENT: WG AGREEMENT

### Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at [www.motorolasolutions.com/product-terms](http://www.motorolasolutions.com/product-terms).

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	M500					
1	WGB-0703A	M500 ICV SYSTEM, V300 WIFI DOCK	1	\$7,518.75	\$6,015.00	\$6,015.00
2	WGB-0189A	MTIK CONF KIT,802.11AC,M500POE,5GHZ ANT	1	\$410.00	\$328.00	\$328.00
3	WGP02225-102-KIT2	BRKT4RE DISP/BWC/CAMVR 15TAHOE/SILV KIT	1	Included	Included	Included

**Grand Total** **\$6,343.00(USD)**

### Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.
- Unless otherwise noted in this quote / order, installation of equipment is not included.



- When used with the L5M, both the LPR camera and the M500 feed their collected license plate data into Vigilant VehicleManager and display the information on a single interface. Working together, the systems increase coverage while maintaining ease of use through a shared user interface and database.

The M500 is a reliable and comprehensive mobile video solution that will enhance safety, promote accountability, and improve efficiency. It ensures that you always have the critical information needed for smarter, faster decisions to help keep officers and the communities they serve safe.





708-429-8001
15516 South 70th Court
Orland Park, IL 60462

Proposal To: Scott Durano (Oak Forest Police Dept)
708-687-4050 ext. 1204
708-603-3676
sdurano@oak-forest.org

Payment Terms: See conditions below
Proposal #2101936865
Date Mar 3, 2025

Prices listed is our CASH price. All credit and debit card transactions will be assessed a 3.5% fee

2025 Dodge Durango

Solution 1

XPEL CS Black

Safety And Color Stability Like Never Before

- Achieve the privacy you desire
Reduces the sun's glare, enhancing visibility and reducing eyestrain
Will not interfere with radio, cellular, or bluetooth signals
Blocks solar heat radiation to keep your vehicle at a comfortable temperature and improve fuel efficiency

\$ 220.00

Solution 2

XPEL XR Black

Extreme Performance, Exceptional Quality

- High performance without sacrificing clarity and color
Blocks the vast majority of the sun's heat-causing infrared radiation
Keeps your interior cool and improves fuel efficiency
Will not interfere with radio, cellular, or bluetooth signals
Nano-ceramic construction that's more effective than traditional metallized or dyed films

\$ 300.00

Solution 3

XPEL XR Plus

The Pinnacle Of High Performance Tint, Period.

- Cool look with extreme performance
Multilayer nano-ceramic particle technology
Ultra-high performance without reducing outbound visibility
Will not interfere with radio, cellular, or bluetooth signals

\$ 400.00

Solution 4 [View Details](#) [View Photos](#)

### **XPEL CS Black**

Safety. And Color Stability Like Never Before.

- Achieve the privacy you desire
- Reduces the sun's glare, enhancing visibility and reducing eyestrain
- Will not interfere with radio, cellular, or bluetooth signals
- Blocks solar heat radiation to keep your vehicle at a comfortable temperature and improve fuel efficiency.

**\$ 120.00**

Solution 5 [View Details](#) [View Photos](#)

### **XPEL XR Black**

Extreme Performance. Exceptional Quality.

- High performance without sacrificing clarity and color
- Blocks the vast majority of the sun's heat-causing infrared radiation
- Keeps your interior cool and improves fuel efficiency
- Will not interfere with radio, cellular, or bluetooth signals
- Nano-ceramic construction that's more effective than traditional metallized or dyed films

**\$ 150.00**

Solution 6 [View Details](#) [View Photos](#)

### **XPEL XR Plus**

The Pinnacle Of High Performance Tint. Period.

- Cool look with extreme performance
- Multilayer nano-ceramic particle technology
- Ultra-high performance without reducing outbound visibility
- Will not interfere with radio, cellular, or bluetooth signals

**\$ 180.00**

Please review our offer and approve below. To speed up the scheduling process, you may provide your preferred install date and any notes you would like to add below.

All Automotive installations will be paid in full at time of completion.

All Architectural installations require 50% deposit with total due at completion.

Please note all credit and debit card transactions will be assessed a 3.5% transaction fee.

**Prime CS Complete(inc. all sides & rear glass) XPEL CS Black**

**\$ 220.00**

**TOTAL**

**\$ 220.00**

What our customers are saying:

 Mark Cruz  
2 months ago



I have had two cars done and very happy with the work. One was a 2015 and the tint is still perfect.

Chico Tucker  
4 months ago



Kind people Good job Please go do bussiness with the best in Illinois. Did I mention super low prices

John P  
6 months ago



Have used them on multiple vehicles... Great job as always.. Got me in and out in about 40 minutes... Definitely would recommend them to others...

 Sean Murphy  
4 months ago



Very helpful staff worked with me to get the shade I'm looking for and couldn't be happier

jose chavarria  
6 months ago



Great job very happy with the results. People there are very nice and helpful

Jim Fraser  
8 months ago



Had a great experience with tint to U would recommend them to all my friends

[View More Reviews](#)

Payment is due upon completion unless otherwise noted on order. All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard prices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation Insurance. This proposal may be withdrawn by us if not accepted within 14 days.

Warranty: Tint To U Glass Tinting, Inc. flat glass installations are warranted directly by the film manufacturer. Please refer to the warranty certificate issued at the time of installation for details. Tint To U Glass Tinting, Inc. will serve as the authorized dealer. Industry standards allow for an exposed glass area between the edge of the film and the window frame. This is essential in order to allow for proper sealing. After installation you may notice a wet or cloudy appearance. This is normal and will dry out within 30 days. Tint To U Glass Tinting, Inc. is not responsible for broken glass after installation. Please refer to the window film manufacturers warranty for any additional coverage.

Powered By [TintWiz](#)

# Onsite Communications USA, Inc.

8008 W. 171<sup>st</sup> Street  
Tinley Park, IL 60477  
Phone: (708) 429-0234 . Fax: (708) 429-9566

## QUOTATION

March 3, 2025

### **Customer Information :**

City of Oak Forest Police Department . 15440 S. Central Ave . Oak Forest, IL 60452  
Attn: Scott Durano . Phone: 708.687.4050 Ext. 1204 . [sdurano@oak-forest.org](mailto:sdurano@oak-forest.org)

<b>Quantity</b>	<b>Description</b>	<b>Unit Price</b>	<b>Total Price</b>
1	Kenwood NX-5700K Vhf Mobile Radio 136-174 MHZ 50 Watts, 1024 Channels 128 Zones, Color LCD Screen	\$ 860.00	\$ 860.00
	<b>P25 Options:</b>		
1	Kenwood KWD-5100CV License Key P25 Conventional	\$ 447.00	\$ 447.00
1	Kenwood KWD-5105VT License Key P25 Voting Scan	\$ 95.00	\$ 95.00
1	Kenwood KWD-2107EE License Key for P25 ARC4 Enhanced Encryption	N/C	\$ N/C
1	Kenwood KWD-AE31K AES & DES Encryption Module Multi-Key	\$ 485.00	\$ 485.00
1	Kenwood L-5008 KWD-AE31K Labor Install	\$ 60.00	\$ 60.00
		<b>Total</b>	<b>\$ 1,947.00</b>

**Quote Good for 30 Days!**

**Richard T. Maloney**, Sales & Service Representative  
[richmaloney@onsite2way.com](mailto:richmaloney@onsite2way.com)  
Mobile: 708.259.2958

**Chicago Parts & Sound, LLC**  
**Police Department Systems**  
**7701 183rd Street**  
**Tinley Park, IL 60477**

Quote

Date	Estimate #
3/6/2025	5321

Oak Forest Police Department  
 15440 South Central Ave.  
 Oak Forest, IL 60452

Make/Model	Year
Dodge/Durango	2024

We are pleased to offer you the following price quotation

Customer Phone		Customer Fax		Attn :	
708-687-1376		708-687-6218		Scott Durano	
Item	Qty	Description	Amount	Total	
3492L6S	1	Code 3 Light And Siren Controller	525.00	525.00	
C3900U	1	100W speaker and bracket	350.00	350.00	
C3RNRDC-24L-BW...	1	outliner bar 24inch,r/w b/w installed in grille	375.00	375.00	
PK1130DUR11	1	11+ Durango XL partition,sliding window,coated	1,099.00	1,099.00	
S6705D18OSB	1	Durango plastic seat with barrier/outboard belts	1,799.00	1,799.00	
C-ARM-101	1	Top mount arm rest	119.50	119.50	
C-Cup2-I	1	Dual internal cup holder	59.50	59.50	
C-Map-5	1	Havis 12 inch Side Mount Map light	59.50	59.50	
21TRPL47A2RB	1	Code 3 47 In. Red/Blue Led Light Bar W/Pre- empt 16-33818-C	1,699.00	1,699.00	
ETFSSN-P	1	Solid state tail light flasher	185.00	185.00	
LXEXLPBKTR-PIU	1	Rear License Plate bracket	39.50	39.50	
ULTMCRB	2	Red/blue installed on license plate bracket	185.00	370.00	
MBD25	1	3/4 Brass Mount, 25' Teflex Coax	39.50	39.50	
MTS626S-RB	1	Mega thin stick red/blue installed in rear window	795.00	795.00	
WB67NPD1&	1	Pro-Gard window bars vertical steel	365.00	365.00	
CG-X	1	Power timer	74.50	74.50	
POWERHARNESH	1	Power harness and appropriate fuses	425.00	425.00	
Labor/R	1	Install Customer Supplied Motorola CDM 1250 Radio, antenna, Dual Head Radar, Watch Guard Video System, Ipad Dock, Gun Vault, Havis console, and activate factory flasher.	975.00	975.00	
MAGMIC	2	Magnetic Mic	30.00	60.00	
C-MCB	2	Mic clip bracket	12.50	25.00	
M180SMC-BW	1	M180 MultiColor,blue/white installed on mirror	239.00	239.00	
M180SMC-RW	1	M180 MultiColor,red/white installed on mirror	239.00	239.00	
BSM-BKT-DUR	1	Durango under mirror bracket	79.00	79.00	
			<b>Total</b>	<b>\$9,996.00</b>	
Phone #		Fax #			
708.263.0120		708.407.8343			

# Chicago Parts & Sound

1150 Lively Blvd.  
Elk Grove Village, IL 60007

## Invoice

Date	Estimate #
3/6/2025	5320

Oak Forest Police Department  
15440 South Central Ave.  
Oak Forest, IL 60452

Make/Model	Year
Dodge/Durango	2025

We are pleased to offer you the following price quotation

Customer Phone		Customer Fax		Attn :	
708-687-1376		708-687-6218		Scott Durano	
Item	Qty	Description	Amount	Total	
		Detective Durango			
C3900U	1	Speaker with bracket	350.00	350.00	
3599L5	1	H2 Covert remote light and siren control	525.00	525.00	
39-30008-CM	1	Thin Supervisor front windshield r/b/w/	1,199.00	1,199.00	
CZMATSIB	1	Serial interface box Code 3	175.00	175.00	
C3RNRDC-24L-BW...	1	outliner bar 24inch,r/w b/w installed in grille	375.00	375.00	
ETFBSSN-P	1	Solid state tail light flasher	185.00	185.00	
POWERHARNES	1	Power harness and appropriate fuses	325.00	325.00	
ULT6MC-RB	2	6 led Mega Thin surface mount,red/blue installed in rear side window	185.00	370.00	
XT4LBKT	2	XT4 Universal L-bracket 90 degree	7.50	15.00	
Labor	1	Install customer supplied gun vault	175.00	175.00	
MBD25	1	3/4 Brass Mount, 25' Teflex Coax	39.50	39.50	
MTS626S-RB	1	Mega thin stik red/blue installed in rear window	795.00	795.00	
NPN-TINT	1	Front door tint and windshield strip	250.00	250.00	
MDASHCPE	1	Nova Pre-Emption	425.00	425.00	
				<b>Total</b>	\$5,203.50
Phone #		Fax #			
708.263.0120		708.407.8343			



Thank you for choosing CDW. We have received your quote.

