

# CITY OF OAK FOREST

## City Council

### Meeting Agenda

Tuesday, March 26, 2024 – 7:30 p.m.

City Council Chambers



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

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MAYOR:	Henry L. Kuspa	ALDERMEN:
CLERK:	Nicole T. Tormey	1 <sup>ST</sup> Ward – Kenneth Keeler
TREASURER:	Ericka Vetter	2 <sup>ND</sup> Ward – Joe McCarthy
CITY ADMINISTRATOR:	Timothy J. Kristin	3 <sup>RD</sup> Ward – Charles Wolf
FINANCE DIRECTOR:	Colleen M. Julian	4 <sup>TH</sup> Ward – Paul Selman
FIRE CHIEF:	Gary Kasper	5 <sup>TH</sup> Ward – Jim Emmett
POLICE CHIEF:	Jason Reid	6 <sup>TH</sup> Ward – James Hortsman
BUILDING COMMISSIONER:	Mike Forbes	7 <sup>TH</sup> Ward – Denise Danelhel
PUBLIC WORKS DIRECTOR:	Michael Salamowicz	
COMMUNITY PLANNER:	Paul Ruane	
ECONOMIC DEV DIRECTOR:		
EMA DIRECTOR:	Joe Pilch	
CITY ATTORNEY:	Klein, Thorpe and Jenkins, Ltd.	

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1. Pledge of Allegiance
  2. Roll call
  3. Announcements
  4. Motion to establish Consent Agenda
  5. Consent Agenda
    - A. Approval of minutes:
      1. City Council - February 27, 2024
      2. City Council - March 12, 2024
    - B. Consideration of the following list of bills dated:
      1. Regular bills - FY 2023-2024
      2. Supplemental bills - FY 2023-2024
    - C. Consideration of the following minutes:
      1. Fire & Police Commission - January 11, 2024
      2. Fire & Police Commission - January 18, 2024
      3. Fire & Police Commission - February 8, 2024
      4. Cable Commission - March 14, 2024
      5. Protection Commission - March 13, 2024
      6. Veterans Commission - February 15, 2024
      7. Planning and Zoning Commission - February 7, 2024

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- D. Proclamation No. 2024-03-0301P recognizing Vincent Alaska for achieving the rank of Eagle Scout
- 6. Building Department
    - A. Approval of a purchase of a 2023 Ford F-250 pickup truck in the CIP budgeted amount of \$45,000.00 through the Suburban Purchasing Cooperative (SPC) from Currie Motors. See the attached memo with supporting details from Building Commissioner Michael Forbes.
- 7. Public Works
    - A. Approval of purchase of a Bandit Model 2550 track stump grinder in the budgeted amount of \$62,757.20. See attached memo with supporting details from Public Works Director Michael Salamowicz.
    - B. Approval of 2022 Water Main Improvement Project – Pay Estimate No.5 in the budgeted amount of \$834,290.24. See attached memo with supporting details from Public Works Director Michael Salamowicz.
    - C. Approval of 2024/2025 road salt bid procurement commitment including execution of the Certificate of Authority as required by the Illinois Department of Central Management Services. See attached memo with supporting details from Public Works Director Michael Salamowicz.
    - D. Approval of 2022 Water Main Improvement Project, Engineering Services Agreement Supplement No. 2. See attached memo with supporting details from Public Works Director Michael Salamowicz.
    - E. Approval of Crescent Green Lift Station Replacement – Engineering Design & Bid Services Agreement. See attached memo with supporting details from Public Works Director Michael Salamowicz.
- 8. Economic and Community Development
    - A. Approval of Ordinance No. 2024-03-1021O authorizing special use permit to allow a gasoline station with a convenience store in the C2 – General Service Commercial District at 16702 S. Cicero Avenue. See attached memo with supporting details from Community Planner Paul Ruane.
- 9. 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

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staff to help assure a more thoughtful and informed response. Individual comments are limited to three (3) minutes.

10. Old business

11. New business

12. Executive session

13. Adjournment

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Tuesday, February 27, 2024

City Council Chambers



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Mayor Henry Kuspa called the City Council meeting to order at 7:32 p.m. with the Pledge of Allegiance and the Roll Call as follows:

*Present:*

Mayor Henry Kuspa  
Alderman Keeler  
Alderman McCarthy  
Alderman Wolf  
Alderman Selman  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel

*Also Present:*

City Clerk Nicole Tormey  
Treasurer Ericka Vetter  
City Administrator Timothy Kristin  
Public Works Dir. Mike Salamowicz

### 3. Announcements

- Registration for kindergarten at Ridge Early Childhood Center will take place on Wednesday, February 28 from 9:00 a.m. to noon and 3:00 to 6:00 p.m. at Jack Hille Middle School. Children must be 5 years old on or before September 1. For more information, please contact the School District at 687-3334.
- Early voting for presidential primary begins at City Hall on March 4. For a complete list of dates and times, visit the Oak Forest website at oak-forest.org. Please note City Hall is not a polling place on Election Day which is Tuesday, March 19.
- To honor the life and legacy of Oak Forest Police Officer James P. Morrissy, who died while responding to a call on March 17, 2014 with special memorial apparel offered by the Oak Forest Police Association. All proceeds and donations from the apparel drive will go toward the Officer James P. Morrissy Memorial Scholarship which is given annually to a deserving Oak Forest High School senior in pursuit of higher education. To purchase apparel or make a donation, visit oak-forest.org.
- Don't miss the Oak Forest Fleadh on Saturday, March 2. Mayor Kuspa invited Kim Malecky-Iles, Executive Director of the Oak Forest-Crestwood Area Chamber and Event Coordinator for the Oak Forest Fleadh to speak about the Fleadh.

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- After the parade, head over to Gaelic Park for a St. Baldrick's event supporting Julia's Legacy of Hope. Mayor Kuspa invited Jeff, Julia's father and Josh Stachura to speak. Mayor Kuspa reported that Police Chief Jason Reid and a couple of our officers are going to attend to get a free haircut. Josh Stachura confirmed and noted that the Mayor will also be going bald again this year.

#### 4. Motion to Establish Consent Agenda

Alderman Danihel made the motion. Alderman Wolf seconded.

Roll call vote was taken as follows:

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

The motion carried 6/0, 1 abstain.

#### 5. Consent Agenda

##### A. Approval of minutes:

1. City Council - February 13, 2024

##### B. Consideration of the following list of bills dated:

1. Regular bills - FY 2023-2024

##### C. Consideration of the following minutes:

1. Veterans Commission - January 18, 2024
2. Cable Commission - February 8, 2024
3. Civil Service Commission - February 17, 2024

Alderman Selman made the motion. Alderman Emmett seconded.



Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 6/0, 1 abstain.

6. Administration

- A. Approval of Ordinance 2024-02-1019O authorizing an amendment to the Oak Forest City Code regarding ward boundaries and elections.

Alderman Emmett made the motion. Alderman Keeler seconded.

Mayor Kuspa reported this Ordinance is cleaning up and adding language regarding the elections in Oak Forest, the offices and how they are divided up. To comply with state requirements, our zoning map had to be altered slightly to ensure the population in every ward was within 5%. Mayor Kuspa stated that Pete is present and spearheaded this map quest. There was public hearing regarding this a couple weeks ago.

Mayor Kuspa asked for any other questions or comments. Seeing none.

Roll call vote was taken as follows:

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

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The motion carried 7/0.

## 7. Public Works

- A. Approval of the purchase of a Kent F9FSP Hammer for New Case 580SV Wheel Loader/Backhoe through McCann equipment in the budgeted amount of \$15,700.00.

Alderman Emmett made the motion. Alderman Danihel seconded.

Public Works Director, Mike Salamowicz reported the City Council previously approved the purchase of a new Case 580SV Wheel Loader. They are now looking to purchase a new hammer, basically a hydraulic concrete asphalt breaker, which attaches to the backhoe. The current one is roughly 25 years old. The new equipment has a different mounting bracket which would fit the new piece of equipment. They are looking to use the remaining funds still available from the purchase of the backhoe. Originally there was \$200,000.00 budgeted. The backhoe was \$153,000.00.

Mayor Kuspa asked for questions or comments. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 7/0.

## 8. Citizen Participation

Stan Budner, 5140 Shadow Creek Drive approached the podium. He inquired regarding the status of the roadway on 159<sup>th</sup> and LeClaire. He also inquired as to the southwest corner of LeClair and 160<sup>th</sup> regarding an utility box leaning at a 60 degree angle. It is a point of concern for the residents at the Shadow Creek. Mayor Kuspa stated the City will look into it.

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Eileen Beer approached the podium. She is at the meeting with her husband and a neighbor to address safety concerns and traffic issues due to moving and parked vehicles on Hickory Lane by Fierke Education Center. She inquired as to the steps to amend the current ordinance under Chapter 77, Parking Schedule, Schedule 1, Prohibited Parking, Section 0 which limits the parking from 15420-15421 to the corner at Hickory. She stated it is outdated due to increased student population and the amount of parents choosing to list their children as walkers. She stated besides the amount of cars parking from the sign to 15404 Hickory, they are bumper to bumper, on both sides of the street, parents dropping children off in the middle of the street, obstructing the crossing guard. She stated if a resident has to leave their house during pickup/drop off hours they cannot get out of their driveway. Driveways are blocked. She has been blocked in her driveway for 40 minutes. She also stated she is worried about a child getting hurt. Mayor Kuspa stated she painted a very clear picture for the Council. He asked her to give her contact information to the City Administrator. The Police Department will get on this and make recommendations to deal with this situation. He thanked her for bringing the concern to them. City Administrator Tim Kristin addressed Mrs. Beer and asked if she had spoken to the Police Chief. He stated the Police Department is well aware of the issues going on at Fierke. The Chief is in constant contact with the school administration. Deputy D'Ambrosio is over there almost every day. He stated he will have them call her.

## 9. Old Business

Alderman Emmett thanked Mike for getting the County to fix the potholes on Central.

## 10. New Business

None.

## 11. Executive Session

None.

## 12. Adjournment

Alderman Danihel made the motion to adjourn. Alderman Hortsman seconded.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Danihel			
Alderman Keeler			

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Alderman McCarthy  
Alderman Wolf  
Alderman Selman  
Alderman Emmett  
Alderman Hortsman

The motion carried 7/0.

Meeting adjourned at 8:02 p.m.

Minutes prepared by:

  
Nicole Tormey, City Clerk

Approved:

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Henry L. Kuspa, Mayor

# CITY OF OAK FOREST

## City Council Meeting Minutes

Tuesday, March 12, 2024

City Council Chambers



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Mayor Henry Kuspa called the City Council meeting to order at 7:30 p.m. with the Pledge of Allegiance and the Roll Call as follows:

*Present:*

Mayor Henry Kuspa  
Alderman Keeler  
Alderman McCarthy  
Alderman Wolf  
Alderman Selman  
Alderman Emmett  
Alderman Hortsman  
Alderman Danihel

*Also Present:*

City Clerk Nicole Tormey  
Treasurer Ericka Vetter  
City Administrator Timothy Kristin  
Public Works Dir. Mike Salamowicz  
Public Safety Communications Manager  
Aaron Beatty

### 3. Announcements

- Early voting is underway at City Hall. For complete days and times for voting, check the city's website.
- Mayor Kuspa thanked Tim, Chrissy and all the volunteers for their great job pulling off the Fleadh this year. It went exceptionally well.
- Mayor Kuspa thanked the volunteers that worked St. Baldrick's as well for Julia's Legacy which was held at Gaelic Park. Some city staff donated their hair to cancer research.
- On March 17, 2014, Police Officer Jim Morrissy was killed in the line of duty. It is the ten year anniversary of his passing. Mayor Kuspa noted that two officers have been shot in the line of duty since then. Another officer was lost because his squad car was rammed by a deranged individual. He thanked the Police Officers and their families for their service.

### 4. Motion to Establish Consent Agenda

Alderman Danihel made the motion. Alderman Wolf seconded.



Roll call vote was taken as follows:

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

The motion carried 7/0.

5. Consent Agenda

A. Approval of minutes:

- 1. Committee of the Whole - February 13, 2024

B. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2023-2024
- 2. Supplemental bills - FY 2023-2024

C. Consideration of the following minutes:

- 1. Economic Advisory Council - February 7, 2024
- 2. Consumer Protection Commission - February 21, 2024

Alderman Selman made the motion. Alderman McCarthy seconded.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Selman			
Alderman Emmett			
Alderman Hortsman			
Alderman Danihel			
Alderman Keeler			

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Alderman McCarthy

Alderman Wolf

The motion carried 7/0.

6. Administration

- A. Approval of a collective bargaining agreement between the City of Oak Forest and the International Brotherhood of Teamsters Local 700 (Oak Forest Public Works Department) for years May 1, 2022 to April 30, 2026.

Alderman Emmett made the motion. Alderman Danihel seconded.

Mayor Kuspa reported there were negotiations and they have come to an agreement.

City Administrator Tim Kristin stated he pleased they have come to an agreement. They were in spirited negotiations for about 18 months. He believes all parties will be satisfied with the outcome.

Mayor Kuspa asked for any other questions or comments. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 7/0.

Mayor Kuspa thanked Mike and Tim for being part of the negotiations.

- B. Approval of Ordinance 2024-03-10200 authorizing for disposal/sale of city owned property. (2007 Crown Vic)

Alderman Selman made the motion. Alderman McCarthy seconded.

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City Administrator Tim Kristin stated the Police Department would like to see it go. They are planning on transferring the vehicle to the Police Association for their Special Olympics fundraiser.

Mayor Kuspa asked for questions or comments from the aldermen.

Roll call vote was taken as follows:

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

The motion carried 7/0.

### C. Approval of Gene Lode as an Oak Forest Building Department plumbing inspector.

Alderman McCarthy made the motion. Alderman Wolf seconded.

Mayor Kuspa reported that Gene's resume is pretty impressive with his years of experience and work in other communities. He thinks he would a tremendous asset. His approval was recommended by Mike Forbes the Building Commissioner.

Tim Kristin stated Commissioner Forbes reported to him that there was a need for an plumbing inspector so he concurs with the approval.

Mayor Kuspa asked for any questions or comments. Seeing none.

Roll call vote was taken as follows:

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

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Alderman Danihel

Alderman Keeler

The motion carried 7/0.

### 7. Public Works

- A. Approval of purchase of 22 replacement personnel lockers for Public Works in the budgeted amount of \$25,706.12.

Alderman Emmett made the motion. Alderman Keeler seconded.

Mayor Kuspa asked if these are similar to the ones purchased and installed for the Police Department. Tim Kristin replied they are similar. The only difference is the width. Public Works Director, Mike Salamowicz reported it is the same manufacturer. They do not have the gun lockers. (*inaudible*)

Mike Salamowicz reported they are looking to improve the facilities for staff at Public Works. The locker room was the first project.

Alderman Wolf asked if the lockers come with benches. Mike replied yes.

Mayor Kuspa asked for questions or comments. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 7/0.

### 8. Information Technology

- A. Approval of purchase of 2 Dell Servers for SAN Refresh from the CIP budgeted quote of \$31,786.00.



Mayor Kuspa reported the SAN stands for Storage Area Network, backup for the storage area network.

Alderman McCarthy made the motion. Alderman Wolf seconded.

Public Safety Communications Manager Aaron Beatty reported day to day operations runs off of servers. The storage area network is currently working but Tom Rieman needs to prepare for the next one. This is budgeted for in CIP.