Hardware      Software      Services      IT Solutions      Brands      Research Hub

## QUOTE CONFIRMATION

**AARON BEATTY,**

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PJFW551	3/12/2025	PJFW551	1251013	\$748.63

### QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Brother RJ-4230B 203 dpi Direct Thermal Printer Mfg. Part#: RJ4230B Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	1	5897851	\$555.30	\$555.30
TG3 Electronics BLTX Series - keyboard - coiled cable, no logo - with touch Mfg. Part#: 590GBL000138 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	1	5417686	\$193.33	\$193.33

<b>SUBTOTAL</b>	\$748.63
<b>SHIPPING</b>	\$0.00
<b>SALES TAX</b>	\$0.00
<b>GRAND TOTAL</b>	<b>\$748.63</b>

### PURCHASER BILLING INFO

**Billing Address:**  
CITY OF OAK FOREST  
A/P-COLLEEN JUL  
15440 CENTRAL AVE  
OAK FOREST, IL 60452-2195  
**Phone:** (708) 687-4050  
**Payment Terms:** NET 30-VERBAL

### DELIVER TO

**Shipping Address:**  
CITY OF OAK FOREST  
A/P-COLLEEN JUL  
15440 CENTRAL AVE  
OAK FOREST, IL 60452-2195  
**Phone:** (708) 687-4050  
**Shipping Method:** DROP SHIP-GROUND

### Please remit payments to:

CDW Government  
75 Remittance Drive  
Suite 1515  
Chicago, IL 60675-1515



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Notifications Sign In Cart

# Brother printer vehicle cradle

MFG # PA-CR-002A CDW # 5901502 UNSPSC 44103100

~~\$94.00~~ Save \$16.20

**\$77.80**

Advertised Price

Not Yet Reviewed (0)



1  Availability: 157 units In Stock  
Get it Fri, Mar 14 by a CDW partner  
Est. delivery date for 60601

Add to Cart

Add to Compare

[Save to Favorites](#)

## Quick Tech Specs

- Connectivity: Power and USB
- Compatible with Brother RuggedJet 4230BL Direct Thermal Printer

**Chicago Parts & Sound, LLC**  
**Police Department Systems**  
 7701 183rd Street  
 Tinley Park, IL 60477

**Quote**

Date	Estimate #
3/6/2025	5322

Oak Forest Police Department  
 15440 South Central Ave.  
 Oak Forest, IL 60452

Make/Model	Year
Dodge/Durango	2025

We are pleased to offer you the following price quotation

Customer Phone		Customer Fax		Attn :	
708-687-1376		708-687-6218		Scott Durano	
Item	Qty	Description	Amount	Total	
DD38KIT	1	Dodge Durango vault install bracket kit	379.00	379.00	
				<b>Total</b>	
				379.00	
Phone #		Fax #			
708.263.0120		708.407.8343			



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

DATE: March 17, 2025  
TO: Mayor Kuspa, City Council  
FROM: Scott A. Durano, Chief of Police  
SUBJECT: Approval of Memorandum of Agreement between the Bureau of Alcohol, Tobacco, Firearms, and Explosives and the Oak Forest Police Department

## Background

This Memorandum of Agreement (MOA) would be retroactive to 2023. The Oak Forest Police Department has a professional working relationship with the ATF since 2023. This MOA allows members of the Oak Forest Police Department the opportunity to work with the ATF, where additional investigative resources can be allocated for our cases. This MOA also provides an opportunity for cost reimbursement for the investigators time while tasked to the ATF.

## Recommendation

Staff recommends the approval of the Memorandum of Agreement as this provides an opportunity for our agency to utilize additional resources and expand our investigators knowledge.

## Action Requested

Approval Memorandum of Agreement between the Bureau of Alcohol, Tobacco, Firearms, and Explosives and the Oak Forest Police Department

---



**U.S. Department of Justice**

Bureau of Alcohol, Tobacco,  
Firearms and Explosives

Washington, DC 20226  
www.atf.gov

**MEMORANDUM OF AGREEMENT**

*Renew*

**Between the  
Bureau of Alcohol, Tobacco, Firearms and Explosives  
and  
Oak Forest Police Department  
for  
Reimbursement of Overtime Salary Costs  
associated with  
ATF TASK FORCE**

\*\*\*\*\*

This Memorandum of Agreement (MOA) is entered into by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), headquartered in Washington, D.C., and the Oak Forest Police Department, headquartered in Oak Forest, IL, for the purpose of reimbursement of overtime salary costs and other costs, with prior ATF approval, including but not limited to travel, fuel, training, and equipment, incurred by the Oak Forest Police Department in providing resources to assist ATF.

Payments may be made to the extent they are included in ATF's Fiscal Year Plan and the monies are available to satisfy the request(s) for reimbursable overtime expenses.

**I. DURATION OF THIS MEMORANDUM OF AGREEMENT**

This MOA is effective with the signatures of all parties, and if signed on different dates the later date. This MOA terminates at the close of business on September 30, 2027, subject to Section VII of the MOA.

**II. AUTHORITY**

This MOA is established pursuant to the following provisions:

1. Title 28, U.S.C., Section 524(c), the Department of Justice, Assets Forfeiture Fund, which provides for the payment of overtime salaries, travel, fuel, training, equipment and other similar costs of State and local law enforcement officers that are incurred in a joint asset forfeiture law enforcement operation with a Federal law enforcement agency participating in the Assets Forfeiture Fund initiative.

2. Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Bill, which provides for the reimbursement of overtime salary costs of local, county, or State law enforcement agencies incurred while assisting ATF in joint law enforcement operations.
3. Title 28, U.S.C., Section 530C, which provides that the activities of the Department of Justice (including any bureau, office, etc.) may be carried out through any means, including through contracts, grants, or cooperative agreements with non-Federal parties.

**This Memorandum of Agreement (MOA) is not a funding allocation document.**

**III. PURPOSE OF THIS MEMORANDUM OF AGREEMENT**

This MOA establishes the procedures and responsibilities of both the Oak Forest Police Department and ATF for the reimbursement of certain overtime and other pre-approved expenses incurred pursuant to the authority in Section II.

**IV. NAME OF JOINT OPERATION/TASK FORCE (if applicable)**

The name of this joint operation/task force: ATF TASK FORCE

**V. CONDITIONS AND PROCEDURES**

- A. The Oak Forest Police Department shall assign officer(s) to assist ATF in investigations of Federal, state, and local laws. To the maximum extent possible, the officer(s) will be assigned on a dedicated, rather than rotational basis. The Oak Forest Police Department shall provide ATF with the name(s), title(s), and employee identification number(s) of the officer(s) assigned to the investigation.
- B. The Oak Forest Police Department shall provide ATF, within ten (10) calendar days of the signing of this MOA, with a contact name, title, telephone number and address. The Oak Forest Police Department shall also provide the name of the official responsible for providing audit information under paragraph VI of this MOA, and the name of the official authorized to submit an invoice to ATF under paragraph V, subparagraph E.
- C. The Oak Forest Police Department shall provide ATF, within ten (10) calendar days of the signing of this agreement, with the financial institution where the law enforcement agency wants the Electronic Funds Transfer (EFT) payment deposited for reimbursement. The mechanism for this is the Unified Financial Management System (UFMS) Vendor Request Form. Within the UFMS Vendor Request form, the DUNS Number should be provided (DUNS – Data Universal Numbering System, identifies business entities on a location-specific basis) under section 12. When completed, forward this form to the appropriate ATF field office address:

ATF, ATTN: GS Joseph Gallagher, 175 W Jackson Blvd, Ste. 1500, Chicago, IL 60604

- D. The Oak Forest Police Department may request reimbursement for payment of overtime expenses and other costs with prior ATF approval, including but not limited to travel, fuel, training, and equipment, directly related to work performed by its officer(s) assigned as members of a joint operation/task force with ATF for the purpose of conducting an official investigation.
- E. Invoices submitted to ATF for the payment of expenses must be submitted on the appropriate forms as provided by ATF. The invoice shall be signed by an authorized representative of the Oak Forest Police Department and submitted to ATF field office for signature and verification of the invoice.
- F. The Oak Forest Police Department will submit all requests for reimbursable payments, together with the appropriate documentation, to ATF by the 10th day of each subsequent month that the agency is seeking reimbursement.
  - (1) If the reimbursement request is not received by the ATF field office by the 10th of the subsequent month, the ATF field office will advise the agency, in writing, that the reimbursement request is late, and if the reimbursement request is not received within the next 10 working days, the overtime costs will not be reimbursed.
  - (2) No waivers or extensions will be granted or honored. The Oak Forest Police Department will submit the request for reimbursement via mail, email, or fax to the following address:

ATF, ATTN: GS Joseph Gallagher, 175 W Jackson Blvd, Ste. 1500,  
Chicago, IL 60604, Joseph.Gallagher@atf.gov
- G. The ATF Supervisor shall be responsible for certifying that the request is for overtime expenses incurred by the Oak Forest Police Department for participation with ATF during the joint operation/task force. The responsible State or local official shall also certify that requests for reimbursement of expenses have not been made to other Federal law enforcement agencies.
- H. The Oak Forest Police Department acknowledges that they remain fully responsible for their obligations as the employer of the officer(s) assigned to the joint operation/task force and are responsible for the payment of the overtime earnings, withholdings, insurance coverage, and all other requirements by law, regulations, ordinance or contract regardless of the reimbursable overtime charges incurred.
- I. All reimbursable hours of overtime work covered under this MOA must be approved in advance by the ATF supervisor.

- J. All sworn State, county and local law enforcement officers cannot exceed the fiscal year reimbursement cap, which is the equivalent of 25 percent of a GS-12, Step-1 salary. Sworn law enforcement officers in the State, county or local law enforcement agency assigned to cover when a TFO/Special Deputy or other sworn law enforcement officer, has been called away on an ATF matter, shall not be reimbursed with SLOT funds.
- K. Any Sworn State, county and local law enforcement officer receiving funding from multiple sources, such as Organized Crime Drug Enforcement Task Force (OCDETF) or High Intensity Drug Trafficking Area (HIDTA), cannot exceed the fiscal year salary cap when all funding is combined; it is the RAC/GS's responsibility to ensure that the officer does not receive double funding in excess of the fiscal year cap.
- L. The ATF supervisor will forward all approved reimbursement requests to the Division Chief, Asset Forfeiture & Seized Property Division for payment.
- M. **This document (MOA) does not obligate funds.** Funding authority, with maximum reimbursement costs to any one law enforcement officer during the fiscal year (October 1 – September 30); will be provided through other documents. The agency will receive an allocation confirmation from the field division.

If available, the funding for fiscal years 2023, 2024, 2025, 2026 and 2027 is contingent upon annual appropriation laws, Title 28, U.S.C., Section 524(c), annual appropriations, and Title 31, U.S.C., Section 332.

If available, funding allocations for reimbursement of expenses will be transmitted through a separate document.

## VI. **PROGRAM AUDIT**

This MOA and its procedures are subject to audit by ATF, the Department of Justice, Office of Inspector General, the Government Accountability Office, and other auditors authorized by the Federal government. The Oak Forest Police Department agrees to permit such audits and agrees to maintain all records relating to these transactions for a period of not less than three years; and in the event of an on-going audit, until such time as the audit is completed.

These audits include reviews of any and all records, documents, reports, accounts, invoices, receipts, or expenditures relating to this agreement; as well as, the interview of any and all personnel involved in these transactions.

**VII. REVISIONS**

The terms of this MOA may be amended upon written approval by the original parties, or their designated representatives. Any amendment to this MOA becomes effective upon the date of approval as stated in the amendment. Either party can cancel this MOA upon 60-calendar day's written notice to the other party. The ATF will only process request for overtime for overtime incurred before the date of cancellation, absent a specific written agreement to the contrary.

**VIII. NO PRIVATE RIGHT CREATED**

This is an internal Government agreement between ATF and the Oak Forest Police Department and is not intended to confer any right or benefit to any private person or party.

**IX. LIMITATIONS**

- A. The relationship between the Parties to this Agreement is and shall remain that of independent departments and agencies. Nothing herein shall be construed to imply either Party's employees are employees of the other.
- B. A determination that any term of this MOA is invalid for any reason shall not affect The validity of the remaining terms.
- C. The obligations in this MOA are subject to the availability of the necessary resources to the Parties. No provision of this MOA shall be interpreted to require obligation or payment of funds in violation of the Anti-deficiency Act, 31 U.S.C. Section 1341, or other applicable laws.
- D. Each Party shall assume the responsibility and liability for the acts and omissions of its own employees or agents in connection with the performance of their obligations under this Agreement that are executed within the scope of their employment, including claims for injury, loss or damage to personal property or death, except in the case of the federal Government, liability shall be determined pursuant to the Federal Tort Claim Act (FTCA – 28 U.S.C. Section 1346).
- E. The mutual covenants and terms, and any applicable MOUs, represent the entire Agreement and understanding of the Parties with respect to the subject matter hereof, and supersede all prior and contemporaneous agreements and understandings relative to such subject matters. No representations or statements of any kind made by either Party, which are not expressly stated herein, shall be binding on such Party.

- F. Failure or delay on the part of any Party to exercise any right, remedy, power or privilege hereunder shall not operate as a waiver thereof. A waiver, to be effective, must be in writing and signed by the Party making the waiver. A written waiver of a default shall not operate as a waiver of any other default or of the same type default on a future occasion.
- G. The terms and provisions in this Agreement shall be construed under the Applicable federal statutes and regulations.

**X. SIGNATURES AND ACKNOWLEDGEMENT**

- A. By subscription of their signatures below, the Parties represent and warrant that they are duly authorized to enter into this MOA on behalf of ATF and Oak Forest Police Department respectively.
- B. By subscription of their signatures below, the Parties acknowledge that they have read, understand, and intend to abide by the terms of this MOA.

Digitally signed by Jason Reid  
 Jason Reid  
 Date: 2023.02.13 11:14:34 -06'00'

\_\_\_\_\_  
 Jason Reid  
 Chief  
 Oak Forest Police Department

Date: \_\_\_\_\_

JEFFREY MATTHEWS  
 Digitally signed by JEFFREY MATTHEWS  
 Date: 2023.02.13 20:24:43 -06'00'

\_\_\_\_\_  
 Jeffrey Matthews  
 Acting Special Agent in Charge  
 Chicago Field Division  
 ATF

Date: \_\_\_\_\_

IHOR KOLCIO  
 Digitally signed by IHOR KOLCIO  
 Date: 2023.02.08 19:58:40 -05'00'

\_\_\_\_\_  
 I Stephan Kolcio  
 Acting Deputy Chief Financial Officer  
 Office of Management  
 ATF

Date: \_\_\_\_\_



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

**DATE:** MARCH 25, 2025  
**TO:** CITY COUNCIL  
**FROM:** MICHAEL SALAMOWICZ, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** RENEWAL OF A 5-YEAR AGREEMENT WITH CORE & MAIN FOR THE SENSUS ANALYTICS

## **Background**

In 2020, the City entered into a 5-year agreement with Core & Main for use of the Sensus Analytics platform. Sensus Analytics is the platform that the City's meter reading system uses, providing data and reports for all of the City's water meters. With the use of this system, the City is able to get real time reads, historical data and various alarms triggered by the meters. In addition, we are able to see if any meters are not communicating with the tower, and if so, how many. We are also able to use this system to determine high water usage for customers, which is performed weekly.

As the current 5-year agreement has expired, we are seeking to enter into a new 5-year agreement for the Sensus Analytics. Attached is a cost summary for the years 2025-2029. It should be noted that Core & Main is the sole provider of the Sensus Analytics platform in the State of Illinois.

2025	\$14,678.68
2026	\$15,119.05
2027	\$15,572.61
2028	\$16,039.80
2029	\$16,250.98

## **Action Requested**

Approval of a new 5-year agreement with Core & Main for the Sensus Analytics platform, beginning in 2025.

## **Recommendation**

Staff recommends execution of a new 5-year agreement with Core & Main for the Sensus Analytics platform, beginning in 2025.

Jim Grillo  
Director of Sales, Mid-Western Region  
612-867-3283  
jim.grillo@xylem.com



December 4, 2024

To Whom It May Concern:

Sensus, a Xylem brand, is pleased to announce that **Core & Main – Illinois** is the exclusive Authorized Distributor of Sensus products and a Value-Added Reseller (VAR) for Sensus Services such as SaaS and NaaS in the state of Illinois for 2025.

Please contact your Core & Main representative for all of your Sensus needs. Purchasing Sensus products and services from the authorized distributor for your area ensures that your products will be properly supported and warranted.

We look forward to the opportunity of providing your firm with quality water measurement equipment and support in the near future. Please feel free to contact me at [jim.grillo@xylem.com](mailto:jim.grillo@xylem.com) regarding this or any other matter.

Sincerely

A handwritten signature in black ink, appearing to read "J. Grillo".

James C. Grillo  
Director of Sales, Mid-Western Region  
Sensus, a Xylem Brand



# QUOTATION

Date: March 6, 2025  
 City/Village of: Oak Forest  
 Attn: Michael Salamowicz

**Subject: Oak Forest 2025 Quotation for Sensus FlexNet AMI System**

Product	Qty.	UNIT PRICE		EXTENSION
<b>Sensus Analytics SaaS Integration and Hosting Fees</b>				
Annual Sensus Analytics SA/RNI Hosting Fee 10K Services Year 6	1	\$14,678.68	annual	\$14,678.68
Annual Sensus Analytics SA/RNI Hosting Fee 10K Services Year 7	0	\$15,119.05	annual	\$0.00
Annual Sensus Analytics SA/RNI Hosting Fee 10K Services Year 8	0	\$15,572.61	annual	\$0.00
Annual Sensus Analytics SA/RNI Hosting Fee 10K Services Year 9	0	\$16,039.80	annual	\$0.00
Annual Sensus Analytics SA/RNI Hosting Fee 10K Services Year 10	0	\$16,520.98	annual	\$0.00
<b>Section Total:</b>				<b>\$14,678.68</b>
<b>Extended Warranties, Training, Management Fee</b>				
Annual Infrastructure Maintenance Agreement Year 7	1	\$2,200.00	per M400	\$2,200.00
<b>Section Total:</b>				<b>\$2,200.00</b>
<b>Overall Total:</b>				<b>\$16,878.68</b>

**NOTE:**

- \* Pricing and installation does not include software interface to billing system.
- \* Hosting Services 3% annual increase after Year 5.
- \* Final project pricing shall be determined by actual meter quantities supplied and installed.
- \* Pricing does not include Payment/Performance Bond.

Prices are good until **December 31, 2029**. Delivery can be made from stock to within twelve (12) weeks from receipt of your purchase order. Our terms of payment are net thirty (30) days.

Sincerely,

**Chad Capps**  
 Territory Manager



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

DATE: March 20, 2025  
TO: City Council  
FROM: Michael Salamowicz – Director of Public Works  
SUBJECT: 2025 MFT Paving Program – Illinois Department of Transportation – MFT Resolutions

## Background

For the City to expend Motor Fuel Tax (MFT) funds in 2025, the City must approve the appropriate Illinois Department of Transportation (IDOT) documents. This includes the attached Resolution for Maintenance Under the Illinois Highway Code.

The City is estimating that \$1,500,000 of MFT funds will be expended on the 2025 MFT Road Program, which includes design and construction engineering costs.

## Action Requested

Adoption of the Illinois Department of Transportation Resolution for Maintenance Under the Illinois Highway Code, for the expenditure of MFT Funds, in the amount of \$1,500,000.

## Recommendation

Staff recommends approval of the Illinois Department of Transportation Resolution for Maintenance Under the Illinois Highway Code, for MFT Funds, for the 2025 MFT Road Program, in the amount of \$1,500,000.

---



Resolution for Maintenance Under the Illinois Highway Code

Table with 5 columns: District, County, Resolution Number, Resolution Type, Section Number. Values: 1, Cook, [blank], Original, 25-00000-00-GM

BE IT RESOLVED, by the Council of the City of Oak Forest Illinois that there is hereby appropriated the sum of One Million and Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00)

of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 05/01/25 to 04/30/26

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that City of Oak Forest shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I Nicole Tormey City Clerk in and for said City of Oak Forest in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the

Council of Oak Forest at a meeting held on

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of Month, Year

(SEAL, if required by the LPA)

Clerk Signature & Date

Empty box for Clerk Signature & Date

APPROVED

Regional Engineer Signature & Date Department of Transportation

Empty box for Regional Engineer Signature & Date



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

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**DATE:** March 25, 2025  
**TO:** Mayor Kuspa, City Council  
**FROM:** Paul Ruane, Assistant Director of Community and Economic Development  
**SUBJECT:** Ordinance 2025-03-10600, Ordinance 2025-03-10610, Ordinance 2025-03-10620; approving the amendment to the City of Oak Forest Cicero Avenue Tax Increment Financing District (TIF District #6 Amended) Redevelopment Project Area Redevelopment Plan and Project, designating the amendment to the City of Oak Forest Cicero Avenue Tax Increment Financing District (TIF District #6 Amended) Redevelopment Project Area, and adopting the amended City of Oak Forest Cicero Avenue Tax Increment Financing District (TIF District #6 Amended)

### Background

The City, TIF consultant firm Ryan, and legal counsel Klein, Thrope, and Jenkins have been working on this project for nearly a year. The process began with the Illinois General Assembly requiring sign-off from state legislators. Since then, we have updated the plan and project area, published the TIF interested parties registry, announced the availability of the eligibility study report and TIF plan, held various meetings (such as the Joint Review Board Meeting and Public Hearing), mailed notices to taxing bodies and residential properties within 750 feet of the project, and posted the required notices in the newspaper.

A proposed mixed-use development at the former Ace Hardware site (15541 S. Cicero Avenue) is planned. The development includes a 5,000 square foot commercial building along Cicero Avenue and 29 townhomes in the rear of the property.

### Action Requested

Approval of Ordinances 2025-03-10600, 2025-03-10610, and 2025-03-10620 approving the Redevelopment Project Area Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting the amended City of Oak Forest Cicero Avenue Tax Increment Financing District.

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CITY OF OAK FOREST

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ORDINANCE NO. 2025-03-10600

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**AN ORDINANCE APPROVING THE CITY OF OAK FOREST CICERO AVENUE TAX INCREMENT  
FINANCING DISTRICT REDEVELOPMENT PROJECT AREA AMENDED REDEVELOPMENT PLAN  
AND PROJECT**

(Amended TIF District #6)

Passed by the City Council, March 25, 2025

Printed and Published, March 25, 2025

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. 2025-03-1061O

**AN ORDINANCE AMENDING THE CITY OF OAK FOREST CICERO AVENUE TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA**

(Amended TIF District #6)

WHEREAS, pursuant to the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 et seq, as amended, (the "TIF Act"), on November 13, 2013, the City of Oak Forest, Cook County, Illinois (the "City") adopted Ordinance No. 2013-11-0466O, "An Ordinance Designating the City of Oak Forest Cicero Avenue Tax Increment for Financing District Redevelopment Project Area", Ordinance No. 2013-11-0467O, "An Ordinance Adopting Tax Increment Financing for the City of Oak Forest Cicero Avenue Tax Increment for Financing District" and Ordinance No. 2013-11-0465O, "An Ordinance Approving the City of Oak Forest Cicero Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Plan And Project" (hereinafter collectively "TIF District #6"); and

WHEREAS, pursuant to the legislative extension under Public Act 103-1016 and Section 11-74.4-3(n)(J)(3) of the TIF Act, the City proposes to amend the existing Redevelopment Plan to extend the life of TIF District #6 for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years and to amend TIF District #6 to add certain, limited new property to TIF District #6; and

WHEREAS, the City has authorized the preparation of the TIF District Plan and Eligibility Report for these amendments to TIF District #6 addressing the tax increment financing eligibility of the area proposed for extensions and for designation as the amended redevelopment project area for said TIF District #6 (hereinafter referred to as the "Amended Project Area"); and

WHEREAS, the City Council of the City adopted and approved the TIF Plan, with respect to which a public hearing was held on March 11, 2025, and designated the area referred to therein as the Amended Project Area; and

WHEREAS, the City Council of the City thereafter adopted and approved the amended TIF Plan, with respect to which a public hearing was held on March 11, 2025, and it is now necessary and desirable to designate the area referred to therein as the Amended Project Area.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** That the TIF District #6 area established by Ordinance No. 2013-11-0466O, "An Ordinance Designating the City of Oak Forest Cicero Avenue Tax Increment for Financing District Redevelopment Project Area", described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached to Ordinance No. 2013-11-0466O, is hereby amended by adding the new property identified below.

**SECTION 2:** The new property being added by this amendment (hereinafter "Amended Project Area") is located along the west side of Waverly Avenue immediately north of 156th Street. The Amended Project Area is approximately 1.2 acres and is made up of the four tax parcels currently designated as follows:

Tax Parcel 28-15-300-021	15532 Kilpatrick Avenue
Tax Parcel 28-15-300-022	15539 Cicero Avenue
Tax Parcel 28-15-300-023	15539 Cicero Avenue
Tax Parcel 28-15-300-024	15539 Cicero Avenue

The Amended Project Area is located adjacent to TIF District #6 (along its east boundary near its south end) as required pursuant to the Act to allow for implementation of this first amendment and is depicted on that boundary map attached hereto as Exhibit A. The amended map of the TIF District, including the Amended Project Area, is attached hereto as Exhibit B. The legal description of the Amended Project Area is attached hereto as Exhibit C. The legal description of TIF District, with the addition of the Amended Project Area, is attached hereto as Exhibit D.