Alderman Wolf asked how old the servers are. Aaron Beatty replied maybe no older than 5 or 6. They keep rotating constantly.

Mayor Kuspa asked for any questions or comments from the aldermen. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 7/0.

## 9. Economic and Community Development

- A. Approval of Resolution 2024-03-0457R authorizing a façade grant for commercial property owned by Shamrock TBC, Inc. at 5301 W. 159<sup>th</sup> Street.

Alderman Emmett made the motion. Alderman Danihel seconded.

Mayor Kuspa stated the façade grant for this property was approved for \$23,400.00 by Economic Advisory Council.

Dan McGue, owner of Shamrock TBC, Inc. approached the podium. He reported they operate 35 Taco Bells in Chicago and the Chicagoland area. He apologized to the council regarding his over-zealous contractor that started work earlier thinking he was doing him

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a favor. In reality, Mr. McGue was waiting for authorization from the city. He appealed for the full amount of the grant which is \$46,894.00. He explained his plans for Taco Bell. He explained the nature of his business.

Mayor Kuspa asked Mr. McGue if he was present at the Economic Advisory Council meeting. He replied he was not. Mayor Kuspa asked if he was represented at the meeting. He replied he was not represented. Mayor Kuspa asked if Alderman Emmett was at the meeting. Alderman Emmett replied yes he was.

Alderman Emmett reported that some of the members were saying they wanted to down-phase and not give the full thing. It is an incentive to bring businesses to town. The business is already here. They were not happy with some of the large sums and they want to look into new guidelines regarding awarding money. EAC's new member brought a different view to the meeting. He is in the banking industry. The rest of the board stated they should review some things. Alderman Emmett stated EAC relayed this to Paul and Paul stated he would look into it.

Mayor Kuspa stated it is fine to change ways of looking at things in the future, but the applicant has already started to do work on the building.

City Administrator Tim Kristin reported he was not present at the meeting but discussed it with Paul Ruane briefly. (*inaudible*) He does not have a stance either way. If it is the way we are operating now then we should operate that way.

Alderman Emmett stated EAC is only a recommending body to the council. He believes Tim is correct and maybe they should review some things for the future since he has already submitted everything.

Mayor Kuspa stated he does not want to penalize an applicant before the council because EAC wants to change things down the road. He would like to treat everyone as they have been treating everyone up to this point.

Alderman Emmett asked if Tim is available for the next EAC meeting and if he could attend and bring a different view. Mayor Kuspa stated right now we have a motion and a second to approve \$23,400.00. That was the recommendation. The applicant is requesting \$46,894.00.

Alderman Selman asked if the Economic Advisory Council has budgeted for this amount and can plan for future applications for the façade grant? Tim Kristin stated there is sufficient money budgeted for this expenditure. (*inaudible*) Alderman Selman asked with 35 Taco Bells if he considers himself a franchisee or is it a company store. Mr. McGue

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stated he is a franchisee and the business owner. Alderman Selman stated he agrees if the applicant came before the EAC and submitted everything that they require to approve what he is eligible for then he requested to revise the motion for what he is eligible for and not what the EAC recommended.

Tim Kristin stated the purpose of the façade grant is not only to bring business to town but also to facilitate existing businesses to upgrade and make their properties look better. That is the predominant focus of the façade approval grant. It is a useful tool to bring businesses to town but he finds it a more useful tool to get rid of urban blight and get business owners to invest in their businesses and stay in the community.

Mr. McGue reported the previous business was a KFC that he purchased from the former owner who was going to shut it down. In order to keep the business in town, he figured a Taco Bell would be just fine. They are rehabbing the property and bringing it to Taco Bell standards. Mayor Kuspa stated it is looking better already.

Alderman McCarthy stated he lives down on Lockwood. The building is starting to turn around and make the corner look a lot better. He agrees with Alderman Selman.

Alderman Keeler stated he agrees and thinks they should give him the full amount.

Alderman Wolf asked about total eligible cost. He stated he would hate to penalize someone for something that was not presented in a way of what he would be eligible for. He believes the façade grant process should be looked at. Every time a business changes ownership, we give them a façade grant to change the sign? Tim Kristin stated the location is only eligible within a certain year parameter. Alderman Wolf believes there is more to look into regarding what is eligible in the grant.

Alderman Hortsman stated the applicant has submitted his amount of upgrades and we always considering a percentage of it, he believes the \$46,000.00 is rightly due to the applicant. This shows the façade grant is working and working well. The city is getting larger companies coming in and looking for these grants.

Tim Kristin wanted to point out that in the last two years the cost of construction material has skyrocketed. A lot of the larger requests have to do with the increased cost of materials.

Alderman Wolf asked if there will be a privacy fence in the back of Taco Bell. Mr. McGue replied yes. Alderman Wolf confirmed it is not part of the grant.

Alderman Emmett reported that Paul did say at EAC if that the board wanted to go in a

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different direction the applicant should not be penalized. This applicant submitted everything properly under the current rules. If the City wants to change something maybe Tim could go to the meeting and see what the new members are saying. Alderman Emmett stated he saw the applicant pour all the cement that IDOT would not do for him, in the entryway. He did not have to do that.

Mayor Kuspa asked Alderman Emmett, who made the motion, to change his motion to approve the Resolution for a total amount of \$46,894.68. Alderman Emmett replied so moved. Mayor Kuspa asked Alderman Danihel to alter her second to the motion to the amount of \$46,894.68. Alderman Danihel replied yes. Mayor Kuspa reported he has a motion on the floor and a second for approval of Resolution No. 2024-03-0457R authorizing a façade grant for commercial property owned by Shamrock TBC, Inc. at 5301 W. 159<sup>th</sup> Street for a total of \$46,894.68.

Mayor Kuspa asked for any questions or comments.

Roll call vote was taken as follows:

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

The motion carried 7/0.

Mayor Kuspa welcomed Dan to Oak Forest.

### 10. Citizen Participation

None.

### 11. Old Business

Alderman Emmett stated Cook County is using our facility. He drove around Tinley Park and Crestwood and they do not have the sign show the City has on our campus. He had the ordinance officers move signs that were blocking the City's electronic sign. He believes there should be an area designated where they can put up their signs. Mayor



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Kuspa asked Tim Kristin to look into it.

12. New Business

Tim Kristin updated Council on the old Citgo (*inaudible*) up for sale. There will be a RFP to demolition it. (*inaudible*)

13. Executive Session

None.

14. Adjournment

Alderman Danihel made the motion to adjourn. Alderman Hortsman seconded.

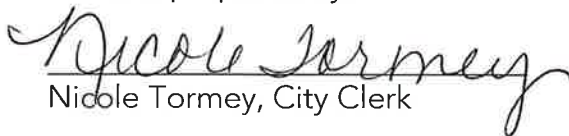
Roll call vote was taken as follows:

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

The motion carried 7/0.

Meeting adjourned at 8:05 p.m.

Minutes prepared by:

  
Nicole Tormey, City Clerk

Approved:

\_\_\_\_\_  
Henry L. Kuspa, Mayor



ALL GOOD THINGS CLOSE TO HOME

List of Bills March 26, 2024 FY2023-2024  
Report dates: 3/1/2024-3/26/2024

**Notice**  
**Agenda Item**

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Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ACTSOFT Inc*	10370075	02/02/24	648.00	02-17-5305 TELEPHONE	Encore Essentials Licenses, Fleet bundle + Data		0324
ACTSOFT Inc*	10370075	02/02/24	792.00	01-03-5305 TELEPHONE	Encore Essentials Licenses, Fleet bundle + Data		0324
ACTSOFT Inc*	10371127	03/02/24	648.00	02-17-5305 TELEPHONE	Encore Essentials Licenses, Fleet bundle + Data		0324
ACTSOFT Inc*	10371127	03/02/24	792.00	01-03-5305 TELEPHONE	Encore Essentials Licenses, Fleet bundle + Data		0324
ADVOCATE OCCUPATIONAL HEALTH	855042	03/04/24	250.00	01-01-5503 PROFESSIONAL SERVICES	RANDOM POOL MAINT FEE CONSORTIUM		0324
Advocate Occupational Health Hazel Crest	854934	03/07/24	116.00	01-04-5515 UNION HEALTH BENEFITS	Drug Screen DOT (Federal)		0324
Advocate Occupational Health Hazel Crest	854934	03/07/24	54.00	01-01-5515 UNION HEALTH BENEFITS	Quest (1174231) 10 panel Rapid		0324
Advocate Occupational Health Hazel Crest	855306	03/07/24	98.00	02-18-5515 UNION HEALTH BENEFITS	Drug Screen Dot (Federal)		0324
AFLAC	271395	03/07/24	403.52	01-00-2131 INSURANCE - AFLAC	ACT# CK146		0324
AHERN, STEPHANIE	03/07/2024 Stephanie Ahern	03/07/24	174.87	99-00-1114 AIR CLEARING	Water Bill Refund		0324
AMAZON CAPITAL SERVICES INC*	1RFN-4VKQ-HFV4	03/14/24	40.27	01-02-5313 UNIFORMS	Dan Malys uniform allowance		0324
AMAZON CAPITAL SERVICES INC*	1X1U-9HG-C7KP	03/14/24	95.99	01-01-5602 COMPUTERIZATION	8 Port 2.5G Web Managed Ethernet Switch with 10G SFP		0324
AMAZON CAPITAL SERVICES INC*	11QV-76LF-QK3R	03/11/24	272.65	01-01-5301 OFFICE SUPPLIES	File folders, footrest		0324
AMAZON CAPITAL SERVICES INC*	11VF-G7D1-3JNN	03/19/24	312.46	01-02-5313 UNIFORMS	CARGO WORK PANTS UNIFORM ALLOW DEGR00T		0324
AMAZON CAPITAL SERVICES INC*	19QX-68MR-RQWT	03/17/24	103.99	01-01-5301 OFFICE SUPPLIES	OFFICE CHAIR RETURNED		0324
AMAZON CAPITAL SERVICES INC*	1G3V-4J7HF-FFXM CM	03/13/24	55.91	01-03-5301 OFFICE SUPPLIES	14 inches Rugged Laptop 0186TV Keyboard Backlit		0324
AMAZON CAPITAL SERVICES INC*	1GQW-QY41-7C9Q	03/18/24	51.18	01-02-5301 OFFICE SUPPLIES	NUBEE 6 Pack Acrylic Wall Sign Holder 8.5x11		0324
AMAZON CAPITAL SERVICES INC*	1LUD-MQOQ-LDFX	03/15/24	49.49	01-01-5220 VETERANS COMMISSION	PARADE FLAG		0324
AMAZON CAPITAL SERVICES INC*	1PNH-03GH-GD17	03/15/24	230.57	02-17-5319 SMALL TOOLS	DEWALT 20V MAX XR 1/2" High Torque Impact Wrench		0324
AMAZON CAPITAL SERVICES INC*	1Q1V-NNL-C-93GY	03/20/24	66.01	01-12-5301 OFFICE SUPPLIES	FEBREEZE, NAPKINS, PURELL, CREAMER		0324
AMAZON CAPITAL SERVICES INC*	1QL3-Q4PM-L9GL	03/15/24	49.49	01-01-5220 VETERANS COMMISSION	PARADE FLAG CARRIER RETURNED		0324
AMAZON CAPITAL SERVICES INC*	1WLQ-KRLE-WQFW	03/11/24	79.75	01-02-5301 OFFICE SUPPLIES	1 AGVEE 10ft USB-C to Surface Connect Charging Cable		0324
AMAZON CAPITAL SERVICES INC*	1WNX-LHLJ-1QCT	03/12/24	16.45	89-00-5602 COMPUTERIZATION	Cable Malters 4K DisplayPort to DisplayPort Cable		0324
AMAZON CAPITAL SERVICES INC*	1WNX-LHLJ-1QCT	03/12/24	27.98	89-00-5602 COMPUTERIZATION	Highwings HDMI Cables 15FT Long		0324
AMERICAN MESSAGING	U1109710VC	03/01/24	170.19	01-04-5305 TELEPHONE	ACT# U1-109710		0324
AMERICAN MESSAGING	U1109710VC	03/01/24	34.50	02-17-5305 TELEPHONE	ACT# U1-109710		0324
AMERICAN MESSAGING	U1109710VC	03/01/24	27.60	02-18-5305 TELEPHONE	ACT# U1-109710		0324
AMERICAN MESSAGING	U1109710VC	03/01/24	6.90	01-01-5305 TELEPHONE	ACT# U1-109710		0324
Andres Medical Billing Ltd	022024CFIL	01/31/24	2,200.91	01-02-5509 COLLECTION SERVICE	Ambulance Billing Services - February Collections		0324
Andres Medical Billing Ltd	032024CFIL	02/29/24	2,721.17	01-02-5509 COLLECTION SERVICE	Ambulance Billing Services - February Collections		0324
Bella Brew Coffee & Beverage Co	0215897	02/29/24	140.00	01-02-5399 MISC EXPENSE	Coffee, K-Cups		0324
Bella Brew Coffee & Beverage Co	723869	03/07/24	217.00	01-02-5301 OFFICE SUPPLIES	12 CUP FILTER 1000 CT FILTERS		0324
BlueCross BlueShield of Illinois*	256231 April 2024	03/15/24	5,397.07	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ILLY K-CUP INTENSO 6/1 OCT		0324
BlueCross BlueShield of Illinois*	256231 April 2024	03/15/24	8,283.37	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 256231 HMO/PRO INSURANCE April 2024		0324
BlueCross BlueShield of Illinois*	256231 April 2024	03/15/24	234,056.06	01-00-2107 INS DEDUCTION PAYABLE	ACT# 256231 HMO/PRO INSURANCE April 2024		0324
CANON FINANCIAL SERVICES INC	32161392	02/29/24	225.55	01-03-5514 EQUIPMENT RENTAL	Contract# 6944009-3 E-Studio Color Copiers Series		0324
CANON FINANCIAL SERVICES INC	32161392	02/29/24	225.55	01-03-5514 EQUIPMENT RENTAL	Contract# 6944009-3 E-Studio Color Copiers Series		0324
CANON FINANCIAL SERVICES INC	32161392	02/29/24	225.55	01-11-5504 CONTRACTUAL SERVICES	Contract# 6944009-3 E-Studio Color Copiers Series		0324
CANON FINANCIAL SERVICES INC	32161392	02/29/24	225.55	01-02-5604 MISC EQUIPMENT	Contract# 6944009-3 E-Studio Color Copiers Series		0324

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CAUSLEY, JUDE	23-11-1188	03/19/24	135.00	01-00-4201 BUILDING PERMITS	RETAINER REFUND FOR PERMIT REFUND PERMIT		0324
CEC Consolidated Electrical Dist. Inc.	1028-1286934	02/28/24	214.44	01-04-5406 BUILDING MAINTENANCE	Wire		0324
CHICAGO SOUTHLAND CONVENTION & VISITORS	MARCH 2024 TM	03/18/24	267.40	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT March TERRACE MOTEL ONLY		0324
Chicagoand Investigative Services	6049	03/01/24	550.00	01-01-5503 PROFESSIONAL SERVICES	Employee Background Check Applicant		0324
Cintas	4185726638	03/07/24	311.01	01-08-5406 BUILDING MAINTENANCE	Paye# 14445520 2 3.5 Traffic, 5 3x10 Traffic, 2 4x6 Scrapper, 6 3x10 Gray, 2 3x6 Gray, 1 4x6 Gray, 1 4x8 Logo, 1 5x6 Logo, 1 5x6 Logo MEDICINE CABINETS IN SHOPS, CLEANED, CHECKED, REFILLED		0324
CINTAS CORPORATION	5202189665	03/14/24	249.48	02-18-5399 MISC EXPENSE			0324
CINTAS CORPORATION	5202368132	03/15/24	190.89	01-04-5327 SAFETY-OSHA REQUIREMENTS	Gloves		0324
Cintas Corporation #21	1904706744	03/13/24	200.00	01-04-5327 SAFETY-OSHA REQUIREMENTS	Gloves		0324
Cintas Corporation #21	4185981977	03/11/24	150.01	01-04-5406 BUILDING MAINTENANCE	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0324
Cintas Corporation #21	4185981977	03/11/24	51.34	01-04-5313 UNIFORMS	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0324
Cintas Corporation #21	4186724899	03/18/24	150.01	01-04-5406 BUILDING MAINTENANCE	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0324
Cintas Corporation #21	4186724899	03/18/24	51.34	01-04-5313 UNIFORMS	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0324
CITY OF OAK FOREST	020924 TTD-JB	02/26/24	17,466.90	01-02-5517 WORKERS COMP INSURANCE	TTD Payment PEDDA 11-17-23 - 02-09-24 JB 231128W032		0324
CITY OF OAK FOREST	03182024 PEDDA MC	03/18/24	2,988.68	01-03-5517 WORKERS COMP INSURANCE	TTD Payment PEDDA 02-23-24 - 03-07-24 MC 240212W030		0324
COMCAST	194790236 March 24	02/15/24	466.27	01-01-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	525.28	01-02-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	1,489.56	01-03-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	178.73	01-04-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	85.00	01-05-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	85.00	01-10-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	176.55	01-11-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	63.21	01-12-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	139.49	02-17-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	194790236 March 24	02/15/24	74.11	02-18-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	466.27	01-01-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	525.28	01-02-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	1,489.56	01-03-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	178.73	01-04-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	85.00	01-05-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	85.00	01-10-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	176.55	01-11-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	63.21	01-12-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	139.49	02-17-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
COMCAST	197256941	03/15/24	74.11	02-18-5404 COMPUTER MAINTENANCE	Ac# 932775069		0324
Comcast	8771 40 096 0363101	03/02/24	144.90	01-03-5305 TELEPHONE	Ac# 8771 40 096 0363101		0324
Comcast	8771 40 096 052653	02/27/24	219.90	01-02-5404 COMPUTER MAINTENANCE	Ac# 8771 40 096 0526533		0324
Comcast	877140 096 0174714	March 24					

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
COMED	2035421222	March 24	10.50	01-04-5512 OTHER SERVICES	Ac# 8771 40 096 0174714	0324	0324
COMED	9466592000	March 24	126.85	01-04-5307 ELECTRICITY	Ac# 2035421222 (1845139023)	0324	0324
COOK COUNTY TREASURERS OFFICE	03212024 TIF 1	03/21/24	13.15	01-04-5307 ELECTRICITY	Ac# 9466592000 (3174037027)	0324	0324
Dacia Adjudication System	DT 2024-02-078	02/29/24	2,350.00	01-03-5509 COLLECTION SERVICE	SURPLUS TIF 1 FUNDS	0324	0324
DANDURAND, GREG	23-06-0661	03/19/24	75.00	01-00-4201 BUILDING PERMITS	Collections Services for MOSMOVE - February	0324	0324
DEGROOT, KURT	03192024 DEGROOT	03/19/24	137.28	01-02-5313 UNIFORMS	RETAINER REFUND FOR PERMIT REFUND PERMIT	0324	0324
Dell Technologies*	10736235592	03/11/24	2,645.93	01-01-5602 COMPUTERIZATION	Uniform Expenses Reimbursement	0324	0324
EAGLE UNIFORM CO INC	3144-3	03/15/24	258.00	01-02-5313 UNIFORMS	Monitors	3598	0324
EJ USA INC*	110240015170	03/13/24	5,194.59	02-17-5423 HYDRANT REPAIRS	Raincoat, Patch	0324	0324
EMERGENCY MEDICAL PRODUCTS INC	2825071	03/21/24	587.05	01-02-5317 EMS SUPPLIES	Fire Hydrants and repair supplies	3600	0324
EMPLOYEE BENEFITS CORP*	4384795	03/15/24	979.75	01-01-5504 CONTRACTUAL SERVICES	Curapex patient mover, cuff	0324	0324
ENVIRONMENTALCLEANSING CORP	T11231344, 1	03/21/24	109,000.00	38-00-5626 PROPERTY AND LAND	FSA AND BENNY FEE, ADMIN FEE, BENNY RENEWAL.3	0324	0324
FEDEX	9-669-88540	03/06/24	2.82	01-01-5304 POSTAGE & FREIGHT	ACE DEMO	0324	0324
FEDEX	9-670-31192	03/13/24	2.66	01-01-5304 POSTAGE & FREIGHT	Late Fee	0324	0324
FORBES, MICHAEL*	031422024 FORBES	03/14/24	96.90	01-11-5312 TRAINING & TRAVEL	ACT# 1101-7723-2 Late Fee	0324	0324
Freda West Inc	02-16-2024 Freda West	02/16/24	2,025.00	02-17-5406 BUILDING MAINTENANCE	MAR Training Meeting Lunch Expense Reimbursement	0324	0324
GASVODA & ASSOCIATES INC	INV24NTH0017CHF	03/20/24	179.30	02-17-5401 EQUIPMENT MAINTENANCE	Epoxy Floor at Public Works	3572	0324
Hawkins Inc	6709897	03/14/24	40.00	02-17-5332 COMPRESSED GAS & CHEMICALS	Maintenance of C12 system	0324	0324
Healthcare and Family Services	GEMT202234053	11/15/23	457,113.96	01-00-4211 AMBULANCE FEES	Chlorine 150 lb Cylinder	0324	0324
HELSEL-JEPPERSON ELECTRICAL INC	935665	03/07/24	79.50	02-17-5401 EQUIPMENT MAINTENANCE	GEMT 2023 (7-1-22 to 6-30-23)	0324	0324
HR Green Inc.	169833	12/08/23	3,694.53	01-04-5627 POND & CREEK RESTORATION	Syl Fluor Bulbs	0324	0324
ILLINOIS ASSOCIATION OF CHIEFS OF POLICE	13871	10/01/23	115.00	01-03-5310 PROFESSIONAL DUES	2302498.04 Dolores Pond Comprehensive Plan	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	C13000000	03/15/24	699.00	01-01-5518 LIABILITY INSURANCE	Membership Renewal - Active Other - Medium Dept thru 12-31-23	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001258	04/01/24	33,089.68	01-01-5518 LIABILITY INSURANCE	ICRMT Property and Liability Interim Premium	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001258	04/01/24	27,998.96	02-17-5518 LIABILITY INSURANCE	2024 ICRMT Property & Liability P14-1000441-2324-04 Apr	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001258	04/01/24	2,545.36	09-01-5518 LIABILITY INSURANCE	2024 ICRMT Property & Liability P14-1000441-2324-04 Apr	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001259	04/01/24	1,687.87	02-18-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P14-1000441-2324-04 April	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001259	04/01/24	2,651.37	02-17-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P14-1000441-2324-04 April	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001259	04/01/24	7,517.64	01-04-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P14-1000441-2324-04 April	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001259	04/01/24	27,132.92	01-03-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P14-1000441-2324-04 April	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001259	04/01/24	21,194.46	01-02-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P14-1000441-2324-04 April	0324	0324
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001259	04/01/24	1,747.74	01-01-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P14-1000441-2324-04 April	0324	0324
ILLINOIS FIRE SERVICE ADMIN. PROS	2024-COFFD	03/12/24	110.00	01-02-5310 PROFESSIONAL DUES	2024 Annual Membership - Alfaro, Fasset	0324	0324
Illinois Police Accreditation Coalition	651	03/12/24	210.00	01-03-5310 PROFESSIONAL DUES	Annual Dues	0324	0324
ILLINOIS STATE POLICE	20240206335	02/29/24	84.75	01-01-5399 MSC EXPENSE	Liquor License Fingerprinting Fee	0324	0324
JOE RIZZA	444873	02/28/24	88.50	01-03-5402 VEHICLE MAINTENANCE	PULLEY ASY	0324	0324
JOE RIZZA	444881	02/28/24	81.40	01-03-5402 VEHICLE MAINTENANCE	PUMP ASY	0324	0324
JOE RIZZA	705024	02/28/24	783.86	01-03-5402 VEHICLE MAINTENANCE	Water Pump	0324	0324

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
KIMBALL MIDWEST*	102032813	03/20/24	276.79	02-17-5401 EQUIPMENT MAINTENANCE	Cleaner, Valve		0324
LANDS' END BUSINESS OUTFITTERS*	SIN11908883	03/05/24	5111.21	01-12-5309 COMMUNITY ADVERTISING	WR CS CM SHAWL CLR CRDGN		0324
LANDS' END BUSINESS OUTFITTERS*	SIN11909091	03/05/24	140.93	01-12-5309 COMMUNITY ADVERTISING	MR CS LS TXTR QTR ZIP PO		0324
LANGUAGE LINE SERVICES	11231705	02/29/24	18.20	89-00-5305 TELEPHONE	Account # 9020867058 Over-the-Phone Interpretations		0324
M&J Underground Inc	M24-0131	03/06/24	449,082.35	02-17-5652 WATER SYSTEM IMPROVEMENTS	2022 Water Main Improvement Project	3502	0324
MacQueen Emergency	W03735	03/12/24	455.09	01-02-5402 VEHICLE MAINTENANCE	CHECK CODES		0324
MAHER, CHRISTINA*	03/05/2024 Chrissy Maher	03/05/24	24.01	01-01-5301 OFFICE SUPPLIES	Coffe		0324
MARTINEZ-GALLEGOS, ALEJANDRA	23-12-1320	03/04/24	500.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15205 LACROSSE UPGRADES PERMIT		0324
MEADE INC	707961	03/11/24	7,172.72	01-04-5411 STREET LIGHT REPAIRS	Labor, Material, Equipment to Reset Streetlight Pole, Fixture, T-Base, Wire & Hardware - 157th St & Cicero		0324
MENARDS - CRESTWOOD	37545	02/26/24	122.07	01-08-5406 BUILDING MAINTENANCE	10" MAG BIGU TORPEDO LEVEL		0324
MENARDS - CRESTWOOD	37642	02/27/24	25.98	01-08-5406 BUILDING MAINTENANCE	35" PICKUP AND REACH TOOL		0324
MENARDS - CRESTWOOD	37699	02/28/24	11.26	01-04-5406 BUILDING MAINTENANCE	1- 1/2X10 CELLCORE PVCPIPE		0324
MENARDS - CRESTWOOD	37700	02/28/24	41.52	01-04-5406 BUILDING MAINTENANCE	4X8X16 SOLID BLOC		0324
MENARDS - CRESTWOOD	37762	02/29/24	507.00	01-08-5406 BUILDING MAINTENANCE	WINDTUNNEL 2 REWIND WH		0324
MENARDS - CRESTWOOD	37844	03/01/24	20.76	01-04-5406 BUILDING MAINTENANCE	RO SR PAINT GLS SNRS RED		0324
MENARDS - CRESTWOOD	38047	03/05/24	47.76	01-04-5406 BUILDING MAINTENANCE	SCOOP DH POLY YW		0324
MENARDS - CRESTWOOD	38103	03/06/24	83.29	01-04-5324 KENNEL SUPPLIES	GNF 7IN RETR ROLLS 6 CT		0324
MENARDS - CRESTWOOD	38168	03/07/24	45.46	01-08-5406 BUILDING MAINTENANCE	9" 14T ARC RECIPBLADE 5PC		0324
MENARDS - CRESTWOOD	38206	03/05/24	13.40	01-08-5406 BUILDING MAINTENANCE	BWLFRESH LAV BOWL DEO 2.5OZ		0324
MENARDS - CRESTWOOD	38237	03/08/24	15.76	01-08-5406 BUILDING MAINTENANCE	SM WIRE HOOK VALUE PK		0324
MENARDS - CRESTWOOD	38491	03/12/24	31.27	01-08-5406 BUILDING MAINTENANCE	HOOKS, TRASH BAGS		0324
MENARDS - CRESTWOOD	38569	03/13/24	65.73	01-08-5406 BUILDING MAINTENANCE	BATTERIES		0324
MENARDS - CRESTWOOD	38630	03/14/24	65.73	01-08-5406 BUILDING MAINTENANCE	FEBRESE, LYSOL		0324
MENARDS - CRESTWOOD	38699	03/15/24	7.27	01-08-5406 BUILDING MAINTENANCE	SPRAY BOTTLE		0324
MENARDS - CRESTWOOD	38707	03/15/24	52.97	01-04-5402 VEHICLE MAINTENANCE	BUTANE FUEL, HYDROFLEX		0324
MENARDS - TINLEY PARK	48700	11/13/23	56.61	01-08-5406 BUILDING MAINTENANCE	HEFTY 13 GAL 90CT		0324
MENARDS - TINLEY PARK	48801	03/15/24	89.31	01-04-5324 KENNEL SUPPLIES	OPTIFREE RELPENISH SOLUT		0324
MENARDS - TINLEY PARK	48821	11/15/23	56.97	01-04-5416 CONCRETE REPAIRS	9X9 BASIN KIT W/GR GRATE		0324
MENARDS - TINLEY PARK	49231	11/22/23	32.97	01-08-5336 FLAGS & DECORATIONS	BATH TOWEL WHITE		0324
MENARDS - TINLEY PARK	54095	02/27/24	30.73	01-05-5402 VEHICLE MAINTENANCE	AA EXTREME TIRE SHINE		0324
MENARDS - TINLEY PARK	54457	03/06/24	26.79	01-02-5301 OFFICE SUPPLIES	GLACIERMIST SPRING WATER		0324
MENARDS - TINLEY PARK	54567	03/08/24	57.38	01-02-5406 BUILDING MAINTENANCE	BOUNTY ESSLNTL 6DR		0324
MENARDS - TINLEY PARK	54628	03/10/24	187.79	01-02-5406 BUILDING MAINTENANCE	55G 40CT Contractor Bags		0324
MONROE TRUCK EQUIPMENT INC	343815	03/13/24	173.18	01-04-5402 VEHICLE MAINTENANCE	FED SIGNAL, 6' FLASHING LED		0324
NICOR GAS	94287458411 031124	03/11/24	46.64	02-17-5306 NATURAL GAS	ACT# 94-28-74-5841 1		0324
NORTH EAST MULTI-REGIONAL TRAINING	347861	03/05/24	300.00	01-03-5312 TRAINING & TRAVEL	Death Investigation		0324
NORTH EAST MULTI-REGIONAL TRAINING	348335	03/11/24	800.00	01-03-5312 TRAINING & TRAVEL	Reid Technique of Interviewing and Interrogations - GC RH		0324
NORTH EAST MULTI-REGIONAL TRAINING	348366	03/11/24	250.00	01-03-5312 TRAINING & TRAVEL	John Reid Advanced Interviews and Interrogations - GC RH		0324
O'BRIEN, DANIEL	2128/2024 Daniel O'Brien	03/13/24	149.26	99-00-1114 AIR CLEARING	Water Bill Refund		0324
ONSITE COMMUNICATIONS USA INC	53133	03/07/24	1,775.00	89-00-5603 RADIO EQUIPMENT	FCC NEW LICENSE FOR PUBLIC WORKS REPEATER		0324