**SECTION 3:** The City has initiated an extension of the term of the TIF District for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years pursuant to the TIF Act. As authorized by the Illinois Legislature on August 9, 2024, in SB 3563 and signed into law as Public Act 103-1016, said Public Act 103-1016 authorizes the legislative extension for TIF District #6 an additional twelve (12) years from the date of original termination of the TIF District for a total of thirty-five (35) years. Pursuant to said legislative extension under Public Act 103-1016 and Section 11-74.4-3(n)(J)(3) of the TIF Act, the City hereby amends the existing Redevelopment Plan to extend the life of TIF District #6, as amended hereby, for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 5:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED**

This 25<sup>th</sup> Day of March, 2025

**APPROVED** By Mayor

This 25<sup>th</sup> Day of March, 2025

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HENRY L. KUSPA, MAYOR

**ATTEST:**

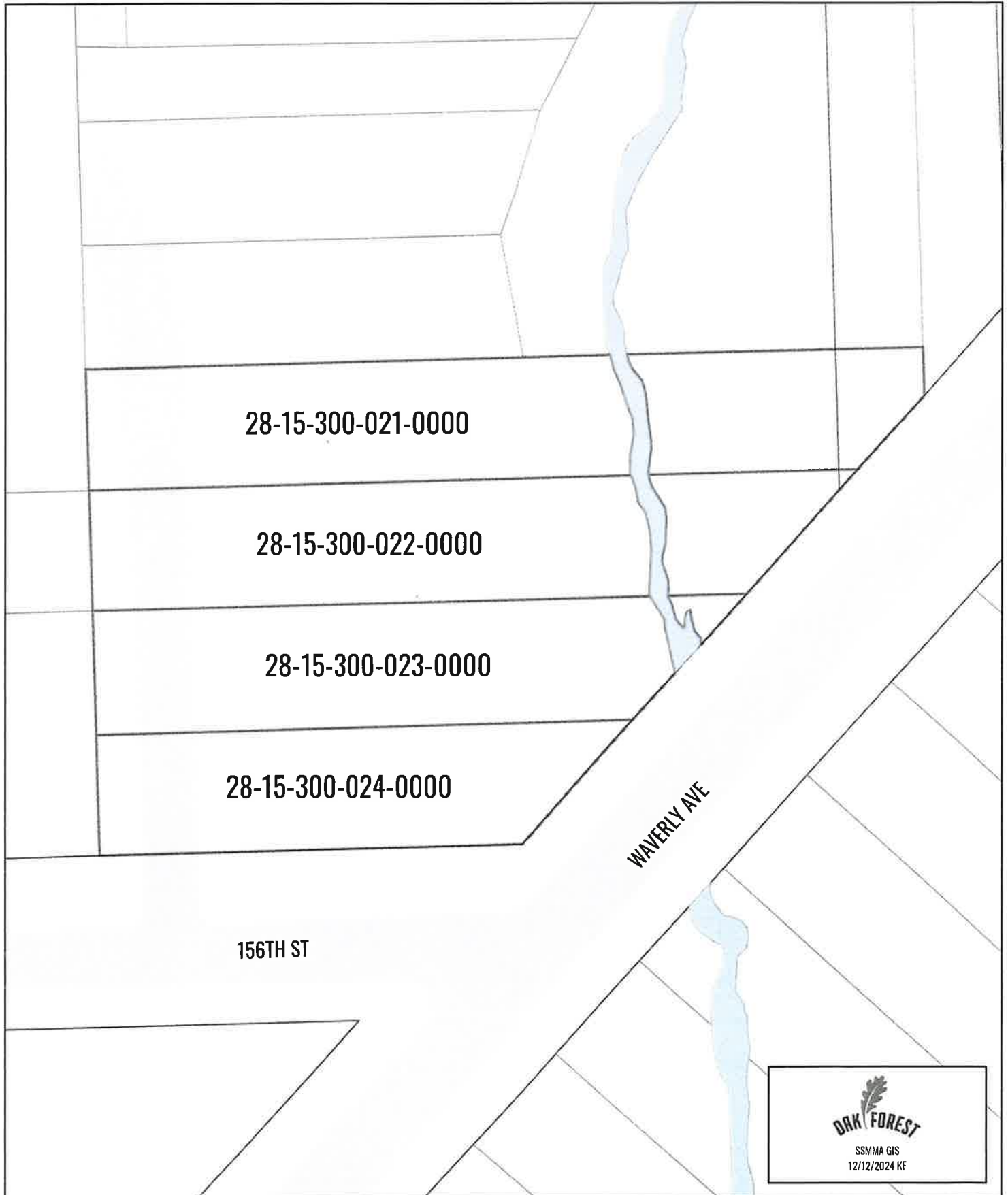
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NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles 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**  
Study Area Map

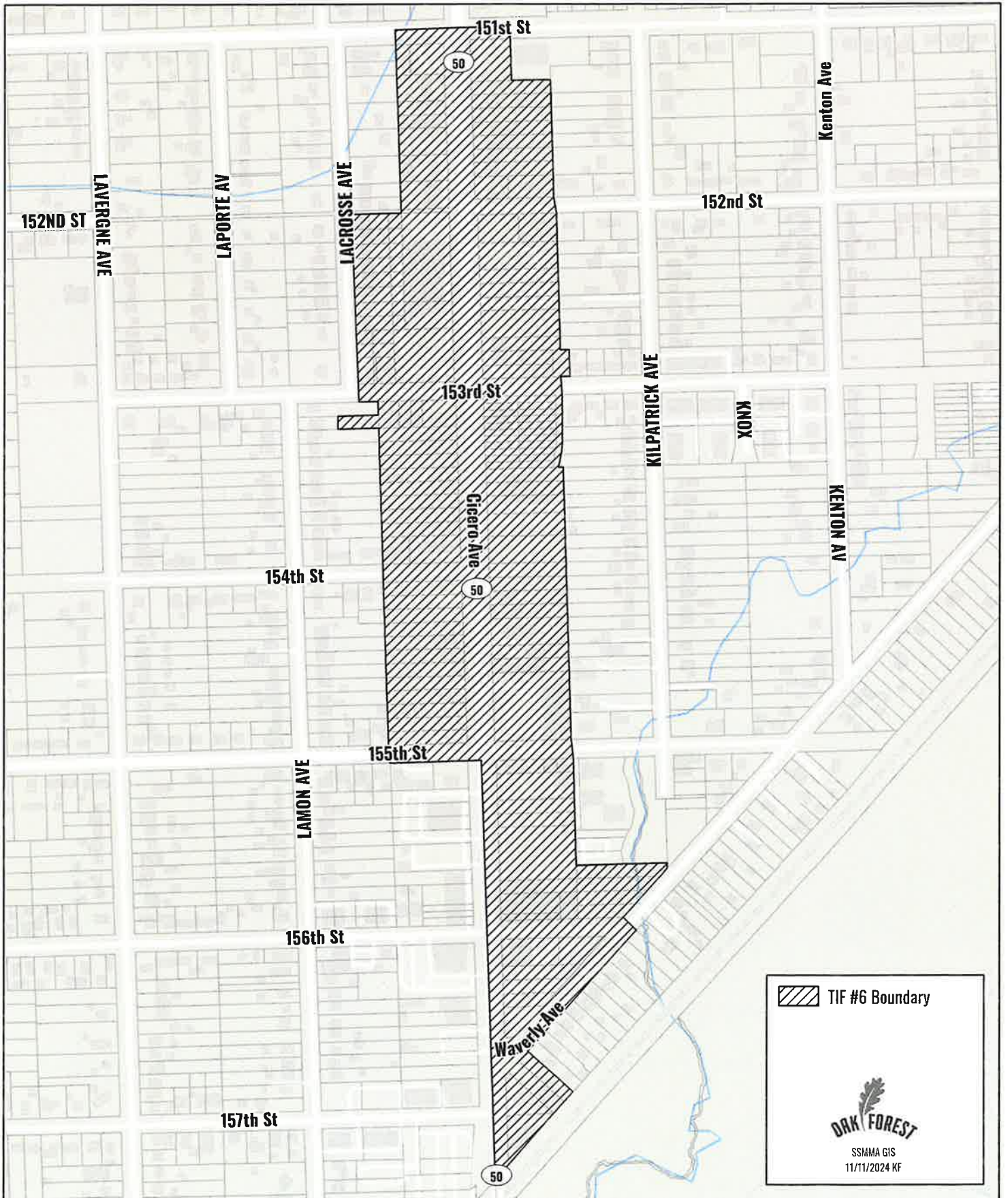
**City of Oak Forest - Cicero Ave Tax Increment Financing (TIF) District  
TIF District #6 – Boundary Map of Study Area**



**Exhibit B**  
Amended Map

# City of Oak Forest - Cicero Ave Tax Increment Financing (TIF) District

## TIF District #6 - Amended Map



### Exhibit C

#### Legal Description of Study Area

LOTS 17 THROUGH 24, INCLUSIVE, OF SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 29, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTH EAST CORNER OF SAID LOT 9, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF KILPATRICK AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID BLOCK 29 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WAVERLY AVENUE; SAID POINT OF INTERSECTION BEING ALSO THE SOUTH EASTERLYMOST CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 10 THROUGH 12, INCLUSIVE, IN SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 12, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF WAVERLY AVENUE AND THE NORTH LINE OF 156<sup>th</sup> STREET

**Exhibit D**  
City of Oak Forest  
Cicero Avenue Tax Increment Financing District  
(TIF District #6)

TIF District #6 Amended Legal Description

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 155TH STREET AND THE WEST RIGHT-OF-WAY LINE OF CICERO AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF BLOCK 28 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 12 OF BLOCK 26 IN SAID SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12, INCLUSIVE, OF SAID BLOCK 26 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 12 OF BLOCK 19 IN SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LOTS 3 THROUGH 12, INCLUSIVE, OF SAID BLOCK 19 TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF LOT 23 OF SAID BLOCK 19; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 23 TO THE EAST LINE OF THE WEST 150 FEET OF SAID LOT 23; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 23; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 23, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 19; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 153RD STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LACROSSE AVENUE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF SAID LACROSSE AVENUE TO THE NORTHWEST CORNER OF LOT H IN SABRE RESUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT H TO THE NORTHEAST CORNER OF SAID LOT H; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 6 IN ARTHUR T. MCINTOSH & CO.'S FOREST HILLS SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 6, INCLUSIVE, IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET AND THE NORTHERLY EXTENSION OF SAID WEST LINE OF LOT 1; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 151ST STREET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 150.00 FEET OF LOTS 15 THROUGH 17 OF BLOCK 6 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST 150.00 FEET OF SAID LOT 15, SAID CORNER BEING ALSO A POINT ON THE NORTH LINE OF LOT 14 OF SAID BLOCK 6 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE EAST

ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 THROUGH 14, INCLUSIVE, OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 18 OF BLOCK 11 IN SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 THROUGH 18, INCLUSIVE, OF SAID BLOCK 11 TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF THE EAST 270 FEET OF SAID LOT 6; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 6, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF 153RD STREET; THENCE WEST ALONG SAID SOUTH LINE OF LOT 6 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 7 IN BARNARD'S RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 2, 3 AND 7 OF SAID RESUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO A POINT ON THE NORTHERLY LINE OF LOT 40 OF BLOCK 18 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE SOUTH ALONG THE EAST LINE OF LOTS 21 THROUGH 40, INCLUSIVE, OF SAID BLOCK 18 TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 24 OF BLOCK 29 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 17 THROUGH 24, INCLUSIVE, OF SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 29, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTH EAST CORNER OF SAID LOT 9, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF KILPATRICK AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID BLOCK 29 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WAVERLY AVENUE; SAID POINT OF INTERSECTION BEING ALSO THE SOUTH EASTERLY MOST CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 10 THROUGH 12, INCLUSIVE, IN SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 12, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF WAVERLY AVENUE AND THE NORTH LINE OF 156th STREET; THENCE SOUTHEASTERLY TO THE NORTHERLY MOST CORNER OF SAID LOT 20 OF BLOCK 31 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 20 THROUGH 31, INCLUSIVE, OF SAID BLOCK 31, BEING ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF WAVERLY AVE. TO THE WESTERLY MOST CORNER OF SAID LOT 31; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 31 TO THE SOUTHERLY MOST CORNER OF SAID LOT 31, SAID CORNER BEING ALSO THE EASTERLY MOST CORNER OF LOT 32 OF SAID BLOCK 31 AND POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND & PACIFIC RAILWAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 32 THROUGH 34, INCLUSIVE, OF SAID BLOCK 31 TO THE SOUTHERLY MOST CORNER OF SAID LOT 34; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CICERO AVENUE AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 34; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF CICERO AVENUE TO THE POINT OF BEGINNING.