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
O'REILLY AUTO PARTS	3380-112060	02/23/24	44.80	01-03-5402 VEHICLE MAINTENANCE	OIL FILTER		0324
O'REILLY AUTO PARTS	3380-113362	03/05/24	14.24	02-18-5401 EQUIPMENT MAINTENANCE	BAND CLAMP		0324
O'REILLY AUTO PARTS	3380-113932	03/10/24	33.98	01-02-5402 VEHICLE MAINTENANCE	Bluedef 2.5		0324
ORLAND FIRE PROTECTION DISTRICT	14436	03/06/24	4,098.72	01-02-5402 VEHICLE MAINTENANCE	E40 PM and Repairs	3599	0324
ORLAND FIRE PROTECTION DISTRICT	14437	03/06/24	461.52	01-02-5402 VEHICLE MAINTENANCE	Vehicle Repair Invoice (24-0013) A40 2021 Ford F550		0324
ORLAND FIRE PROTECTION DISTRICT	14445	03/12/24	11,973.16	01-02-5512 OTHER SERVICES	DISPATCH SERVICE - FEB 298 CALLS, PSIN		0324
PARK HARDWARE - TINLEY	072525/1	03/15/24	6.99	02-18-5401 EQUIPMENT MAINTENANCE	Q-Connect Faucet Set		0324
PARK HARDWARE - TINLEY	72491/1	03/11/24	49.98	01-02-5401 EQUIPMENT MAINTENANCE	CHAIN CHAINSAW 16" D60		0324
PARK HARDWARE - TINLEY	72491/1	03/11/24	24.99	01-02-5406 BUILDING MAINTENANCE	CABLE HDMI SLIM 6		0324
Peerless Network Inc	46553	03/15/24	2,127.05	01-03-5305 TELEPHONE	ACT# 1211798		0324
QUILL CORPORATION	37334677	02/21/24	118.26	01-03-5301 OFFICE SUPPLIES	Fork ply hvywt dtns we		0324
QUILL CORPORATION	37454706	02/28/24	105.98	01-03-5301 OFFICE SUPPLIES	Quill cisp cise cllg env		0324
RCN	420741701-0016738	02/28/24	425.08	01-02-5512 OTHER SERVICES	Account # 0201-4207417-01		0324
RELIABLE FIRE & SECURITY*	104547	03/12/24	270.30	01-08-5406 BUILDING MAINTENANCE	6YR COMPLIANCE 10# PRES-ABC		0324
RELIABLE FIRE & SECURITY*	104553	03/12/24	302.05	01-02-5401 EQUIPMENT MAINTENANCE	6YR COMPLIANCE 5# PRES-ABC		0324
RELIABLE FIRE & SECURITY*	104555	03/12/24	131.85	01-08-5408 BLDG MAINT-KENNEL	6YR COMPLIANCE 5# PRES-ABC		0324
RELIABLE FIRE & SECURITY*	104558	03/12/24	175.60	01-05-5406 BUILDING MAINTENANCE	6YR COMPLIANCE #5 PRES-ABC		0324
RELIABLE FIRE & SECURITY*	104568	03/12/24	111.10	01-02-5401 EQUIPMENT MAINTENANCE	Recertify 5#		0324
RitterT ech/Motion & Control Ent. LLC	104591	03/12/24	2,004.60	01-04-5406 BUILDING MAINTENANCE	6YR COMPLIANCE 5# PRES-ABC		0324
RitterT ech/Motion & Control Ent. LLC	d42125-001	03/07/24	113.88	02-18-5401 EQUIPMENT MAINTENANCE	CAM & GROOVE		0324
ROTARY CLUB OF OAK FOREST	d57118-001	03/07/24	738.72	02-18-5401 EQUIPMENT MAINTENANCE	Crimp Hose Assy		0324
ROTARY CLUB OF OAK FOREST	022024 ROTARY	02/20/24	285.00	01-01-5312 TRAINING & TRAVEL	Dues and meal expense JUL to DECD		0324
RUSSO POWER EQUIPMENT	SP20527531	03/06/24	375.99	01-04-5401 EQUIPMENT MAINTENANCE	DRIVE TUBE ASSEMBLY		0324
RUSSO POWER EQUIPMENT INC	SP205339929	03/14/24	287.92	01-04-5319 SMALL TOOLS	Spade / Drain / 16" / 14 Ga / 26" Fiberglass Handle		0324
SAFETY-KLEEN SYSTEMS INC	93864695	03/06/24	170.00	02-17-5303 GAS AND OIL	OIL SERVICE/STOP FEE, USED OIL RECYCLE		0324
SAMS CLUB/Synchrony Bank	6046002049437378 MAR 2024	03/19/24	28.91	01-04-5389 MISC EXPENSE	CRANKCASE OIL		0324
SMITH, NICK	3/6/2024 Nick Smith	03/06/24	52.75	01-02-5313 UNIFORMS	\$15.99 Late Fee and \$12.92 Finance Charge		0324
SOLUTION 3 GRAPHICS INC	144972	03/13/24	251.00	02-17-5512 OTHER SERVICES	Uniform		0324
Southtown Digital	195690218 031124	03/11/24	65.00	01-01-5399 MISC EXPENSE	FOLD, STUFF, SEAL SUPPLIED MARCH WATER BILLS		0324
THIRD DISTRICT FIRE CHIEF'S ASSN	5380	03/01/24	125.00	01-02-5512 OTHER SERVICES	Ac# 195690218 Digital Newspaper Subscription		0324
Traffic Control & Protection LLC*	4073	03/13/24	359.80	01-04-5410 STREET MAINT/SIGNS	Triley Park Dispatch MABAS 24 Initial Box Alarm Dispatch		0324
Traffic Control & Protection LLC*	4080	03/08/24	218.75	01-04-5410 STREET MAINT/SIGNS	Fee 02-13-2024		0324
Traffic Control & Protection LLC*	4115	03/14/24	297.60	01-04-5410 STREET MAINT/SIGNS	12"x18" Hip Misc Signs		0324
TRANSUNION RISK AND ALTERNATIVE	910851-202402-1	03/01/24	644.70	01-03-5399 MISC EXPENSE	HEX HEAD BOLT		0324
TURNER JR., WILLIAM	3/6/2024 William Turner Jr.	03/06/24	987.30	01-02-5312 TRAINING & TRAVEL	12x18 Raw Miscellaneous Signs		0324
TVM ENTERTAINMENT LLC	03282024 SR LUNCH	03/11/24	200.00	01-01-5207 SR CITIZENS COMMISSION	Trulookup Person Search		0324
TYLER TECHNOLOGIES INC	130-144976	02/29/24	1,257.85	89-00-5312 TRAINING & TRAVEL	Columbia Southern University Courses Expenses		0324
Underground Pipe & Valve Co.	065637	03/14/24	1,272.00	02-17-5421 MAINTENANCE OF WATER MAINS	Reimbursement		0324

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
VACHAS FOREST FLOWERS	21199	02/24/24	150.00	01-04-5399 MISC EXPENSE	Fioral		0324
VARGAS, EDGAR	22-10-1177	03/19/24	135.00	01-00-4201 BUILDING PERMITS	RETAINER REFUND FOR PERMIT REFUND PERMIT		0324
Verizon Wireless	9958751536	03/09/24	42.13	02-18-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	156.28	02-17-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	84.26	01-12-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	354.69	01-11-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	24.95	01-09-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	181.23	01-05-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	396.82	01-04-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	2,399.98	01-03-5601 VEHICLE PURCHASES	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	1,965.10	01-03-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	1,132.86	01-02-5305 TELEPHONE	ACT# 980507380-00001		0324
Verizon Wireless	9958751536	03/09/24	619.79	01-01-5305 TELEPHONE	ACT# 980507380-00001		0324
Village of Oak Lawn Regional Water Sys*	2904	03/11/24	26,963.01	02-17-5524 WATER PURCHASES-DEBT SERVICE	IEPA Harker L17-4590 04-24-24 - Interest		0324
Village of Oak Lawn Regional Water Sys*	2915	03/11/24	6,605.75	02-17-5524 WATER PURCHASES-DEBT SERVICE	IEPA Booster L17-5081 04-29-24		0324
VINET, WILLIAM	03/13/2024 William Vinet	03/11/24	183.61	99-00-1114 AIR CLEARING	Water Bill Refund		0324
Washington, Meegan	3/8/2024 Meegan Washington	03/08/24	162.56	01-02-5313 UNIFORMS	Uniform pants		0324
WEILAND, TRACY	03/11/2024 Tracy Weiland	03/11/24	74.58	01-03-5320 COMMUNITY RELATIONS	Items purchased for helping a DV Victim and child		0324
WEST SIDE TRACTOR SALES	H02803	03/12/24	1,740.00	01-04-5401 EQUIPMENT MAINTENANCE	VERMEER REPAIR		0324
Z-Force Transportation Inc*	24-195945	02/29/24	1,431.13	02-17-5421 MAINTENANCE OF WATER MAINS	CAT STONE BACKFILL		0324
Z-Force Transportation Inc*	24-195989	03/06/24	2,160.00	01-04-5326 LANDFILL	DUMPEES		0324
Z-Force Transportation Inc*	24-196144	03/13/24	2,430.00	01-04-5326 LANDFILL	Cust:# CIOak Spoils to Landfill	3584	0324
Z-Force Transportation Inc*	24-196151	03/13/24	5,400.00	01-04-5326 LANDFILL	Cust:# CIOak Spoils to Landfill	3584	0324
Z-Force Transportation Inc*	24-196167	03/15/24	270.00	01-04-5326 LANDFILL	DUMPEES	3584	0324
ZIEBART OF ILLINOIS INC	9699	03/20/24	129.95	01-11-5402 VEHICLE MAINTENANCE	Interior Detail		0324
ZOLL MEDICAL CORPORATION*	3082863 46	03/19/24	1,599.04	01-02-5609 EMERGENCY MEDICAL EQUIPMENT	Cus# 125759 X Series Monitor/Defibrillators w/Interp, ECG, Pacing, Nlbp, SpO2, Spco, CPR Expansion Pack, EtcO2, Dnrs - 60 Monthly Payments #28		0324
ZOLL MEDICAL CORPORATION*	3932491	03/12/24	1,343.58	01-02-5317 EMS SUPPLIES	Cus# 125759 Lifeband 3 Pack		0324
Grand Totals:		221	1,939,893.00				



ALL GOOD THINGS COME TO HOME

Supplemental List of Bills Mar 26, 2024 FY2023-2024  
Check Issue Dates: 5/11/2023 - 3/27/2024

**Notice**  
**Agenda Item**

Page: 1  
Mar 22, 2024 11:13AM

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrip.	Gen Description	FY
CHICAGO PARTS and SOUND LLC	CHICAGO PARTS and SOUND LLC	210004728	121771	03/27/24	9,282.50	01-03-5601	VEHICLE PURCHASES	Uplift of new squad cars	0324
CHICAGO PARTS and SOUND LLC	CHICAGO PARTS and SOUND LLC	210004729	121771	03/27/24	2,180.50	01-03-5601	VEHICLE PURCHASES	DECKED STORAGE F-250	0324
DATA PEST CONTROL	DATA PEST CONTROL	44443	121789	03/27/24	325.00	01-08-5406	BUILDING MAINTENANCE	Pest Control for Public Works	0324
FIFTH THIRD BANK CREDIT CARD 1204	Elsy	3213898018	1067844	03/21/24	36.30	01-01-5311	SPECIAL EVENTS	Personalized sashes for parade	0324
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	4389	1067845	03/21/24	139.94	01-01-5311	SPECIAL EVENTS	Sign Stop - 96" x 24" Vinyl Banner "Happy St Patrick's Day" - C.M.	0324
FIFTH THIRD BANK CREDIT CARD 1204	Anixter	227408276	1067846	03/21/24	126.16	01-01-5602	COMPUTERIZATION	Cat be cable for street sign	0324
FIFTH THIRD BANK CREDIT CARD 1204	Anixter	227408598	1067847	03/21/24	156.17	01-01-5602	COMPUTERIZATION	Network patch cords	0324
FIFTH THIRD BANK CREDIT CARD 1204	RACKSPACE EMAIL AND APPS	11087480	1067848	03/21/24	50.00	01-02-5404	COMPUTER MAINTENANCE	Rackspace - Fire Dept E-mails Accounts - T.R.	0324
FIFTH THIRD BANK CREDIT CARD 1204	Adobe	2699796977	1067850	03/21/24	79.99	01-01-5503	PROFESSIONAL SERVICES	Adobe Stock - 40 Assets a Month - C.M.	0324
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	03202024 FEB WAGES	1067849	03/21/24	42,954.01	01-00-2104	IMRF WH PAYABLES	FEBRUARY CONTRIBUTIONS	0324
Grand Totals:					55,330.57				

APPROVED 3-13-24  
W. Blatchford  
Richard E. Beatty  
Gert Gericke

**CITY OF OAK FOREST**

**FIRE & POLICE COMMISSION MEETING  
MINUTES  
THURSDAY JANUARY 11, 2024  
5:00PM  
BLUE ROOM**

1. Roll Call-Taken at 5:45 pm. Present were Commissioners Beatty, Gericke and Blatchford.
2. Approval of Minutes-Tabled
3. Correspondence-The Commission received a letter from the law firm of Asher, Gittler and D'alba containing a subpoena for commission records on Firefighter Anthony Martello reference his upcoming pension claim hearing. Commission files were examined, and any pertinent files were forwarded to City Administrator Kristin.
4. Old Business-None
5. Entry Firefighter Applicant Interviews-Oral interviews for three Firefighter applicants began at 6pm.
6. New Business-None
7. Citizen Participation-None
8. Adjournment- Motion Commissioner Blatchford to adjourn, Seconded Commissioner Gericke. All were in favor, motion Passed. Meeting adjourned at 7:45pm.

APPROVED 3-13-24  
W. Blatchford  
Richard E. Beatty  
Pat Gericke

**CITY OF OAK FOREST**

**FIRE & POLICE COMMISSION MEETING**

**MINUTES**

**THURSDAY JANUARY 18, 2024**

**4:00PM**

**BLUE ROOM**

1. Roll Call-Taken at 4:00 pm. Present were Commissioners Beatty, Gericke and Blatchford. Also present was Police Chief Reid.
2. Approval of Minutes-Tabled
3. Correspondence-None
4. Old Business-None
5. Approval of Preliminary Firefighter Eligibility List-Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
6. New Business-None
7. Citizen Participation-None
8. Adjournment- Motion Commissioner Gericke to adjourn, Seconded Commissioner Blatchford. All were in favor, motion Passed. Meeting adjourned at 4:20pm.

APPROVED 3.13.24  
W. Blatchford  
Richard E. Beatty  
Gericke

## CITY OF OAK FOREST

### FIRE & POLICE COMMISSION MEETING

#### MINUTES

THURSDAY FEBRUARY 8, 2024

4:00PM

BLUE ROOM

1. Roll Call-Taken at 4:00 pm. Present were Commissioners Beatty, Gericke and Blatchford.
2. Approval of Minutes-Meeting minutes from meeting on 11-29-23 were submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
3. Correspondence-None
4. Old Business-None
5. Review and Approval of Final Firefighter Eligibility List-Motion Commissioner Blatchford to accept, seconded by Commissioner Gericke. All were in favor, motion passed.
6. Discussion Concerning Next Fiscal Year Budget-A projection of possible testing needs and costs for upcoming fiscal year was compiled and reviewed and compared with the proposed budget increase provided by the city. Commission testing needs and costs should be covered with a new budget increase.
7. New Business-Commission discussed and proposed to schedule future regular Commission meetings on the second and fourth Mondays of the month. Motion Commissioner Beatty to approve, Seconded by Commissioner Gericke. All were in favor, motion passed.
8. Citizen Participation-None
9. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 4:40pm.

**City of Oak Forest**  
**Cable Commission Minutes**  
**March 14, 2024**

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**

December report not received, partial January

**Oak Forest Broadcast Network**

**Old Business**

New members, new secretary - nothing yet.

Called Mr. Marquardt-told him to talk with COMCAST or get new supplier

**New Business**

No e-mail.

Voice mail about advertising on our Cable channel.

**Executive Session**

None

Meeting Adjourned - Next meeting April 11, 2024

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CITY OF OAK FOREST  
Protection Commission Meeting Minutes  
March 13, 2024  
Blue Room



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

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

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Old business: None.

New business: We discussed the last store inspection. Julie pointed out that during her visit to Meijer she found many items that were out of date and pointed that out to the store. She mention that Tinley could use a CPC.

Nothing has been on our Website as of this time.

Meeting ended: 8:15 p.m.

Next meeting: April 10,, 2024 at 7:30 p.m.

Minutes taken by: Lavergne Innocenti, Secretary

# CITY OF OAK FOREST

Veterans Commission

Meeting

Thursday, February 15, 2024 – 7:40 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: Christopher Adams (A) John Perales  
(A) Ralph Chichester Jim Pioth  
Dennis Mitzner (A) Don Snedden  
(A) Dave Moore (A) Jim Watson  
Tom O'Neill Richard Wojotowicz  
Mayor Hank Kuspa

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Honorary Member:

Guest:

1. Pledge of allegiance
2. Roll Call
3. Approval of Minutes
  - Approval of the January minutes by Jim Pioth 2<sup>nd</sup> by Tom O'Neill.
    - All members present approved.
4. Liaison to the City Report Paul Selman:
  - Passed Fireworks quote by Mad Bomber.
5. Old business:
  - Joe will check with PD about burning flags at PW area. Waiting for warmer time maybe June.
    - Jim Pioth will donate a fire pit for flag burning. Rich Wojotowicz will assemble the fire pit.
6. New business
  - Should we make Jim Watson an Honorary member? Motion by Tom O'Neill 2<sup>nd</sup> by Dennis Mitzner to make Jim Watson an Honorary member.
  - Senior Commissioner would like us to post colors at their May 23 Luncheon.
    - We would also set up a missing man table.
7. Once around the Table

# CITY OF OAK FOREST

Veterans Commission

Meeting

Thursday, February 15, 2024 – 7:40 P.M.

Blue Room – Conference Room



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

- To much discussed already and we would like to go home.

Planning for Independence Day 2024 (July 4<sup>th</sup>) picnic and concert at Park District Pavilion behind main Park District building.

- We have a plan to make lanyards for Operation Gratitude.
- We could include non-monetary donations to the Manteno Veterans home.
- We will schedule military vehicles around the area for display.
- Food vendors.
  - Dennis Contacted Jack Frost to attend.
  - Paul contacted Nick V's (Doug's Dogs), Taco truck, Kenootz Pizza and maybe interested is DA's Deli and Maiz & Barro's Mexican restaurant.
  - Food vendors need to submit their State of Illinois sanitation certificate.
- Port-a-potties are needed at soccer field parking area, park pavilion, 2 handicapped accessible and 6 others plus 3 handwash station.
- Musical entertainment is Ronnie Rice (Leader singer from New Colony Six) 18:00 till 19:30 and Free Byrd 20:0 till 21:30.
  - Free Byrd requests 2 – 15-amp circuits and 1- 20-amp circuit.
  - No stage is needed for entertainment.
- Fireworks from 21:30 till 22:00 by Mad Bomber.
- Fire-Buddies would like to partner with us for Independence Day.
- They would like to bring in a bouncy house and other stuff for the kids.
- We will be discussing other options too.
- Parking is available in front of the Park District, soccer practice fields, and gravel area south of soccer field, plus on side streets. Will be cared for by Fire-Buddies.
- We will send letters to businesses in the area to inform them about our event.

## Assignments

- Dennis Mitzner - Musical groups.
- Chris Adams - Hang Veterans Banners and American Flag on back of pavilion.
- Dennis Mitzner - MC of the event.
- Ralph Chichester & Rich Wojotowicz – Parking.
  - Need to add lights at the north and south car park entrances. Exit will be the south end only.
  - Layout of parking area with caution tape.
  - Parking people need at soccer field 4 and 2-3 in gravel lot.
  - Need resident parking signs to post on streets also placards for car windows of residents/guest.

# CITY OF OAK FOREST

Veterans Commission

Meeting

Thursday, February 15, 2024 – 7:40 P.M.

Blue Room – Conference Room



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

- 
- Jim Pioth – Garbage pick-up.
  - Everyone - Handout challenge coins, pens, luggage tags etc.

Adjournment at 21:15 motion by Dennis Mitzner 2<sup>nd</sup> by Jim Pioth. All members present approved.

Our next meeting is Thursday March 21, 2024, at 19:30 in [the Blue Room](#).

Dates and times could change with approval of committee.

Meeting dates for 2024 meetings start at 19:30.

January 18    February 15    March 21    April 18    May 16    June 20

July 18    August 15    September 19    October 17    November 21

Dec 19 **No meeting**

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CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, February 7, 2024

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

**PRESENT:** Commissioner Jeffrey Ater  
 Commissioner Mike Forbes  
 Commissioner Curt Kunz  
 Commissioner Rick Larson  
 Commissioner Glenn Runge  
 Commissioner Wayne Schroeder  
 Commissioner Bill Sykes  
 Commissioner Michael Ziak  
 Staff Member Paul Ruane

**ABSENT:** Chairman Jim Stuewe

Meeting started with the pledge of allegiance.

Paul Ruane asked for a motion to appoint a chairman pro-tem.

Commissioner Ziak made a motion for Commissioner Schroeder to be chairman pro-tem. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
Commissioner Schroeder			
Commissioner Sykes			
Commissioner Ziak			
			Chairman Stuewe

Motion carried 8-0-0 with 1 absent.

Commissioner Schroeder asked for a motion to open the public hearing.

Commissioner Runge made the motion.

Commissioner Forbes seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
Commissioner Schroeder			
Commissioner Sykes			
Commissioner Ziak			
			Chairman Stuewe

Motion carried 8-0-0 with 1 absent.

1. ZC# 24-005 17000 S. Cicero Avenue – Rezoning from Residential (R1) to Commercial (C2): The applicant requests review and recommendation of approval of a zoning map amendment from R1 – Single Family District to C2 – General Service Commercial District at 17000 S. Cicero Avenue.

Community Planner, Paul Ruane stated the request is on behalf of Innovative Decks located at 17000 S. Cicero Avenue. The location of the subject property is located off of I-57 with the closest intersection at Cicero and 167<sup>th</sup> Street. Across the street is the new industrial district which was rezoned as one large piece. The rationale of going with C2 is it is the nearest commercial district in the request and the use of Innovative Decks as a commercial establishment to run their business. The future land use from the City’s Comprehensive Plan shows this property and everything north on the west side of Cicero would be commercial. Paul Ruane showed the site plan.

Paul Ruane asked for any questions from the Commissioners.

Commissioner Ziak asked if this is the same Innovative Decks that is in Tinley Park. Paul Ruane answered yes.

Commissioner Schroeder asked if there is anyone in the public who wished to address the Commission.

Joseph Callahan, 16934 S. Cicero Avenue approached the podium. Commissioner Schroeder swore him in. He reported there are 5 homes on this street and 13 children that live on that street. There are no street lights. He is concerned about safety of trucks going in and out. He is not worried about future, he is worried about the now.

Jackie Huinan, 16940 Cicero Avenue approached the podium. Commissioner Schroeder swore her in. One of her concerns are the children on the block. She is also concerned about her property and viewing his warehouse every time she walks out her door. Traffic is also a concern. She is concerned about resale value and if she tries to sell her house. She stated her area is a nice area and remarked the City could buy all the homes and rezone it to commercial.

Mike Wennersten, 17015 Forest Avenue approached the podium. Commissioner Schroeder swore him in. He remarked the property was purchased and was being rehabilitated without proper permits. He stated it already shows the owner has no consideration for the neighborhood or the impact it will have. He inquired as to whether an environmental impact study was done? Paul Ruane stated as far as he is aware there was a wetlands delineation study, not an environmental impact study. The property at 16940 Cicero had work done and now their areas are flooding. He remarked that a professional contractor had no idea about zoning laws or permits. He believed that facts were misrepresented. They removed trees stating they were dead. He showed satellite images of October 2019 showing the trees. In 2022 it was cleared out. He has never observed a large patch of dead trees. There was a claim that the surrounding houses are valued at \$200,000.00. That is not correct. He had his property appraised and as of September 8, 2022 the final estimated value was \$340,000.00. Their request for a variance from 35 feet to 50 feet will put them able to view into his property where he had privacy to swim in his pool even with an 8 foot property fence. He asked if the streets are rated for commercial weight.

Paul Dykterch, 16938 Cicero Avenue approached the podium. Commissioner Schroeder swore him in. He agrees with the neighbors. He has 4 small children. He does not want any commercial traffic or an apartment building.

Elizabeth Wiley, 17010 Cicero approached the podium. Commissioner Schroeder swore her in. She is raising 4 children in her home. This is her third round with the City. They have forcibly annexed her, raised her taxes and now trying to make it commercial. Their community is quiet. They do not have parks or sidewalk. The small amount of trucks dumping gravel has torn up the streets. Her grandmother cannot walk the street with her walker anymore. There are no streetlights. She is worried about safety of their community.

David Smith, 17005 S. Forest Avenue approached the podium. Commissioner Schroeder swore him in. He does not want anything to do with this. He is on the west side. His property is a hair north of it. He does not believe he will be a good neighbor. He stated they get more than enough traffic on Forest Avenue going to Tinley Park. They blow stop signs.

Commissioner Schroeder asked if the petitioner would like to address the Commission. No one spoke.

Commissioner Schroeder asked for any other questions from the Commissioners.

Commissioner Schroeder asked for a motion to affirm PZC Resolution 24-05 recommending approval of the zoning map amendment.

Commissioner Sykes made the motion. No second.

Paul Ruane asked if there is an alternate motion to deny.

Commissioner Forbes made the motion to deny the Resolution. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
Commissioner Schroeder			
Commissioner Sykes			
Commissioner Ziak			
			Chairman Stuewe

Motion to deny carried 8-0-0 with 1 absent. This will move forward with a negative recommendation to City Council. City Council will hear this item on February 13 at 7:30 p.m. for final determination.

2. ZC# 24-006 17000 S. Cicero Avenue – Final Planned Unit Development (PUD) – Mixed Use: The applicant requests review and recommendation of approval of a final planned development to allow up to five residential dwelling units on top of a commercial garage at 17000 S. Cicero Avenue in the C2 – General Service Commercial District.

Community Planner Paul Ruane reported this is the subject property as the last petition. There are three different requests. One is for a planned mixed use building allowing up to 5 residential units on the second floor of the proposed commercial garage. The second is a height variation request allowing a height of 51'3" where 35' is the maximum allowed in the C2 – General Service Commercial District as well as the R1 – Single Family Residential District. The third is outdoor storage. Any outdoor storage on a commercial property not zoned industrial requires a special use approval for any outdoor storage. Part of the site plan included outdoor storage of pavers, sand, rock and spoils. Paul Ruane showed the site plan.

Commissioner Schroeder asked for any questions from the Commissioners. Seeing none.

Commissioner Schroeder asked if there is anyone in the audience that wanted to address the Commission.

Elizabeth Wiley approached the podium again. She reiterated her concerns.

Jackie Huinan approached the podium again. She reiterated her concerns. She is concerned with windows and people being able to see into her yard over a privacy fence. An apartment on top of a warehouse is not going to be tolerated.

Joseph Callahan approached the podium again. He reiterated his concerns. They do want storage of their stuff, the traffic, the gravel. He rides a motorcycle and it is unsafe. He thanked the Commission for hearing everyone’s concerns.

Mike Wennersten approached the podium again. He is still opposed. He asked for trees to be put back up and 2 trees for every tree removed.

Matt Kociolek, 17021 Forest Avenue approached the podium. Commissioner Schroeder swore him in. He stands behind everyone who has spoke. He believes the gentleman has proven that he had lied, cheated and did things behind backs. That alone shows he would not be welcome in the community. He wanted to be on record that he is against this.

Commissioner Schroeder asked if there is anyone else like to address the Commission. No one. He asked if the petitioner wanted to speak. No one.

Commissioner Schroeder asked for a motion to affirm PZC Resolution 14-06 recommending approval of the planned unit development or an alternate motion.

Commissioner Forbes made an alternate motion to deny the proposal. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Forbes			
Commissioner Larson			
Commissioner Ater			
Commissioner Kunz			
Commissioner Runge			
Commissioner Schroeder			
Commissioner Sykes			
Commissioner Ziak			
			Chairman Stuewe

Motion to deny carried 8-0-0 with 1 absent. This will move forward with a negative recommendation to City Council. City Council will hear this item on February 13 at 7:30 p.m. for final determination.

3. ZC# 24-008 5601 Victoria Drive – Rezoning from Office (O1) to Commercial (C1):  
The applicant requests review and recommendation of approval of a zoning map amendment from O1 – Office District to C1 – Local Commercial District at 5601 Victoria Drive.

Community Planner Paul Ruane stated this is another rezoning request for 5601 Victoria Drive, Central Avenue and Victoria Drive on the southwest corner. The current site is a doctor’s office. The doctor is looking to retire and the property is for sale. The petitioner

is looking for a rezoning for a new use. Prior to 2014 when the office district was created and the most recent iteration of the zoning map was completed, the property was previously zoned B2 – General Commercial District. It was originally a commercial district that when an office option was available, that seemed to fit that category at that time. There is a majority of residential around the existing commercial property that is zoned Office District and is located across from the high school which is zoned Institutional. What is being proposed is that office use to be changed specifically to that one property to C1. C1 is a district that focuses on more neighborhood development commercial sites. Future land use is commercial. The use would be a commercial use shared kitchen that allows for start-up businesses and businesses that need food preparation in a certified kitchen for food trucks, carts, meal services or catering businesses. They also offer consulting type options with food and beverage consulting as well as food service management certification.

Fershanda Green, 5601 Victoria Drive approached the podium. Commissioner Schroeder swore her in. She is the applicant and stated she wants to bring a shared kitchen. She is a chief for 24 years and currently has a business in Park Forest. She is all about community and supporting them. This business is giving people a safe and legal way to serve food. She does not want to be a burden on anyone. They can have about 15 people at any given time in the kitchen who come in, fix their product and leave. Food trucks rent from her. They will not be selling in the parking lot. They will pack up and leave.