PINs: 28-15-100-004, -005, -006, -007, -008, -009, -010, -024, -030, -031; 28-15-104-003, -004, -005, -006, -007, -010, -019, -020, -021, -032, -033, -040; 28-15-109-023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, -044; 28-15-117-001, -002, -006, -007, -008, -009, -010, -013,

-014, -046, -047, -048, -049; 28-15-300-004, -005, -010, -021, -022, -023, -024, -025, -026, -027, -028, -044-1001, -044-1002, -044-1003, -044-1004, -044-1005, -044-1006, -044-1007, -044-1008, -044-1009, -044-1010, -044-1011, -045, -046, -047; 28-15-302-003, -004, -005, -006, -008, -009-1001, -009-1002, -009-1003, -009-1004; 28-15-303-032, -035, -036, -038; 28-16-208-014, -015, -016, -017, -018, -019, -020, -021, -026, -027, -028, -029, -030, -031, -033; 28-16-212-012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 28-16-215-012, -014, -034, -035, -038, -039, -040, -041, -042, -043, -044, -045, -046, -047, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064, -065, -066, -067, -068, -069;

Common Boundary Description: That part of the City of Oak Forest generally bounded by 151st Street on the North; the Rock Island Railroad (Metra) tracks and Waverly Avenue on the South; the Westerly line of those properties abutting the West side of Cicero Avenue between 151st Street and 152nd Street, and between 153rd Street and 155th Street, LaCrosse Avenue from 152nd Street to 153rd Street, and the West line of Cicero Avenue, from 155th Street to the Rock Island Railroad (Metra) tracks, on the West; and the East line of those properties abutting the East side of Cicero Avenue, from 151st Street South to the Rock Island Railroad (Metra) tracks, on the East.

CITY OF OAK FOREST

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ORDINANCE NO. 2025-03-10610

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**AN ORDINANCE AMENDING THE CITY OF OAK FOREST CICERO AVENUE TAX INCREMENT  
FINANCING DISTRICT REDEVELOPMENT PROJECT AREA**

(Amended TIF District #6)

Passed by the City Council, March 25, 2025

Printed and Published, March 25, 2025

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. 2025-03-1061O

AN ORDINANCE AMENDING THE CITY OF OAK FOREST CICERO AVENUE TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA

(Amended TIF District #6)

WHEREAS, pursuant to the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 et seq, as amended, (the "TIF Act"), on November 13, 2013, the City of Oak Forest, Cook County, Illinois (the "City") adopted Ordinance No. 2013-11-0466O, "An Ordinance Designating the City of Oak Forest Cicero Avenue Tax Increment for Financing District Redevelopment Project Area", Ordinance No. 2013-11-0467O, "An Ordinance Adopting Tax Increment Financing for the City of Oak Forest Cicero Avenue Tax Increment for Financing District" and Ordinance No. 2013-11-0465O, "An Ordinance Approving the City of Oak Forest Cicero Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Plan And Project" (hereinafter collectively "TIF District #6"); and

WHEREAS, pursuant to the legislative extension under Public Act 103-1016 and Section 11-74.4-3(n)(J)(3) of the TIF Act, the City proposes to amend the existing Redevelopment Plan to extend the life of TIF District #6 for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years and to amend TIF District #6 to add certain, limited new property to TIF District #6; and

WHEREAS, the City has authorized the preparation of the TIF District Plan and Eligibility Report for these amendments to TIF District #6 addressing the tax increment financing eligibility of the area proposed for extensions and for designation as the amended redevelopment project area for said TIF District #6 (hereinafter referred to as the "Amended Project Area"); and

WHEREAS, the City Council of the City adopted and approved the TIF Plan, with respect to which a public hearing was held on March 11, 2025, and designated the area referred to therein as the Amended Project Area; and

WHEREAS, the City Council of the City thereafter adopted and approved the amended TIF Plan, with respect to which a public hearing was held on March 11, 2025, and it is now necessary and desirable to designate the area referred to therein as the Amended Project Area.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** That the TIF District #6 area established by Ordinance No. 2013-11-0466O, "An Ordinance Designating the City of Oak Forest Cicero Avenue Tax Increment for Financing District Redevelopment Project Area", described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached to Ordinance No. 2013-11-0466O, is hereby amended by adding the new property identified below.

**SECTION 2:** The new property being added by this amendment (hereinafter "Amended Project Area") is located along the west side of Waverly Avenue immediately north of 156th Street. The Amended Project Area is approximately 1.2 acres and is made up of the four tax parcels currently designated as follows:

Tax Parcel 28-15-300-021	15532 Kilpatrick Avenue
Tax Parcel 28-15-300-022	15539 Cicero Avenue
Tax Parcel 28-15-300-023	15539 Cicero Avenue
Tax Parcel 28-15-300-024	15539 Cicero Avenue

The Amended Project Area is located adjacent to TIF District #6 (along its east boundary near its south end) as required pursuant to the Act to allow for implementation of this first amendment and is depicted on that boundary map attached hereto as Exhibit A. The amended map of the TIF District, including the Amended Project Area, is attached hereto as Exhibit B. The legal description of the Amended Project Area is attached hereto as Exhibit C. The legal description of TIF District, with the addition of the Amended Project Area, is attached hereto as Exhibit D.

**SECTION 3:** The City has initiated an extension of the term of the TIF District for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years pursuant to the TIF Act. As authorized by the Illinois Legislature on August 9, 2024, in SB 3563 and signed into law as Public Act 103-1016, said Public Act 103-1016 authorizes the legislative extension for TIF District #6 an additional twelve (12) years from the date of original termination of the TIF District for a total of thirty-five (35) years. Pursuant to said legislative extension under Public Act 103-1016 and Section 11-74.4-3(n)(J)(3) of the TIF Act, the City hereby amends the existing Redevelopment Plan to extend the life of TIF District #6, as amended hereby, for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 5:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED**

This 25<sup>th</sup> Day of March, 2025

**APPROVED** By Mayor

This 25<sup>th</sup> Day of March, 2025

---

HENRY L. KUSPA, MAYOR

**ATTEST:**

---

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles 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**  
Study Area Map

**City of Oak Forest - Cicero Ave Tax Increment Financing (TIF) District  
TIF District #6 – Boundary Map of Study Area**

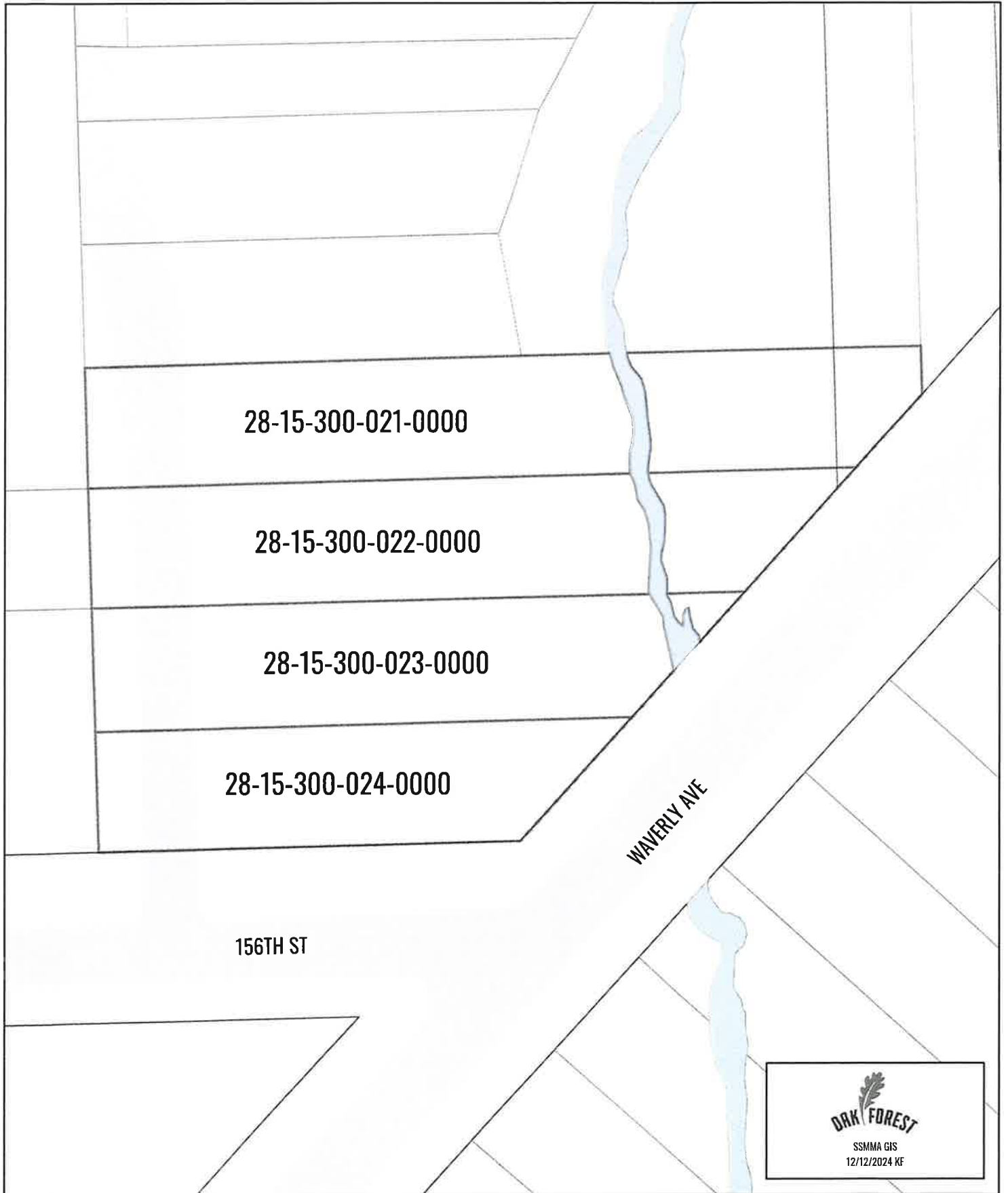
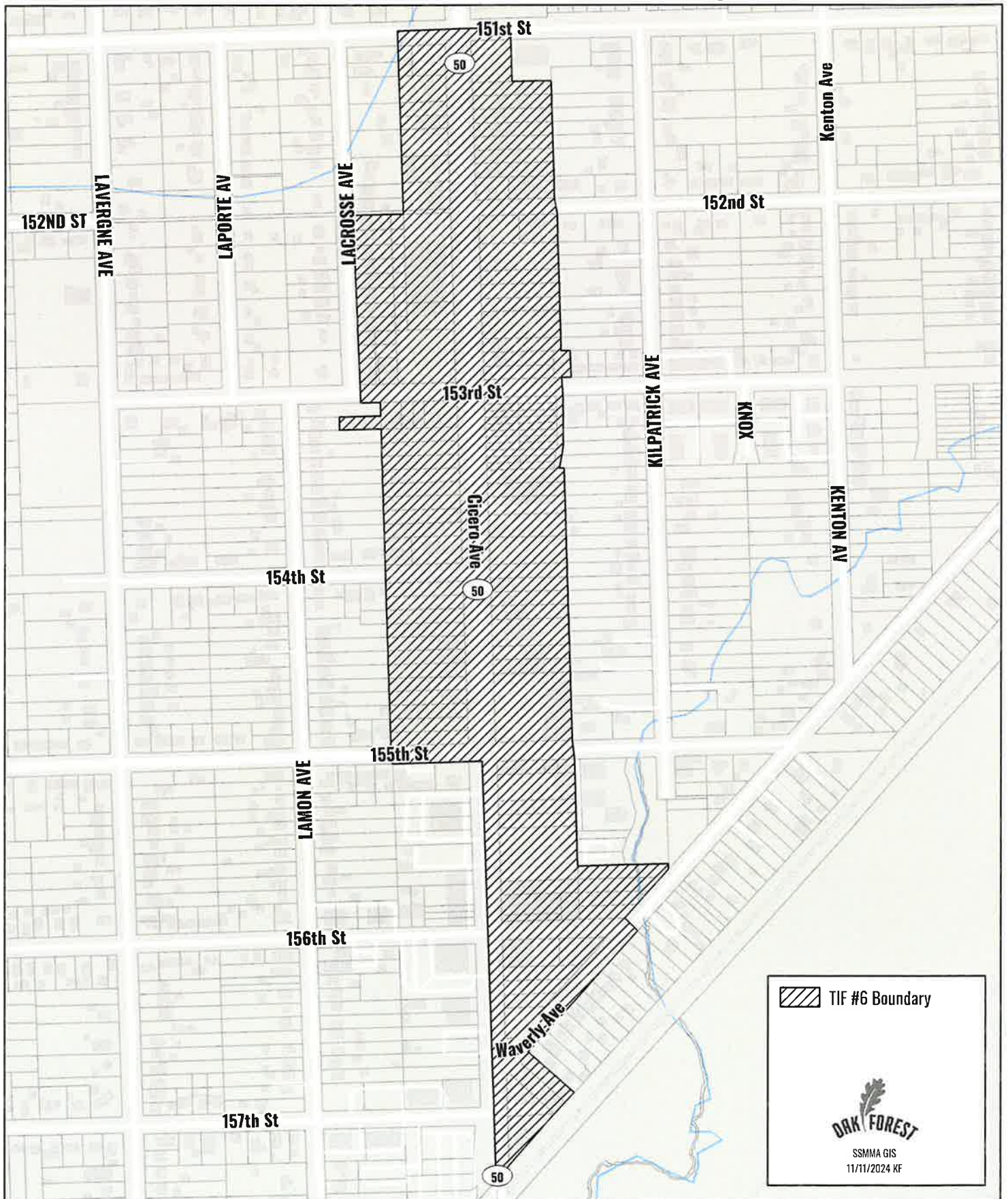