Commissioner Schroeder asked for any questions from the Commissioners.

Commissioner Forbes asked the petitioner if she will hold any events there like banquets at the actual site. Ms. Green stated the only thing she plans on holding there is cooking classes, food challenges like chopped, no banquets or anything like that. Paul Ruane stated from the business license there is no liquor involved. Ms. Green stated no liquor. She stated she is not trying to go down that route. Paul Ruane advised her if she changes her mind at any point that would need to be approved by City Council.

Commissioner Kunz asked if this is more of renting space for people who want to learn how to cook or for people to cook to get their products for their food trucks. Ms. Green stated most of the people who come in already have a business plan. Commissioner Kunz stated instead of them doing it at their house, they would come here to do it. Ms. Green stated correct because it is illegal to do it in their own home.

Commissioner Sykes asked about the hours of operation. Ms. Green stated it would be 24 hours. Currently right now she has two or three bakers that bake overnight. Commissioner Sykes asked if it seven days a week. Ms. Green replied yes.

Commissioner asked about traffic and noise. Confirmed no real noise as they will be baking. He asked about traffic late at night. Ms. Green stated the kitchen itself would support about 30 different companies. They are on an online booking system. Only so many people can get into the kitchen at one time.

Paul Ruane wanted to confirm the layout of the interior. Ms. Green stated the top floor she will use for herself. She runs a catering business that does a lot of corporate catering. The bottom floor will be for tenants, new start-up businesses, they will have their individual private spaces.

Commissioner asked how long they have been in her current location. Ms. Green replied five years. He also asked if she anticipates at any given time would there be a lot of traffic going in and out of the building. Ms. Green stated the only time would be the grand opening. But not on a daily basis. Average right now is five to six companies a day. That consists of people pulling up in their trucks to bring product in and then they leave. One of the clients works for Fooda, they come in around 6:00 a.m., fix their food, and back out of the door at 8:00 a.m. Food trucks would stop by to pick up the finished product.

Commissioner Ziak asked if all the spaces would be set up like refrigerators, ovens, prep tables and who would be responsible for clean up. Ms. Green stated the person renting the space is responsible for clean up and she has a clean up person that comes through and does a deep clean.

Commissioner Schroeder asked if the Commissioners had any other questions. None. He asked if anyone in the audience would like to speak to the Commission.

Someone from audience approached the podium. *Conversation inaudible at times.* He asked what kind of equipment will be used for cooking, open flame, electric? Ms. Green stated it would be both. She had the Fire Commissioner come over and everything is done overboard. *Inaudible question.* Convection ovens, deep fryers will probably running a 30 to 40 foot hood and a 10 foot hood. Exhaust fans need to be set with a sprinkler system throughout the building. *Inaudible question.* Ms. Green stated there will be no noise. Ms. Green stated a 30 and 40 foot hood is one fan. He asked about the air system and whether they are going to be cooking meat. Ms. Green stated her contractor has come in already, they do not have to change the air conditioning system in the building and they have two. The exhaust fans will be two. They work with Fire Science which is one of the top notch suppression system companies. They know about the residential area and they stated it would not be a problem. *Inaudible conversation.*

Paul Ruane stated the microphone on the other podium is not working.

Phyllis Weinberg, 15145 Oxford approached the podium. Commissioner Schroeder swore her in. She asked about garbage and how often garbage will be picked up. Ms. Green stated they will have waste management come in. Currently she has them come in twice a week for a total of 26-30 businesses. They will come out as needed. They also have grease traps. As they get fill, there is a Doppler in there and they come pick up the grease and remove it.

*Name inaudible.* Commissioner Schroeder swore her in. She stated the mornings are very busy with buses and people dropping children off for school. There is enough noise. She cannot see how a big business can run in that small area. Ms. Green stated it will not

be an in and out all day. Food trucks usually run on weekends getting ready for events and festivals. Food trucks run from April until October. They are not talking about big trucks. The biggest would be like a UPS truck. There will be small trailers and things like that. *Inaudible question.* Ms. Green stated anyone looking to start a new business there is not a lot of capital. *Inaudible conversation.* Ms. Green stated she has visited the site many times. She is not coming in to rent the property. She will purchase the property. She is invested to make sure it works out 100%.

Paul Rowe, 5592 Natalie approached the podium. Commissioner Schroeder swore him in. He does not believe it is a good place for a business. Traffic at 8:00 a.m. is backed up to the police station. He is not a fan of food trucks coming and going. He is not a fan of 24 hours. He feels there are a lot of negatives.

Nora Rowe, 5592 Natalie Drive approached the podium. Commissioner Schroeder swore her in. She has many concerns. She asked about a study on traffic, the weight limit on the streets. She is concerned about the schools, church, library, park district, police department, city hall and fire department all on one street.

Commissioner Kunz asked about the existing doctor's office and current traffic. He also confirmed with the petitioner that there will not be 20-30 cars per day at the same time there. He asked what the difference between a doctor's office and a catering as far as commercial traffic as it does not sound like they are going to have giant trucks going in there. It sounds like it might be as busy as the doctor's office. *Inaudible conversations.* Ms. Green commented there will be 5 to 6 companies a day, 3 people, usually people come in their own cars. If the school has them do an event then you may get some traffic. Other than that, there will not be any more traffic than the doctor's office.

Phyllis Berds, 15126 Oxford approached the podium. Commissioner Schroeder swore her in. She expressed how important it is for people who are trying to start a business to have something like this. She understands the legalities of trying to cook in your home. However, she lives nearby and asked dumpsters. Ms. Green stated there will be dumpsters in the parking lot and currently two pickups a week. If more is needed she will have it done. Ms. Green stated all the residents have to do is call her that there is trash and she will take care of it. She also asked about odors from cooking. Ms. Green stated it would not be different than a standard size restaurant. She is running a company now so she knows. Over the holiday she did 8,000 meals over 2 weeks and no complaints. She asked about gas and electric overloads that might impede the residents. Will this affect the residential area. Paul Ruane stated with the buildout they have to do, the architect will have to come up with those calculations and what is existing is consistent with what is needed for a commercial kitchen of her size. Then it will go through our Building Department and the Fire Department for review. Discussion was had regarding definition of the districts. She asked if the area to be rezoned would affect any houses in the foreseeable future. Paul Ruane stated not from the City.

Commissioner Schroeder asked for further questions or comments.

Ms. Green stated she is excited about the opportunity to come to Oak Forest. She was named business of the year last year in Park Forest.

Faith Ross, 5601 Victoria approached the podium. Commissioner Schroeder swore her in. She is the petitioner’s mother. She started her dream in Park Forest. She understands the concerns regarding traffic. Food trucks operate only during certain months. She understands the concerns. She would not stand behind her if she was going to change the community. They are a stickler with garbage. They do not want to rent anymore, they want to own.

Commissioner Larson asked about the food trucks and being seasonal, and if they handle catering trucks. Ms. Green stated they have a couple catering vans they use to transport. Nothing that goes around to train stations or anything like that. Ms. Green stated the delivery trucks are for small businesses.

Commissioner Schroeder asked for a motion to affirm. Commissioner Sykes made the motion. Commissioner Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Sykes			
Commissioner Ziak			
Commissioner Ater			
	Commissioner Forbes		
Commissioner Kunz			
	Commissioner Larson		
	Commissioner Runge		
Commissioner Schroeder			
			Chairman Stuewe

Motion carried 5-3-0 with 1 absent. This will go before City Council with a positive recommendation. This will go before City Council on February 13 at 7:30 p.m. for final determination.

4. ZC# 24-007 Lorin Lane Detention Basin – Rezoning from Residential (R2) to Institutional (IB): The applicant requests review and recommendation of approval of a zoning map amendment from R2 – Single Family District to IB – Institutional Building District at 15000 Cicero Avenue.

Community Planner Paul Ruane stated this is a rezoning request. The property is currently a retention area which is dry at most time but wet when necessary for additional retention of water. The existing property is located off of Lamon and Lorin Lane. It backs up to properties off of Cicero Avenue. The existing property is R2. There is no intention of putting single family homes on this property. To be consistent with other city owned properties and other institutional business, they are petitioning to rezone this to be consistent with other city owned property. The future land use is preserved as open space. That is still the intention of what its use will be there. The police department is

currently working on a location of a proposed pole for radar purposes and bringing in the last remaining portion of town to connect with our dispatch service. Paul Ruane showed the plat of survey. The location of the proposed tower would be on the northeast side. *Inaudible conversation.*

Commissioner Schroeder asked for any questions from the Commissioners.

Commissioner Kunz confirmed that they want to put a tower there. Paul Ruane stated correct but the current single family zoning would prevent that and you would not be able to put in a retention pond like is currently there. When they redid the rezoning map they keep all the properties as R1 for some purpose. Commissioner Kunz asked if the retention pond will still be there. Paul Ruane stated yes it will still be there and will not be changed.

Commissioner Sykes asked how tall the tower will be. Paul Ruane stated they are currently looking to get approval for the funding and as of right now they are looking at 150 feet pole. The pole at City Hall is 190 feet. Commissioner Sykes asked about a marker light. Paul Ruane stated under 190 feet you do not need a marker light.

Commissioner Schroeder asked if anyone from the audience would like to speak.

Samantha Calvillo, 4912 Lorin Lane approached the podium. Commissioner Schroeder swore her in. Asked about if it rezoned does that open the City to do whatever they want. There already have flooding issues. Paul Ruane stated the existing retention pond is going to stay. He thinks there might be a pad or a fenced-in area that would go with the tower to keep people climbing on it. As far as he knows the police department just wants the tower up. Right now there is no intention of doing anything else. If they wanted to put businesses there they would have to rezone again. Institutional only allows for schools and government uses. It is intended for the City. The City has no intentions of selling the property or doing any development. Ms. Calvillo stated her house backs up to the other retention pond and it used to be cared for when she first bought the house. She stated they have not cut back the brush in about three years. She has tons of overgrowth in her backyard that is now her responsibility. She wants to know that the City is going to maintain the area. Paul Ruane advised her to reach out to staff or her alderman regarding any issues she may have.

A resident approached the podium, did not give his name but asked what the tower will be used for. Paul Ruane stated the tower will be used for the police dispatch communications system on the northeast part of town. Closer to Midlothian there are some spotty areas where there is lost connections and communications is happening. There will be a full circulation around the city to make sure there is no dropped in connections. He asked about studies done. Paul Ruane replied there is a funding application through the state that requires a significant amount of documentation that will all be paved out through the police department who is applying for the grant to use this tower. With that, there is a specific reports including fall distances and things like that they need to confirm and any neighboring issues. He asked if it will affect their cell signal. Paul Ruane stated as far as he knows it should not. It does not run on the same

signals as cells or cell towers. It would be a single pole like at a City Hall. He asked if the pole has anchors. Commissioner Forbes stated it has big anchors and a big foundation. There will be no guide wires. It is self-supporting. *Inaudible conversation*. Commissioner Forbes stated the base at City Hall is 10x10. There will be a fence.

Joe Schmitt, 4408 Jean Street in Alsip approached the podium and is present on behalf of his son Michael who resides at 4909 Lorin Lane. Commissioner Schroeder swore him in. He has current concerns regarding health. He stated no matter how high the tower is, a study shows there is a zone on the ground that comes from the 200 foot tower that shows there is no chance of someone of getting cancer agent stuff from whatever is on the pole. Another study showed from 200 feet to 500 feet, anything in that circumference has the capable of getting radiation which forms cancer. He stated it depends on the frequencies, power, height and type. He is worried about the children and residents. He wants to table this item and get some answers on the possibility of radiation.

Commissioner Ziak asked if the issue at hand is the rezoning and the pole itself is another issue. Paul Ruane stated it is true but for the residents to know there is an intended purpose. Commissioner Ziak confirmed that the pole is in planning changes right now.

Commissioner Sykes asked if a motion could be made with conditions. He was wondering about the piece of the equipment. He asked if it could be rezoned pending the certification that the tower will be safe for the neighbors. Paul Ruane stated we could place it as a comment and let City Council know but to place a condition on a rezoning about a specific project of the rezoning is linking the two together were they are not legally allowed to be. There is an alderman here as well the minutes will be included with the packet to City Council letting them know you recommend moving forward with the petition as long as they come back with positive feedback for exposure.

Unidentified person approached the podium and stated if they do not put the tower up they are opening themselves up for something else. She is worried about traffic and parking. If rezoned for institutional, and no tower, and more traffic. Rezoning it all together to just rezone then bad idea. Paul Ruane stated if the property was rezoned specifically for the tower, the tower was proven to be without issues for the neighbors, the City still would not have to come back and ask for something that was permitted to the institutional business district. The City has no intention to do anything else with this property. There would not be room for them to build an institutional building. She clarified they would not use the retention area at all.

Florio Progridi, 4913 Lorin Lane approached the podium. He stated they are opposed to it until they know for sure the tower will not be any harm for themselves or their children. Paul Ruane stated he does not know if a study will be able to determine what it is. It is something that can be looked into.

Commissioner Schroeder asked for any final questions from the Commissioners.

Commissioner Forbes clarified they are here to discuss or approve a radio tower. We are here to discuss rezoning of city owned property so the city can use its property for city uses. It has nothing to do with any future projects.

Frank Broadhurt, 15019 Jones Court approached the podium. He lives adjacent to the retention basin. He does not believe a 10x10 structure would change the retention pond. The retention pond is not maintained well and there is standing water. He asked if they can rezone the quadrant where the pole will go and leave the rest the way it is. Paul Ruane stated that is a possibility but would require subdividing the property and creating a lot that is landlocked within itself. Paul stated we are trying to establish consistency with city owned property. This is zoned for single family use. The city has no intention in allowing a single family home to be built there.

Commissioner Schroeder asked for a motion to affirm. Commissioner Sykes made the motion. Commissioner Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Sykes			
Commissioner Ziak			
Commissioner Ater			
Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
Commissioner Schroeder			
			Chairman Stuewe

Motion carried 8-0-0 with 1 absent. This will go before City Council for final determination. This is a recommending body. The final determination will be February 13 at 7:30 p.m.

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Commissioner Schroeder asked for a motion to approve the minutes from January 3, 2024.

Commissioner Forbes made the motion. Commissioner Ziak seconded.

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

Commissioner Sykes			
			Chairman Stuewe

Motion to approve the minutes of January 3, 2024 with no changes, carried 8-0-0 with 1 absent.

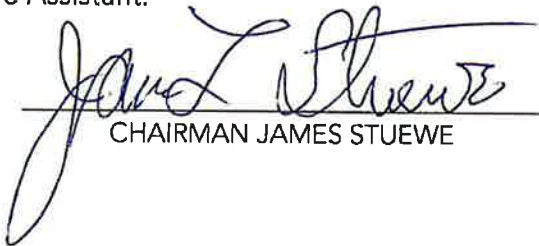
Commissioner Schroeder asked for citizen comments. Seeing none.

Commissioner Larson made a motion to adjourn meeting. Commissioner Ziak seconded.

All in agreement.

Meeting adjourned at 9:09 p.m.

Minutes prepared by Nicole Tormey, Executive Assistant.