Exhibit B  
Amended Map

# City of Oak Forest - Cicero Ave Tax Increment Financing (TIF) District

## TIF District #6 - Amended Map



### Exhibit C

#### Legal Description of Study Area

LOTS 17 THROUGH 24, INCLUSIVE, OF SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 29, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTH EAST CORNER OF SAID LOT 9, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF KILPATRICK AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID BLOCK 29 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WAVERLY AVENUE; SAID POINT OF INTERSECTION BEING ALSO THE SOUTH EASTERLYMOST CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 10 THROUGH 12, INCLUSIVE, IN SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 12, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF WAVERLY AVENUE AND THE NORTH LINE OF 156<sup>th</sup> STREET

**Exhibit D**  
City of Oak Forest  
Cicero Avenue Tax Increment Financing District  
(TIF District #6)

TIF District #6 Amended Legal Description

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 155TH STREET AND THE WEST RIGHT-OF-WAY LINE OF CICERO AVENUE, SAID POINT BEING ALSO THE NORTHEAST CORNER OF BLOCK 28 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 12 OF BLOCK 26 IN SAID SUBDIVISION; THENCE NORTH TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 12, INCLUSIVE, OF SAID BLOCK 26 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 12 OF BLOCK 19 IN SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LOTS 3 THROUGH 12, INCLUSIVE, OF SAID BLOCK 19 TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF LOT 23 OF SAID BLOCK 19; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 23 TO THE EAST LINE OF THE WEST 150 FEET OF SAID LOT 23; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 23; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 23, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 19; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 153RD STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF LACROSSE AVENUE; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF SAID LACROSSE AVENUE TO THE NORTHWEST CORNER OF LOT H IN SABRE RESUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT H TO THE NORTHEAST CORNER OF SAID LOT H; THENCE NORTH TO THE SOUTHWEST CORNER OF LOT 6 IN ARTHUR T. MCINTOSH & CO.'S FOREST HILLS SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LOTS 1 THROUGH 6, INCLUSIVE, IN SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 151ST STREET AND THE NORTHERLY EXTENSION OF SAID WEST LINE OF LOT 1; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 151ST STREET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 150.00 FEET OF LOTS 15 THROUGH 17 OF BLOCK 6 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST 150.00 FEET OF SAID LOT 15, SAID CORNER BEING ALSO A POINT ON THE NORTH LINE OF LOT 14 OF SAID BLOCK 6 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE EAST

ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 THROUGH 14, INCLUSIVE, OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 18 OF BLOCK 11 IN SAID SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 THROUGH 18, INCLUSIVE, OF SAID BLOCK 11 TO THE SOUTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 11; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF THE EAST 270 FEET OF SAID LOT 6; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 6, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF 153RD STREET; THENCE WEST ALONG SAID SOUTH LINE OF LOT 6 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 7 IN BARNARD'S RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 2, 3 AND 7 OF SAID RESUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO A POINT ON THE NORTHERLY LINE OF LOT 40 OF BLOCK 18 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 40; THENCE SOUTH ALONG THE EAST LINE OF LOTS 21 THROUGH 40, INCLUSIVE, OF SAID BLOCK 18 TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 24 OF BLOCK 29 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 17 THROUGH 24, INCLUSIVE, OF SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 29, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTH EAST CORNER OF SAID LOT 9, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF KILPATRICK AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID BLOCK 29 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WAVERLY AVENUE; SAID POINT OF INTERSECTION BEING ALSO THE SOUTH EASTERLY MOST CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 10 THROUGH 12, INCLUSIVE, IN SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 12, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF WAVERLY AVENUE AND THE NORTH LINE OF 156th STREET; THENCE SOUTHEASTERLY TO THE NORTHERLY MOST CORNER OF SAID LOT 20 OF BLOCK 31 IN ARTHUR T. MCINTOSH & CO.'S CICERO AVENUE SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 20 THROUGH 31, INCLUSIVE, OF SAID BLOCK 31, BEING ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF WAVERLY AVE. TO THE WESTERLY MOST CORNER OF SAID LOT 31; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 31 TO THE SOUTHERLY MOST CORNER OF SAID LOT 31, SAID CORNER BEING ALSO THE EASTERLY MOST CORNER OF LOT 32 OF SAID BLOCK 31 AND POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHICAGO, ROCK ISLAND & PACIFIC RAILWAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 32 THROUGH 34, INCLUSIVE, OF SAID BLOCK 31 TO THE SOUTHERLY MOST CORNER OF SAID LOT 34; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF CICERO AVENUE AND THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 34; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF CICERO AVENUE TO THE POINT OF BEGINNING.

PINs: 28-15-100-004, -005, -006, -007, -008, -009, -010, -024, -030, -031; 28-15-104-003, -004, -005, -006, -007, -010, -019, -020, -021, -032, -033, -040; 28-15-109-023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, -044; 28-15-117-001, -002, -006, -007, -008, -009, -010, -013,

-014, -046, -047, -048, -049; 28-15-300-004, -005, -010, -021, -022, -023, -024, -025, -026, -027, -028, -044-1001, -044-1002, -044-1003, -044-1004, -044-1005, -044-1006, -044-1007, -044-1008, -044-1009, -044-1010, -044-1011, -045, -046, -047; 28-15-302-003, -004, -005, -006, -008, -009-1001, -009-1002, -009-1003, -009-1004; 28-15-303-032, -035, -036, -038; 28-16-208-014, -015, -016, -017, -018, -019, -020, -021, -026, -027, -028, -029, -030, -031, -033; 28-16-212-012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 28-16-215-012, -014, -034, -035, -038, -039, -040, -041, -042, -043, -044, -045, -046, -047, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064, -065, -066, -067, -068, -069;

Common Boundary Description: That part of the City of Oak Forest generally bounded by 151st Street on the North; the Rock Island Railroad (Metra) tracks and Waverly Avenue on the South; the Westerly line of those properties abutting the West side of Cicero Avenue between 151st Street and 152nd Street, and between 153rd Street and 155th Street, LaCrosse Avenue from 152nd Street to 153rd Street, and the West line of Cicero Avenue, from 155th Street to the Rock Island Railroad (Metra) tracks, on the West; and the East line of those properties abutting the East side of Cicero Avenue, from 151st Street South to the Rock Island Railroad (Metra) tracks, on the East.

CITY OF OAK FOREST

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ORDINANCE NO. 2025-03-10620

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AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE AMENDED CITY OF  
OAK FOREST CICERO AVENUE TAX INCREMENT FINANCING DISTRICT

(Amended TIF District #6)

Passed by the City Council, March 25, 2025

Printed and Published, March 25, 2025

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. 2025-03-10620

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE AMENDED CITY OF  
OAK FOREST CICERO AVENUE TAX INCREMENT FINANCING DISTRICT**

(Amended TIF District #6)

WHEREAS, pursuant to the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 et seq, as amended, (the "TIF Act"), on November 13, 2013, the City of Oak Forest, Cook County, Illinois (the "City") adopted Ordinance No. 2013-11-0466O, "An Ordinance Designating the City of Oak Forest Cicero Avenue Tax Increment for Financing District Redevelopment Project Area", Ordinance No. 2013-11-0467O, "An Ordinance Adopting Tax Increment Financing for the City of Oak Forest Cicero Avenue Tax Increment for Financing District" and Ordinance No. 2013-11-0465O, "An Ordinance Approving the City of Oak Forest Cicero Avenue Tax Increment Financing District Redevelopment Project Area Redevelopment Plan And Project" (hereinafter collectively "TIF District #6"); and

WHEREAS, pursuant to the legislative extension under Public Act 103-1016 and Section 11-74.4-3(n)(J)(3) of the TIF Act, the City proposes to amend the existing Redevelopment Plan to extend the life of TIF District #6 for an additional twelve (12) years from the original date of termination for a total of thirty-five (35) years and to amend TIF District #6 to add certain, limited new property to TIF District #6 (collectively "Amended Project Area"); and

WHEREAS, the City has authorized the preparation of a new TIF District Plan which addresses the addition of the Amended Project Area and extension of the term of TIF District #6 and extension of the term of TIF District #6 ("2025 TIF Plan") and new TIF Eligibility Report which addresses the addition of the Amended Project Area, and extension of the term of TIF District #6 ("2025 Eligibility Report") for these changes to TIF District #6 addressing the tax increment financing eligibility of the area proposed for extensions and for designation as the amended redevelopment project area for said TIF District #6; and

WHEREAS, on December 23, 2024, the City announced the availability of the 2025 TIF Plan and Project for the Amended Project Area, with said 2025 TIF Plan containing an eligibility study for the new property being added to TIF District #6, addressing the tax increment financing eligibility of the new area proposed for designation as the updated redevelopment project area for said Amended Project Area; and

WHEREAS, the City Council of the City desires to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the City Council of the City has approved the 2025 TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Oak Forest, Cook County, Illinois, as follows:

**SECTION 1:** That tax increment financing is hereby adopted with respect to TIF District #6, the 2025 TIF Plan and extension of the term of TIF District #6, in relation thereto, approved and

adopted pursuant to an Ordinance adopted by the City Council of the City on March 25, 2025, and the Amended Project Area in relation thereto, described and depicted in Exhibit A, B, C and D, attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the City Council on March 25, 2025, with the initial equalized assessed valuation of the new property being added (as shown and described in Exhibits A and C) for said addition to TIF District #6, being the 2024 equalized assessed valuation of the new property.

**SECTION 2:** That the ad valorem taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

- A. That portion of taxes levied upon each new taxable lot, block, tract or parcel of real property, as shown and described in Exhibits A and C, which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (the 2024 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property located within the Amended Project Area, shall be allocated to, and when collected shall be paid by the Cook County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and
- B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property, as shown and described in Exhibits A and C, over and above the initial equalized assessed valuation (the 2024 equalized assessed valuation) of each lot, block, tract or parcel of real property, as shown and described in Exhibits A and C, located within the Amended Project Area shall be allocated to, and when collected shall be paid by the Cook County Collector to the City Treasurer, who shall deposit said funds in a special fund called "The Special Cicero Avenue Tax Increment Allocation Fund" of the City for the development of the existing and 2025 TIF Plan.

**SECTION 3:** That the City shall obtain and utilize incremental taxes from the Amended Project Area for the payment of redevelopment project costs and all City obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the existing and 2025 TIF Plan.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**SECTION 5:** That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

**SECTION 6:** That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**ADOPTED**

This 25<sup>th</sup> Day of March, 2025

**APPROVED** By Mayor

This 25<sup>th</sup> Day of March, 2025

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HENRY L. KUSPA, MAYOR

**ATTEST:**

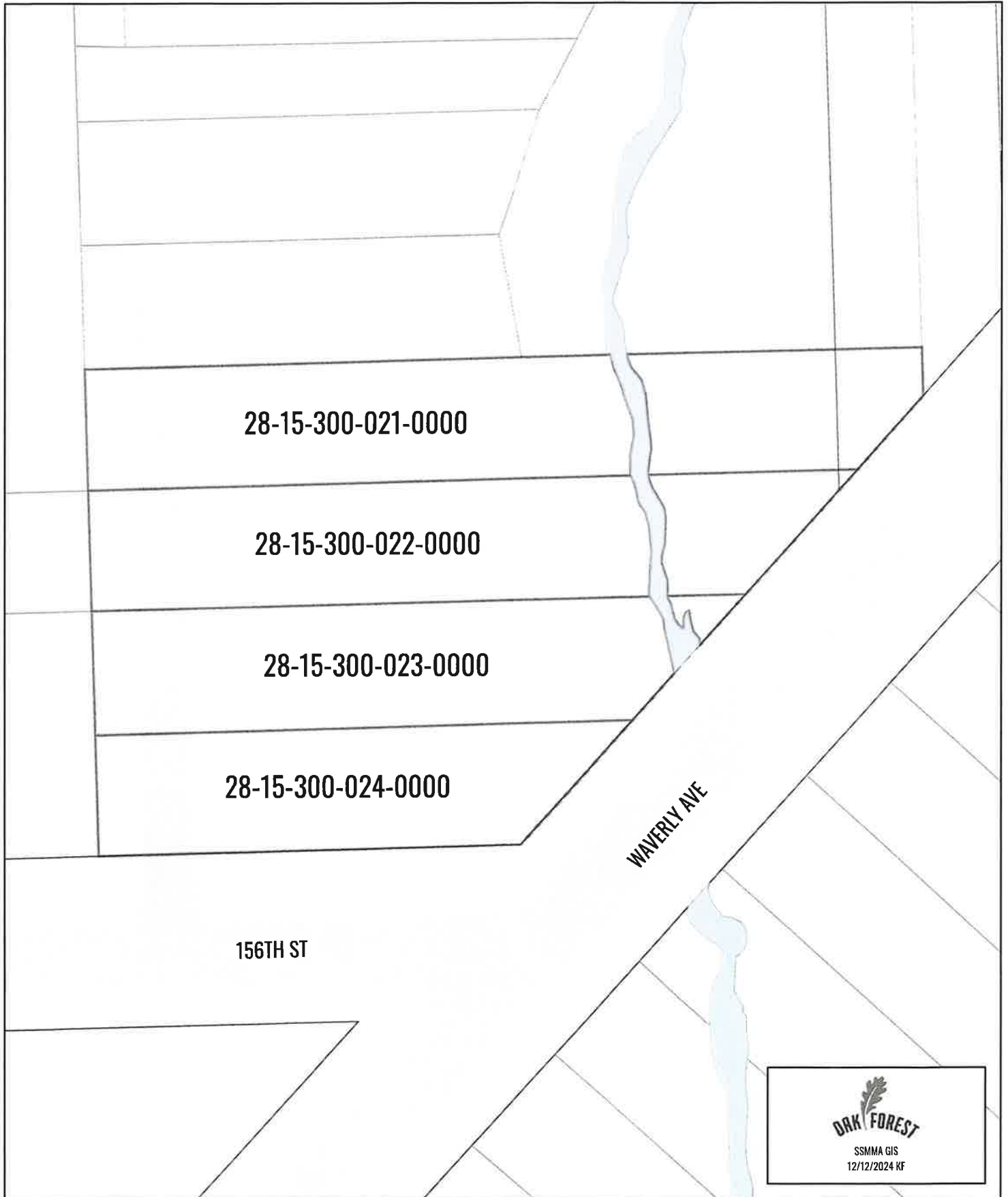
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NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles 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  
Study Area Map

**City of Oak Forest - Cicero Ave Tax Increment Financing (TIF) District  
TIF District #6 – Boundary Map of Study Area**



### Exhibit C

#### Legal Description of Study Area

LOTS 17 THROUGH 24, INCLUSIVE, OF SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, SAID CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 29, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTH EAST CORNER OF SAID LOT 9, BEING ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF KILPATRICK AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9 AND 10 IN SAID BLOCK 29 TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF WAVERLY AVENUE; SAID POINT OF INTERSECTION BEING ALSO THE SOUTH EASTERLYMOST CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 10 THROUGH 12, INCLUSIVE, IN SAID BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 12, BEING ALSO THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF WAVERLY AVENUE AND THE NORTH LINE OF 156<sup>th</sup> STREET



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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DATE: March 25, 2025  
TO: Mayor Kuspa, City Council  
FROM: Paul Ruane, Assistant Director of Community and Economic Development  
SUBJECT: Approval of Ordinance 2025-03-1068O, authorizing a special use permit for a monument sign in the R6 – Multi-Family Residential District at 15923-38 Le Claire Avenue

## Background

Any proposed monument sign in a multi-family residential district requires a Special Use Permit approval. The existing sign is proposed to change from a yard sign to a monument sign. All of the requirements of the proposed monument sign have been met. The special use permit requirement for these signs is intended to regulate the use and location of monument signs to the best location and fit on site.

## Recommendation

The Planning and Zoning Commission recommended approval of the requested special use permit.

Upon further discussion the Planning and Zoning Commission recommended that the City Council direct staff to amend the code to permit monument signs by staff approval (building permit only) in the R5 and R6 Multi-Family Residential districts as long as the request meets the requirements.

## Action Requested

Approval of Ordinance 2025-03-1068O.

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CITY OF OAK FOREST

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ORDINANCE NO. 2025-03-10680

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**AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR A MONUMENT SIGN IN THE  
R6 – MULTI-FAMILY RESIDENTIAL DISTRICT AT 15923-38 LE CLAIRE AVENUE**

**(Woodland Trail Apartments – Monument Sign Special Use Permit – ZC# 24-06)**

Passed by the City Council, March 25, 2025

Printed and Published, March 25, 2025

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. 2025-03-10680

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

**AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR A MONUMENT SIGN IN THE R6 – MULTI-FAMILY RESIDENTIAL DISTRICT AT 15923-38 LE CLAIRE AVENUE**

**(Woodland Trail Apartments – Monument Sign Special Use Permit – ZC# 24-06)**

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

EM8 Oak Forest ReVerb, LP., (*"Petitioner"*), has applied for a special use permit to allow a monument sign (*"Requested Relief"*), at the property commonly known as 15923-38 Le Claire 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 December 31, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on January 15, 2025, on which date the PZC adopted PZC Resolution 25-02, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR A MONUMENT SIGN.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for a monument sign is hereby granted to the Petitioner pursuant to the Zoning Code 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.
5. Other.
  - a. Provide a landscape plan to the satisfaction of the Community Development Department.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Petitioner to comply with the conditions, restrictions, or provisions of this Ordinance, the Approvals 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 Approvals unless it first provides the Petitioner 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 Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of revocation provided for in this Section 5, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the notice to Petitioner 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 25<sup>th</sup> Day of March, 2025

**APPROVED** By Mayor

This 25<sup>th</sup> Day of March, 2025

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HENRY L. KUSPA, MAYOR

**ATTEST:**

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NICOLE TORMEY, CITY CLERK

<b>Aldermen</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles 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

LOTS 14 AND 15 AND THE SOUTH ½ OF LOT 16 IN BLOCK 2 IN OAK FOREST HILLS,  
BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF  
SECTION 21, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 15928-38 S. Cicero Avenue, Oak Forest, Illinois 60452

PIN: 28-21-200-041-0000

**EXHIBIT B**  
Unconditional Agreement and Consent

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

WHEREAS, EM8 Oak Forest ReVerb, LP., (*Petitioner*) has sought a special use permit to allow a monument sign (*Requested Relief*); and

WHEREAS, Ordinance No. 2025-03-1068O, adopted by the Oak Forest City Council on March 25, 2025, 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.

EM8 Oak Forest ReVerb, LP,

By: \_\_\_\_\_

Its: \_\_\_\_\_

SUBSCRIBED and SWORN to  
Before me this \_\_\_\_ day of

\_\_\_\_\_, 2025

\_\_\_\_\_

Notary Public

<notary seal>



**Title:** Woodland Trail Apartments – Sign Special Use Permit

**Case Number:** ZC #25-06

**Request:** SPECIAL USE PERMIT REQUEST  
The applicant requests a review and recommendation for approval of a special use permit for a monument sign in the R6 – Multi-Family Residential District.

**Location:** 15928-38 Le Claire Avenue

**Application Information:**

**Applicant:** EM8 Oak Forest ReVerb, LP.

**Meeting Date:** March 19, 2025

**Notice Published:** March 4, 2025  
Daily Southtown

**Staff:** Paul Ruane, Assistant Director

**I. REQUEST**

The applicant requests review and recommendation of approval of a special use permit for a monument sign in the R6 – Multi-Family Residential District at 15928-38 Le Claire Avenue.

The Planning and Zoning Commission shall make a recommendation that City Council approve, approve with conditions, or deny the request. Upon receipt of this recommendation, Council shall then make a final determination.

**II. EXISTING CONDITIONS**

<b>Zoning</b>	R6 – Multi-Family Residential District
<b>Current Use</b>	Multi-Family Residence
<b>Future Land Use</b>	Single Family Residential
<b>Area &amp; Dimensions</b>	<u>Frontage:</u> 332' along 149th Street, 495' along 151 <sup>st</sup> Street <u>Area:</u> approx. 90,228 SF (2.07 acres)
<b>Existing Site Features - Property</b>	<u>Site:</u> The site current sits on 1 parcel <u>Building:</u> two, two-story buildings sit on the property totaling approx. 27,070 SF. <u>Parking:</u> a parking lot with 96 parking spaces. <u>Access:</u> two curb cuts to the site, one from 160 <sup>th</sup> Street, and one from Le Claire Avenue

**III. CONTEXT**

<b>Surrounding Zoning &amp; Uses</b>	<u>North</u> – R6 Multi-Family (Multi-Family Building) 15920 Le Claire Avenue <u>South (across 160<sup>th</sup> St)</u> – R6 Multi-Family (Single Family Home) 16000 Le Claire Avenue <u>West</u> – R6 Multi-Family (Multi-Family Building) 5120 W. 160 <sup>th</sup> Street <u>East (across Le Claire Ave)</u> – R6 Multi-Family (Multi-Family Building) 15915-43 Le Claire Avenue
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Exhibit 1: Site Aerial



Exhibit 2: Current Sign Streetview



Exhibit 3: Sign Rendering



Exhibit 4: Proposed Sign

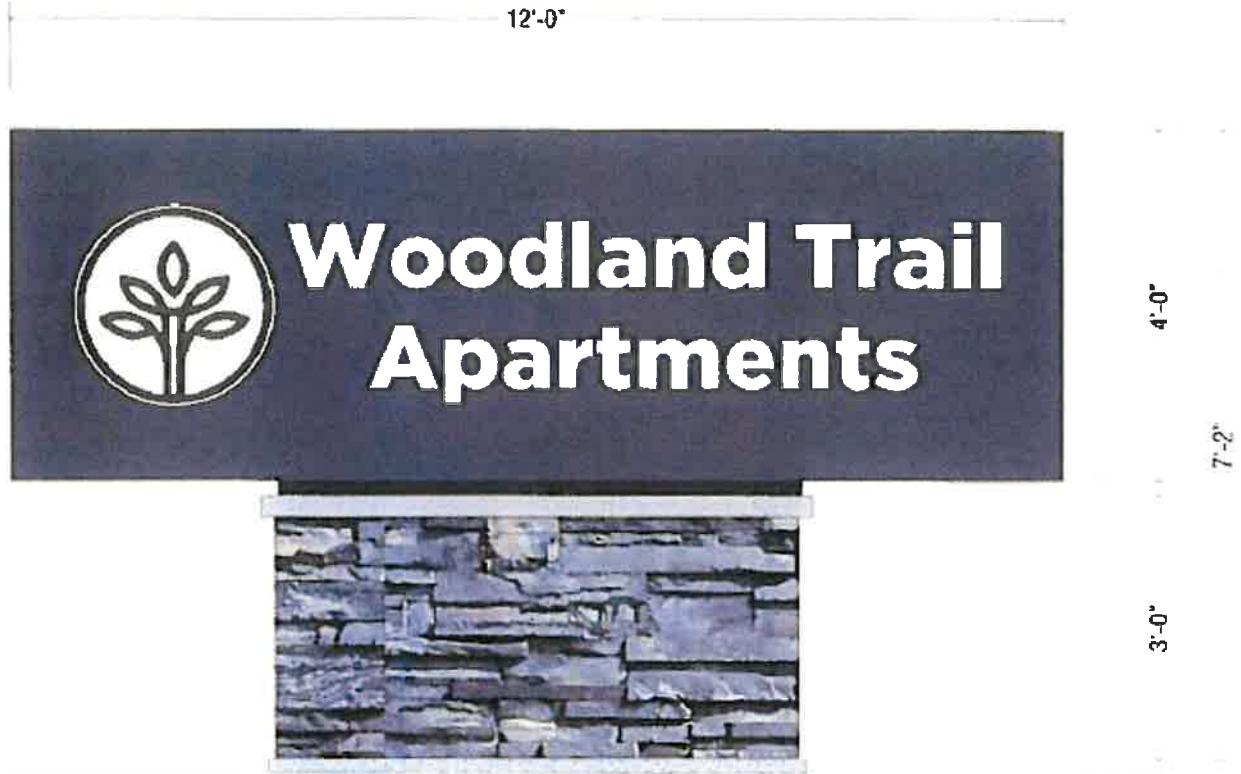


Exhibit 5: Monument Sign Requirements

	Requirements	Proposed
Height	Not exceed 10 feet	7 feet 2 inches
Sign Area	Not exceed 100 SF	48 Square feet
Location	Not closer than 2 feet from property line	2 feet
Landscaping	1.5 feet around base	1.5 feet

**IV. ANALYSIS**

Any proposed monument sign in a multi-family residential district requires a Special Use Permit approval. The existing sign is proposed to change from a yard sign to a monument sign. All of the requirements of the proposed monument sign have been met. The special use permit requirement for these signs is intended to regulate the use and location of monument signs to the best location and fit on site.