CHAIRMAN JAMES STUEWE

**PROCLAMATION NO. 2024-03-0301P  
RECOGNIZING VINCENT ALASKA  
FOR ACHIEVING THE RANK OF EAGLE SCOUT**

**WHEREAS,** The Boy Scouts of America provides the nation’s foremost youth program of character development and values-based leadership training; and

**WHEREAS,** Vincent Alaska has been a boy scout for 10 years, most recently serving in Troop 385; and

**WHEREAS,** As a scout, Vincent completed National Youth Leadership Training and has served his troop as a troop guide, assistant senior patrol leader, senior patrol leader, and bugler; and

**WHEREAS,** Vincent is a member of the Order of the Arrow, scouting's national camping honor society, which recognizes scouts who best exemplify the Scout Oath and Law in their daily lives; and

**WHEREAS,** As part of his Eagle Scout Project, Vincent built convertible benches that flip open into tables for Faith United Presbyterian Church where his troop holds its meetings; and

**WHEREAS,** A senior at Oak Forest High School, Vincent is a member of National Honor Society and the swim team; and

**WHEREAS,** When he is not working at Gaelic Park, Vincent enjoys fishing, spending time with friends, and playing video games.

**NOW, THEREFORE, BE IT RESOLVED THAT I, Henry L. Kuspa, Mayor, and the Oak Forest City Council hereby recognize Vincent Alaska for achieving the rank of Eagle Scout, thank him for his incredible service to the community, and wish him success in all his future endeavors.**

**PASSED THIS 26<sup>th</sup> DAY OF MARCH 2024**

\_\_\_\_\_  
Henry L. Kuspa, Mayor

**ATTEST**

\_\_\_\_\_  
Nicole Tormey, City Clerk



**ALL GOOD THINGS CLOSE TO HOME**

# ***CITY COUNCIL AGENDA MEMO***

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**DATE:** March 18, 2024  
**TO:** Mayor Kuspa, City Council  
**FROM:** Mike Forbes, Building Commissioner  
**SUBJECT:** Vehicle Purchase

## **Background**

Reliable vehicles are essential and required to provide service to our homeowners and businesses. The purchase of a new vehicle for the Building Department was approved in the 2024 CIP with a budget of \$45,000. The Suburban Purchasing Cooperative will be used to purchase the vehicle. They notified us that a vehicle has become available. The new vehicle is to be 2023 Ford Pickup, see attached quote.

## **Recommendation**

Staff recommends approval of the requested purchase.

## **Action Requested**

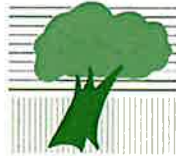
Authorization to purchase a new vehicle per the budgeted CIP amount of \$45,000.

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**2024**



**Joint Purchasing  
Program**



**DUPAGE MAYORS  
AND MANAGERS  
CONFERENCE**



**NORTHWEST MUNICIPAL  
CONFERENCE**



**WILL COUNTY  
GOVERNMENTAL LEAGUE**

**Prepared for:**

Oak Forest Building Dept  
Prepared by: Nic Cortellini  
03/18/2024



Currie Motors Ford of Valpo | 2052 Morthland Drive Valparaiso Indiana | 463855439

**2023 F-250 4x4 SD Crew Cab 6.75' box 160" WB SRW XL (W2B)**

Price Level: 350 | Quote ID: 2028

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## Pricing Summary - Single Vehicle

	<b>MSRP</b>
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$50,560.00
Options	\$1,920.00
Colors	\$0.00
Upfitting	-\$4,500.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,995.00
<b>Subtotal</b>	<b>\$49,975.00</b>
<i>Discount Adjustments</i>	
Discount Adjustments	-\$4,975.00
<b>Total</b>	<b>\$45,000.00</b>

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Customer Signature

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Acceptance Date

KTP-001334 IL

9-NORWA, NB, 101334, PH071

4444

UTZ CERT CERT TRD RAMP BUMPER [CAMPEER] EXPL [ROTA]

015427 843/1108

1FT7W2BAS PED83249 NB

VEHICLE DESCRIPTION

# SUPER DUTY

2023 F250 SRW 4X4 CREW CAB  
XL 160" WB STYLE SIDE  
6.8L DIEVCT NA PFI V8 ENGINE  
10-SPEED AUTO TORQSHIFT-G

PE D83249

EXTERIOR  
OXFORD WHITE  
INTERIOR  
MEDIUM DARK SLATE VINYL

California Air Resources Board

## Environmental Performance

These ratings are not directly comparable to the U.S. EPA/DOT light-duty vehicle label ratings. For information on how to compare, please see [www.arb.ca.gov/ep\\_label](http://www.arb.ca.gov/ep_label).

Protect the environment. Choose vehicles with higher ratings:



Vehicle emissions are a primary contributor to climate change and smog. Ratings are determined by the California Air Resources Board based on the vehicle's measured emissions.



### GOVERNMENT 5-STAR SAFETY RATINGS

<b>Overall Vehicle Score</b>	Not Rated
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.	
<b>Frontal Crash</b>	Driver Not Rated Passenger Not Rated
Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.	
<b>Side Crash</b>	Front seat Not Rated Rear seat Not Rated
Based on the risk of injury in a side impact.	
<b>Rollover</b>	Not Rated
Based on the risk of rollover in a single-vehicle crash.	

Star ratings range from 1 to 5 stars (★ ★ ★ ★ ★) with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA). [www.safercar.gov](http://www.safercar.gov) or 1-888-327-4236

**TOTAL MSRP \$54,475.00**

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit [www.ford.com/finance](http://www.ford.com/finance).

**RAMP ONE**  
RC73  
ITEM #: 41-F985 O/T 60

**RAMP TWO**

**SPECIAL ORDER**  
PH071 N RB 2X 350 001334 08 07 23

This label is affixed pursuant to the Federal Automobile Information Disclosure Act. Gasoline, License, and Title Fees, State and Local taxes are not included. Dealer installed options or accessories are not included unless listed above.

### STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

- EXTERIOR**
- BOX RAIL/TAILGATE MOLDOINGS
  - DOOR HANDLES - BLACK
  - HEADLAMPS - AUTOLAMP (ON/OFF)
  - PICKUP BOX TIE DOWN HOOKS
  - POWER WINDOWS
  - TRAILER BRAKE CONTROLLER
  - TRAILER SWAY CONTROL
  - WIPERS- INTERMITTENT

- INTERIOR**
- 4.2" PRODUCTIVITY SCREEN
  - AIR COND. MANUAL FRONT
  - CLOTH SUN VISORS
  - DRIVER SEAT-MANUAL LUMBAR
  - OUTSIDE TEMP DISPLAY
  - PARTICULATE AIR FILTER
  - POWER LOCKS AND WINDOWS
  - STEERING:TILT/TELESCOPE
  - CRUISE & AUDIO CONTROLS

- FUNCTIONAL**
- 4-WHEEL LOCK BRAKE SYS
  - FORDPASS™ CONNECT GOVLT
  - HILL START ASSIST
  - MANUAL LOCKING HUBS
  - MONO BEAM COIL SPRING FRNT
  - SUSPENSION W/STAB BAR
  - REAR VIEW CAMERA
  - REMOTE KEYLESS ENTRY
  - SYNC®4 W/8" SCREEN

- SAFETY/SECURITY**
- ADVANCED TRACTILITY WITH RSC®
  - AIR BAGS - SAFETY CANOPIE®
  - BELT-SAFETY SEATBELT
  - DRIVER/PASSENGER AIR BAGS
  - SECURILOCK® ANTI-THEFT SYS™
  - SOS POST-CRASH ALERT SYS™
- WARRANTY**
- 3YR/36,000 BUMPER / BUMPER
  - 5YR/60,000 POWERTRAIN
  - 5YR/60,000 ROADSIDE ASSIST
  - 5YR/100,000 DIESEL ENGINE

### (MSRP)

**INCLUDED ON THIS VEHICLE**

- OPTIONAL EQUIPMENT/OTHER**
- PREFERRED EQUIPMENT PKG.800A
  - 10-SPEED AUTO TORQSHIFT-G
  - LT245/75R17E BSW ALL-TERRAIN
  - 3.73 ELECTRONIC-LOCKING AXLE
  - FRONT LICENSE PLATE BRACKET
  - PLATFORM RUNNING BOARDS
  - 10000# GVWR PACKAGE
  - 50 STATE EMISSIONS
  - SNOW FLOW PREP PACKAGE
  - ROOF CLEARANCE LIGHTS
  - JACK
  - LED BOX LIGHTING
  - UPFITTER SWITCHES
  - 250 AMP ALTERNATOR
  - XL CHROME PACKAGE
  - FOG LAMPS
  - BOXLINK

### (MSRP)

**PRICE INFORMATION**

BASE PRICE \$50,560.00  
TOTAL OPTIONS/OTHER 1,920.00

TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY 52,480.00  
1,995.00



The FordPass Connect module is only available on Ford's new vehicle settings for connectivity options.

\*Based on 1977-2022 CY total sales.  
\*\*FordPass Connect (optional on select vehicles), the FordPass Connect app, and FordPass Connect Service are required for remote features (see FordPass Terms for details). Connected service and features depend on compatible AT&T networks/vehicle capability may limit functionality and prevent operation of connected features. Connected service excludes Wi-Fi hotspot.



**FORD PROTECT™**  
Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealership in the U.S., Canada and Mexico. See your Ford dealer or visit [www.FordOwner.com](http://www.FordOwner.com).



**WARNING:** Operating, servicing and maintaining a passenger vehicle, pickup truck, van, or off-road vehicle can expose you to chemicals including engine exhaust, carbon monoxide, phthalates, and lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. To minimize exposure, avoid breathing exhaust, do not idle the engine except as necessary, service your vehicle in a well-ventilated area and wear gloves or wash your hands frequently when servicing your vehicle. For more information go to [www.P65Warnings.ca.gov/passenger-vehicle](http://www.P65Warnings.ca.gov/passenger-vehicle).

03/18/2024



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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DATE: March 26, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: Purchase of a Bandit Model 2550 Track Stump Grinder in the Budgeted Amount of \$62,757.20.

## Background

The Public Works Department is seeking to purchase a new Bandit Model 2550 Tracked Stump Grinder to replace the existing skid steer mounted stump grinder. As with the majority of equipment, the current stump grinder attachment is quite old and is regularly in need of significant repairs. As this is not a dedicated stump grinder, it is not as robust and also places more wear and tear on the skid steer.

The cost of the new Bandit Model 2550 Tracked Stump Grinder, based on Sourcewell Pricing, is in the budgeted amount of \$62,757.20.

## Action Requested

Purchase of the Bandit Model 2550 Tracked Stump Grinder, based on Sourcewell Pricing, at \$62,757.20.

## Recommendation

Staff recommends approval of the purchase of the Bandit Model 2550 Tracked Stump Grinder, based on Sourcewell Pricing, at \$62,757.20.

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# Atlas Bobcat

**ATLAS**

 AUTHORIZED **Bandit** DEALER

**Atlas Bobcat LLC**  
 1160 McCabe Ave  
 Elk Grove Village, IL 60007  
 USA  
 224-531-2186 (Phone)  
 847-678-3587 (Fax)  
 www.atlasbobcat.com

## QUOTATION

Quotation #:	Quote Created:	Last Updated:	Salesperson:
<b>166326</b>	03/07/24 04:41 pm by Atlas Bobcat LLC	03/14/24 08:13 am by Brenda Lint	MATT SOBACKI

**CUSTOMER:**

Village of Oak Forest  
 15722 Lorel Ave.  
 Oak Forest, IL 60452  
 USA  
 780-444-4851 (Phone)  
 John Robinson (Contact)  
[jrobinson@oak-forest.org](mailto:jrobinson@oak-forest.org)

**BILL TO:**

Atlas Bobcat  
 1160 McCabe Ave  
 Elk Grove Village, IL 60007  
 USA  
 224-531-2186 (Phone)  
 847-678-3587 (Fax)  
 Matt Sobacki (Contact)  
[msobacki@atlasbobcat.com](mailto:msobacki@atlasbobcat.com)

## MODEL 2550 TRACK STUMP GRINDER

Qty	Part #:	Description:
1	MODEL-2550 TRACK	Model 2550 Track - Stump Grinder

## STANDARD EQUIPMENT

Qty	Part #:	Description:
1	STANDARD	8.5 gallon steel hydraulic tank with lockable filler cap, glass sight gauge mounted to side of tank and magnetic drain plug
1	STANDARD	8.5 gallon steel fuel tank with lockable filler cap, aluminum sight gauge and magnetic drain plug
1	STANDARD	600 PSI Gauge
1	STANDARD	3000 PSI Gauge
1	STANDARD	6000 PSI Gauge
1	STANDARD	Hydrostatic unit (Cutterwheel is driven by a heavy-duty hydraulic motor and is engaged via a hydraulic pump) (NO belts or bearings to maintain)
1	STANDARD	Rubber track undercarriage driven via two Parker hydraulic motors with brakes
1	STANDARD	Plastic battery compartment with 800 CCA Interstate battery
1	STANDARD	Murphy 485 panel with tach / hour meter (Tier 4 final and gas engines)
1	STANDARD	Rubber debris chip curtains
1	STANDARD	Weather resistant manual container
1	STANDARD	Self contained live hydraulic system
1	STANDARD	(1) weatherproof machine manual (includes safety, operation and parts sections) also (1) engine and clutch manual is included if applicable
1	STANDARD	Spanish & English combination safety decals
1	STANDARD	5 section control valve
1	STANDARD	Variable swing / travel speed
1	STANDARD	Hydraulic oil cooler

## PAINT

Qty	Part #:	Description:
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1 333-28984 Standard Imron Industrial Urethane Green

**ENGINE**

Qty	Part #:	Description:
1	990-RC1571-153	Kohler 49 horsepower diesel engine - Tier 4 FINAL (No Enclosure) (Includes 3 year / 2,000 hour engine warranty)

**CONTROL SYSTEM AND ENGINE INSTALLATION**

Qty	Part #:	Description:
1	203-6000-07	Kohler 49 diesel package

**STUMP GRINDER CONTROL**

Qty	Part #:	Description:
1	OPTION-203-5000-27	Unit to be controlled via radio remote control with tether back-up (Remote will control cutter wheel and machine drive functions, also included on remote is engine e-stop)

**TRACK**

Qty	Part #:	Description:
1	OPTION-203-5000-19	SWT-S Turf Friendly Rubber Track (With Tread)

**STUMP GRINDER CUTTER WHEELS**

Qty	Part #:	Description:
1	OPTION-203-5000-45	21" diameter x 1 1/4" thick New Revolution cutter wheel with 24 carbide teeth (features carbide infused wear strips on perimeter of wheel & side pockets)

**ADD-ON OPTIONS****Engine Related Options**

Qty	Part #:	Description:
1	OPTION-001-5000-12	Super sweep (regulates swing when engine drops below a pre-set RPM) (Units w/ remote control)

**Hose Protection**

Qty	Part #:	Description:
1	OPTION-203-5000-47	2550 track (remote) hose protection

**Stump Grinder Options**

Qty	Part #:	Description:
1	OPTION-203-5000-18	35" Wide hydraulically operated grading blade (Remote Units Only)

**CUSTOMER TOTALS**

**Total Unit Price: \$ 71315.00**  
**Customer Net Unit Price: \$ 62757.20**  
**Customer Total: \$ 62757.20**

**SIGNATURE**

The Buyer, whose name and address appears above, agrees to purchase from the Seller, whose name and address appears above, the above equipment at the prices stated and upon the terms and conditions of this agreement.