V. **CONCLUSION**

<b>STANDARDS FOR SPECIAL USE PERMITS</b>	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.	
<i>Code and Plan Purposes</i>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p><b>Met.</b> The proposed use of a monument sign on the subject property is in harmony with the general and <b>specific purpose</b> for which this code was enacted.</p>
<i>No Undue Adverse Impact</i>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p><b>Met.</b> Provided that compliance of all conditions are proven, no undue adverse impact is shown.</p>
<i>No Interference with Surrounding Development</i>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p><b>Met.</b> Provided that compliance of all conditions are proven, no interference with surrounding development is shown.</p>
<i>Adequate Public Facilities</i>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p><b>Met.</b> The subject property is presently served by adequate public utilities.</p>
<i>No Traffic Congestion</i>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p><b>Met.</b> The proposed sign will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</p>
<i>No Destruction of Significant Features</i>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p><b>Not Applicable.</b> No significant natural features exist on the property at present.</p>
<i>Compliance with Standards</i>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p><b>Met.</b> All standards outlined herein and all other applicable standards are met.</p>
<b>TOTAL MET: 7 of 7 standards</b>	

VI. PZC MOTION

Motion to affirm PZC Resolution 25-06 recommending approval of a special use permit to allow a monument sign in the R6 Multi-Family District at 15928-38 Le Claire Avenue.

CITY OF OAK FOREST

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PZC RESOLUTION NO. 25-06

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**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A MONUMENT SIGN IN THE R6 –  
MULTI-FAMILY RESIDENTIAL DISTRICT AT 15928-38 LE CLAIRE AVENUE**

(15928-38 Le Claire Avenue – Monument Sign SUP – ZC# 25-06)

Passed by the Planning and Zoning Commission, March 19, 2025

CITY OF OAK FOREST  
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-06

**BE IT RESOLVED** by the Planning and Zoning Commission of the City of Oak Forest, Cook County, Illinois, THAT:

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A MONUMENT SIGN IN THE R6 – MULTI-FAMILY RESIDENTIAL DISTRICT AT 15928-38 LE CLAIRE AVENUE**

(15928-38 Le Claire Avenue – Monument Sign SUP – ZC# 25-06)

shall be, and is hereby, adopted as follows:

**WHEREAS**, EM8 Oak Forest ReVerb LP. ("*Applicant*") filed an application for a special use permit to install a monument sign in the R6 – Multi-Family Residential District; and such other and further zoning relief as may be required ("*Zoning Relief*"); and

**WHEREAS**, the Applicant's requested Zoning Relief is for the property commonly known as 15928-38 Le Claire Avenue ("*Property*").

**WHEREAS**, a public notice was duly published in the Daily Southtown on March 4, 2025 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on March 19, 2025; and

**WHEREAS**, the PZC has considered all of the evidence presented to it, including without limitation, those documents attached and incorporated in to this resolution by this reference as *Exhibit A*;

**NOW THEREFORE, BE IT RESOLVED** by the Planning and Zoning Commission of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

**Section 1. FINDINGS.**

Based on the evidence presented at the public hearing, and the Findings of Fact attached hereto as *Exhibit B*, the PZC hereby finds that the Applicant's request does satisfy the standards for the requested Zoning Relief as set forth in the Zoning Ordinance of Oak Forest.

**Section 2. CONDITIONS.**

- A. 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.

- B. 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.
- C. Compliance with Plans. The development, maintenance and operation of the Property will be in substantial compliance with those documents and plans, attached hereto as *Exhibit A*.
- D. Limitation of Approval. The planned development as documented in the **Exhibit B**, is limited to the Property.
- E. Other.
  - 1. Provide a landscape plan to the satisfaction of the Community Development Department.

ADOPTED

This 19<sup>th</sup> Day of March, 2025

APPROVED By Chairman

This 19<sup>th</sup> Day of March, 2025

MIKE ZIAK, CHAIRMAN



Commissioners	Aye	Nay	Abstain	Absent
Jeffrey Ater	✓			
Jake Bittner	✓			
Mike Forbes	✓			
Vince Joyce				✓
Curt Kunz				✓
Rick Larson	✓			
Glenn Runge	✓			
Wayne Schroeder	✓			
Mike Ziak	✓			

## EXHIBIT A

### Statement of Need – Responses to Standards

The property at 15938 Leclair, Oak Forest IL is seeking approval of the proposed monument sign on drawing #7793822355 to be approved for special use permit in accordance with 11-504 of Oak Forest code. We believe that a new updated and illuminated sign will bring positive attention to the property and village while also serving as a compliant guide for its residents. The proposed encompasses the findings of fact, purpose, and intent within the Village code while also maintaining the general standards outlined in 9-106 Sign Regulations. To ensure a healthy and vibrant community, the proposed sign meets all safety requirements and brings a new updated look to the property. This helps to promote the property to more members of the community and brings a vibrant visual aesthetic to the village and property. Finally, the proposed sign, as listed in the purpose and intent, helps to promote economic development and protect property values while preserving and promoting the community aesthetics.

1. Code and Plan Purposes: The proposed is harmonious with the general and specific purposes of the code and regulations.
2. No Undue Adverse Impact: The proposed has no adverse effects on public health, safety, or general welfare.
3. No interference with surrounding developments: The proposed does not interfere with the development of surrounding properties.
4. Adequate public facilities: The proposed does not interfere with public facilities.
5. No traffic congestion: The proposed will not cause interference to traffic within the residential area.
6. No destruction of significant features: The proposed will not interfere or destroy, or damage any features of significant importance.
7. Compliance with standards: The proposed sign complies with all the standards within the code.

EXHIBIT B  
Proposed Plans





Doyle Signs, Inc.  
232 Interstate Road  
Addison, IL 60101 Direct:  
(630)-543-9493 Fax:  
(630)543-9493

Date: 2/6/2025

RE: **Tenant Name:** \_\_\_\_\_

**Tenant Address:** 15928-38 S. LeClaire, Oak Forest, IL 60452

ATTN PROPERTY OWNER, attached you will find the current version of the proposed sign drawings for the updates at the property referenced above. If the proposed sign package meets your approval, kindly complete the information below. This will enable Doyle Signs, Inc. to proceed with obtaining the necessary permits from the local municipality.

etamar deshe

Printed Name

EM8 Oak Forest reVerb LP

Company Name

8430 Gross Point Rd, Suite 100, Skokie, IL 60077

Address

City

State Zip

etamar@deshe.io

224-277-4503

Email Address

Phone

DocuSigned by:

2/6/2025

Signature of Agent for Property Owner

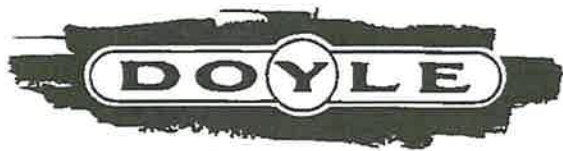
Date

In the event that the city's authorities do not grant approval for the attached sign work and consequently a revision of the plans is deemed necessary, we may find it necessary to submit an updated form for your consideration.

Furthermore, if a certificate of insurance is necessary for the work to be carried out on the property, please provide us with the full company names as well as the precise address of the primary and additional insured certificate holders.

Sincerely,

Jason Fox  
Project Coordinator  
jasonf@doylesigns.com



Doyle Signs, Inc., *General Sign Contractors*  
232 Interstate Road, P.O. Box 1068  
Addison, IL 60101  
Office: (630)543-9490 Fax: (630)543-9493

February 3, 2025

RE: Woodland Trail Apartments  
15928-38 La Claire Ave., Oak Forest, IL 60452

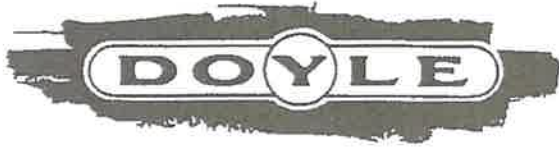
### **Written Statement for Special Use**

The property at 15938 Leclair, Oak Forest IL is seeking approval of the proposed monument sign on drawing #7793822355 to be approved for special use permit in accordance with 11-504 of Oak Forest code. We believe that a new updated and illuminated sign will bring positive attention to the property and village while also serving as a compliant guide for its residents. The proposed encompasses the findings of fact, purpose, and intent within the Village code while also maintaining the general standards outlined in 9-106 Sign Regulations. To ensure a healthy and vibrant community, the proposed sign meets all safety requirements and brings a new updated look to the property. This helps to promote the property to more members of the community and brings a vibrant visual aesthetic to the village and property. Finally, the proposed sign, as listed in the purpose and intent, helps to promote economic development and protect property values while preserving and promoting the community aesthetics.

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3. **No interference with surrounding developments:** The proposed does not interfere with the development of surrounding properties.
4. **Adequate public facilities:** The proposed does not interfere with public facilities.
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6. **No destruction of significant features:** The proposed will not interfere or destroy, or damage any features of significant importance.
7. **Compliance with standards:** The proposed sign complies with all the standards within the code.

Sincerely,

Jason Fox  
Doyle Signs, Inc.  
232 W Interstate Road  
Addison, IL 60101  
630-543-9490



Doyle Signs, Inc., *General Sign Contractors*  
232 Interstate Road, P.O. Box 1068  
Addison, IL 60101  
Office: (630)543-9490 Fax: (630)543-9493

February 3, 2025

RE: Woodland Trail Apartments  
15928-38 La Claire Ave., Oak Forest, IL 60452

**Written Statement for Special Use**

The property at 15938 Leclaire, Oak Forest IL is seeking approval of the proposed monument sign on drawing #7793822355 to be approved for special use permit in accordance with 11-504 of Oak Forest code.

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To ensure a healthy and vibrant community, the proposed sign meets all safety requirements and brings a new updated look to the property.

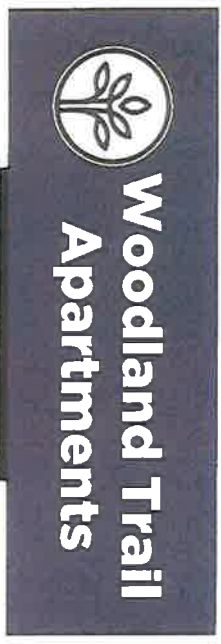
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Finally, the proposed sign, as listed in the purpose and intent, helps to promote economic development and protect property values while preserving and promoting the community aesthetics.

Sincerely,

Jason Fox  
Doyle Signs, Inc.  
232 W Interstate Road  
Addison, IL 60101  
630-543-9490  
630-543-9493 fax  
[jasonf@doylesigns.com](mailto:jasonf@doylesigns.com)

12'-0"



NOTE: VECTOR ARTWORK REQUIRED PRIOR TO PRODUCTION (AI OR EPS)

3'-0"

4'-0"

7'-2"

A

DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT SIGN - FRONT ELEVATION  
SCALE: 1/2" = 1'

- ALUMINUM SIGN CABINET PAINTED PMS 425 C DK GRAY
- ALUMINUM FACE W/ ROUTED OUT LOGO/COPY PAINTED PMS 425 C DK GRAY BACKED BY WHITE LEXAN
- INTERNALLY ILLUMINATED W/ WHITE LED
- 2" REVEAL PAINTED SATIN BLACK
- BASE & COLUMN TO BE CMU BLOCK W/ STACKED STONE VENEER & 3" LIMESTONE CAPS
- MOUNTED ON STL. SUPPORT SET IN CONCRETE FOUNDATION

PROPOSED



EXISTING



DATE	REVISION
12/15/24	4202L SITE PLAN & 2L CIVIL LAYOUTS II 11/20/24

**CUSTOMER APPROVAL**

This drawing has been prepared and submitted with all of the information necessary for the contractor to construct the project. It is the responsibility of the contractor to verify all dimensions and details on the ground before beginning construction.

DATE

<b>CLIENT</b>	WOODLAND TRAIL APARTMENTS	<b>STATE</b>	IL	<b>DESIGNER</b>	KM
<b>ADDRESS</b>	15939 LECUMBE	<b>STATE:</b>	NOTED	<b>DATE:</b>	11/08/2024
<b>CITY</b>	OAK FOREST	<b>DATE:</b>	11/08/2024	<b>SHEET NO</b>	1
<b>DWG. NO</b>	7193822355	<b>DATE:</b>	11/08/2024	<b>SHEET NO</b>	1

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