X

Signature

Date



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

DATE: March 21, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: 2022 Water Main Improvement Project- Pay Estimate No.5 in the Budgeted Amount of \$449,082.35

## Background

As the Council members know, the City approved a contract with M&J Underground, on January 10, 2023, for the 2022 Water Main Improvements project. The contractor began work on the project in July of 2023, and continues to work on the project.

The City has received Pay Estimate No.5, dated March 6, 2024, from M&J Underground, in the amount of \$449,082.35. The invoice, waivers of lien and affidavit have been reviewed by HR Green, who recommend payment of Pay Estimate No.5, in the amount of \$449,082.35. This includes a reduction of \$196,747.15, reflecting an overall 5% retention.

Original Contract Amount:	\$4,209,218.44
Total Work Completed to Date:	\$3,934,942.95
Total Retainage (5%) to Date:	\$ 196,747.15
Total Amount Due:	\$3,738,195.80
Amount Paid to Date:	\$3,289,113.45
Current Amount Due:	\$ 449,082.35

The project is funded under Water Systems Improvements (CIP) budget line item 02-17-5652

## Recommendation

Approval of Pay Estimate No.5, to M&J Underground, in the amount of \$449,082.35.

## Action Requested

Staff recommends approval of Pay Estimate No.5, to M&J Underground, in the amount of \$449,082.35.

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▷ 2363 Sequoia Drive | Suite 101 | Aurora, IL 60506  
Main 630.553.7560 + Fax 630.553.7646

HRGREEN.COM

March 11, 2024

Mr. Michael Salamowicz  
Director of Public Works  
City of Oak Forest  
15440 S. Central Avenue  
Oak Forest, Illinois 60452

Re: 2022 Watermain Improvements - Base Bid – Pay Estimate #5

Dear Mr. Salamowicz,

Attached you will find the Pay Estimate #5 for the Oak Forest 2022 Watermain Improvements - Base Bid. This pay estimate covers the work completed between December 20, 2023 through February 19, 2024. The net amount due reflects a 5% retainage withholding.

Original Contract Amount: \$4,209,218.44

Total Work Completed to Date: \$3,934,942.95

Total 5% Retainage to Date: \$196,747.15

Total Amount Due: \$3,738,195.80

Amount Paid to Date: \$3,289,113.45

**Net Amount Due: \$449,082.35**

We recommend that the City of Oak Forest approve and make payment to M&J Underground, Inc. in the amount of **\$449,082.35**

If you have any questions or require any additional information, please call. I can be reached at (815)-685-2055.

Sincerely,

**HR GREEN, INC**

**Bob Banach**  
Construction Engineer

RJB

attachment

M&J Underground, Inc.

P.O. Box 164  
 Monee, IL 60449

# Invoice

Date	Invoice #
3/6/2024	M24-0131

Bill To
Oak Forest, City Of 15440 Central Ave. Oak Forest, IL 60452

Terms	Project/Location
Net 30	2302084-Oak Forest

Description	Est Qty	Rate	Current...	Prior ...	Current Amt
PRECONSTRUCTION VIDEO RECORDING	1	5,000.00	0	1	0.00
TRAFFIC CONTROL AND PROTECTION	1	168,072.44	0	0.9	0.00
MAINTENANCE OF EXISTING TRAFFIC SIGNAL INSTALLATION	1	13,254.00	0	1	0.00
REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	28	73.00	0	0	0.00
GRANULAR TRENCH BACKFILL	3,200	75.00	61	3,015	4,575.00
SOIL TESTS FOR CONTAMINANTS	21	596.00	0	21	0.00
CONTAMINATED WASTE DISPOSAL	278	93.00	0	663.5	0.00
PVC WATER MAIN (OPEN CUT), 6 - INCH RJT	41	169.00	9	153	1,521.00
PVC WATER MAIN (OPEN CUT), 8 - INCH	971	93.00	0	1,198	0.00
PVC WATER MAIN (OPEN CUT), 8 - INCH RJT	1,227	123.00	103	833	12,669.00
PVC WATER MAIN (OPEN CUT), 12 - INCH	888	137.00	0	665	0.00
PVC WATER MAIN (OPEN CUT), 12 - INCH RJT	1,456	189.00	26	1,723	4,914.00
PVC WATER MAIN (DIRECTIONALLY DRILLED), 8 - INCH	2,656	178.00	0	2,720	0.00
PVC WATER MAIN (DIRECTIONALLY DRILLED), 12 - INCH	1,159	288.00	0	1,240	0.00
PVC WATER MAIN (IN JACKED CASING), 12 - INCH RJT IN 36 - INCH	52	1,833.00	0	57.94	0.00
ADDITIONAL FITTINGS	10,500	0.01	0	927	0.00
CASING PIPE (OPEN CUT)	463	261.00	1	327	261.00
GATE VALVE, 8 - INCH	22	2,409.00	3	19	7,227.00
GATE VALVE, 12 - INCH	21	3,766.00	-1	20	-3,766.00
VALVE BOX	12	629.00	2	11	1,258.00
VALVE VAULT, 4 - FOOT	17	3,194.00	1	15	3,194.00
VALVE VAULT, 5 - FOOT	16	4,282.00	0	17	0.00
VALVE VAULT (ADDITIONAL DEPTH), 4	5	1,602.00	0	0	0.00
VALVE VAULT (ADDITIONAL DEPTH), 5	5	1,692.00	0	0	0.00
FIRE HYDRANT	32	7,134.00	2	31	14,268.00
FIRE HYDRANT BARREL EXTENSION	5	1,878.00	7	0	13,146.00
WATER SERVICE REPLACEMENT AND RECONNECTION - PUBLIC, SHORT SIDE	68	3,229.00	3	63	9,687.00

	<b>Total</b>
	<b>Payments/Credits</b>
	<b>Balance Due</b>

M&J Underground, Inc.

P.O. Box 164  
Monee, IL 60449

# Invoice

Date	Invoice #
3/6/2024	M24-0131

Bill To
Oak Forest, City Of 15440 Central Ave. Oak Forest, IL 60452

Terms	Project/Location
Net 30	2302084-Oak Forest

Description	Est Qty	Rate	Current...	Prior ...	Current Amt
WATER SERVICE REPLACEMENT AND RECONNECTION - PUBLIC, LONG SIDE	71	4,446.00	-5	76	-22,230.00
CONNECTION TO WATER MAIN (NON- PRESSURE), 6 - INCH	7	4,431.00	6	2	26,586.00
CONNECTION TO WATER MAIN (NON- PRESSURE), 8 - INCH	3	4,039.00	1	2	4,039.00
CONNECTION TO WATER MAIN (NON- PRESSURE), 10 - INCH	6	8,855.00	2	4	17,710.00
CONNECTION TO WATER MAIN (PRESSURE), 8 - INCH X 6 - INCH	1	6,043.00	-1	2	-6,043.00
CONNECTION TO WATER MAIN (PRESSURE), 12 - INCH X 10 - INCH	2	12,334.00	0	2	0.00
ABANDONMENT OF EXISTING WATER MAINS AND APPURTENANCES	1	116,248.00	1	0	116,248.00
FILLING OF EXISTING PIPE FOR ABANDONMENT	14	266.00	13.5	0	3,591.00
CULVERT REMOVAL AND REPLACEMENT, RCP, 12 - INCH	68	152.00	0	76	0.00
STORM SEWER REMOVAL AND REPLACEMENT, 8-INCH	63	232.00	0	0	0.00
STORM SEWER REMOVAL AND REPLACEMENT, 12-INCH	42	156.00	0	42	0.00
TELEVISIONING OF EXISTING SANITARY	2,425	5.00	0	4,906.4	0.00
LOCATING OF EXISTING SANITARY SEWER SERVICES	30	592.00	0	100	0.00
ADJUSTING SANITARY SEWER SERVICE LINE	36	1,500.00	0	0	0.00
SANITARY SEWER SERVICE REMOVAL AND REPLACEMENT	17	6,404.00	0	0	0.00
HOT-MIX ASPHALT REMOVAL AND REPLACEMENT (4" BC)	2,130	31.00	0	2,330.9	0.00
HOT-MIX ASPHALT DRIVEWAY REMOVAL AND REPLACEMENT (8")	260	94.00	0	295.8	0.00
PCC DRIVEWAY REMOVAL AND REPLACEMENT	1,040	92.00	77.9	504.6	7,166.80
CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	1,740	41.00	203.3	1,358.9	8,335.30
PCC SIDEWALK REMOVAL AND REPLACEMENT	16,040	9.00	2,344.9	4,638.3	21,104.10
DETECTABLE WARNING	300	56.00	140	166	7,840.00
PAVEMENT MARKING, 6-INCH (THERMOPLASTIC)	250	3.00	0	0	0.00
PAVEMENT MARKING, 12-INCH	460	6.00	0	0	0.00
<b>Total</b>					
<b>Payments/Credits</b>					
<b>Balance Due</b>					

M&J Underground, Inc.

P.O. Box 164  
Monee, IL 60449

# Invoice

Date	Invoice #
3/6/2024	M24-0131

Bill To
Oak Forest, City Of 15440 Central Ave. Oak Forest, IL 60452

Terms	Project/Location
Net 30	2302084-Oak Forest

Description	Est Qty	Rate	Current...	Prior ...	Current Amt
PAVEMENT MARKING, 24-INCH (THERMOPLASTIC)	60	10.00	0	0	0.00
RESTORATION OF LAWNS AND PARKWAYS AND	4,040	26.00	0	0	0.00
TREE ROOT PRUNING	15	117.00	0	0	0.00
TREE REMOVAL AND REPLACEMENT, 6 - INCH THROUGH 12 - INCH	2	2,129.00	0	1	0.00
TREE REMOVAL AND REPLACEMENT, OVER 12 - INCH	3	3,194.00	0	0	0.00
INLET PROTECTION FILTER	46	179.00	0	40	0.00
CONTRACT SUBTOTAL					253,301.20
C/O #1 - STAINLESS STEEL BOLTS	3,579	4.04	0	3,579	0.00
C/O #2 - REPAIR WATER MAIN BREAK	1	1,749.76	0	1	0.00
C/O #3 - INSERTA VALVE	1	14,501.70	0	1	0.00
C/O #5 - INSTALL 10" INSERTA VALVE	1	15,554.85	1	0	15,554.85
C/O #6 - 8" INSERTION VALVE	1	11,516.39	1	0	11,516.39
CHANGE ORDER SUBTOTAL					27,071.24
INVOICE SUBTOTAL					280,372.44
RETENTION		-5.00%			-14,018.62
REDUCE PREVIOUS RETENTION HELD TO 5%		182,728.53			182,728.53
<b>Total</b>					\$449,082.35

Payment due upon receipt of invoice. A 1.5% finance charge will be applied on balances over 30 days. Balances over 90 days will go straight to collections. Any fees accrued during the collection process will be added to this bill.

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$449,082.35</b>



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

---

DATE: MARCH 26, 2023  
TO: CITY COUNCIL  
FROM: MICHAEL SALAMOWICZ, DIRECTOR OF PUBLIC WORKS  
2024/2025 ROAD SALT BID PROCUREMENT COMMITMENT, INCLUDING EXECUTION  
OF THE CERTIFICATE OF AUTHORITY, AS REQUIRED BY THE ILLINOIS DEPARTMENT  
SUBJECT: OF CENTRAL MANAGEMENT SERVICES

### Background

The Illinois Department of Central Management Services (CMS) is inviting communities to participate in the solicitation, for the Joint Purchase Contracts for Rock Salt, for the 2024-2025 Winter Season. The CMS provides bid services, for the acquisition of rock salt, on behalf of participating communities, throughout the State of Illinois. By participating in the program, the City is able to take advantage of the statewide bidding process, to obtain rock salt at typically reduced rates, over individual bidding by each community, due to the economies of scale of the bidding process.

By participating in the CMS bid processes, and submitting the required survey documentation, the City is obligated to take delivery of the specified amount of rock salt, during the contract term. Based on the contract, the City will be obligated to take delivery of at least eighty percent (80%) of the amount of rock salt requested. However, if weather conditions warrant it, the City can purchase up to one-hundred and twenty percent (120%), at the same unit price. In order for the City to participate in the 2024-2025 Winter Season CMS bid process, the City needs to complete the required survey, identifying the requested amount of rock salt, by the close of business on April 7, 2024.

Based on previous rock salt usage, Public Works intends to commit to purchasing 1,250 tons of rock salt, for the 2024-2025 winter season, which is the same amount purchased for the 2023-2024 winter season. This amount, combined with approximately 1,000 tons of salt currently available in the salt dome, and the additional 400 tons remaining to be purchased from the 2023-2024 contract, should provide a sufficient amount of rock salt for the 2024-2025 winter season. The cost of the rock salt will be determined, once the bids have been received and opened, via the CMS bidding process. As a reference, the City paid \$67.21/ton for rock salt for the 2023-2024 winter season.

**As part of this year's CMS CY2024-CY2025 Rock Salt Contract Joint Participation Agreement, the attached Certificate of Authority by Vote document is required to be executed and included in the Joint Participation Agreement application, by the applicable governmental body. This document gives the Public Works Director, Michael Salamowicz, authorization to enter into contracts, to include joint participation agreements, such as the purchase of road salt, on behalf of the City of Oak Forest, with the State of Illinois and any of its agencies or departments and further is authorized to**

---

**execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.**

**Action Requested**

- A) Execution of the Certificate of Authority by Vote, authorizing the Public Works Director, Michael Salamowicz, to enter into contracts, to include joint participation agreements, such as the purchase of road salt, on behalf of the City of Oak Forest, with the State of Illinois and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.
  
- B) Approval to submit the necessary survey, to the Illinois Department of Central Management Services, requesting 1,250 tons of rock salt for the City of Oak Forest, for the 2024-2025 winter season.

**Recommendation**

- A) Staff recommends execution of the Certificate of Authority by Vote, authorizing the Public Works Director, Michael Salamowicz, to enter into contracts, to include joint participation agreements, such as the purchase of road salt, on behalf of the City of Oak Forest, with the State of Illinois and any of its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.
  
  - B) Staff recommends approval to submit the survey to the Illinois Department of Central Management Services, requesting 1,250 tons of rock salt.
-

**Certificate of Authority by Vote**

I, Nicole Tormey, hereby certify that I am duly elected Clerk/Secretary of  
*(Name)*  
City of Oak Forest ("Governmental Unit"). I hereby certify the following is a true  
*(Name of Governmental Unit)*

copy of a vote taken at a meeting of the Board of Directors (or equivalent governing body), duly called and held on March 26, 2024, at which a quorum of the Members were present and voting.

**Voted:** That Michael Salamowicz, Director of Public Works (may list more than one person) is  
*(Name and Title)*

duly authorized to enter into contracts, to include joint participation agreements, on behalf of the City of Oak Forest with the State of Illinois and any of  
*(Name of Governmental Unit)*

its agencies or departments and further is authorized to execute any documents which may in his/her judgment be desirable or necessary to affect the purpose of this vote.

I hereby certify that said vote has not been amended or repealed and remains in full force and effect as of the date of the contract or joint participation agreement to which this certificate is attached. I further certify that it is understood that the State of Illinois will rely on this certificate as evidence that the person(s) listed above currently occupy the position(s) indicated and that they have full authority to bind the Governmental Unit. To the extent that there are any limits on the authority of any listed individual to bind the Governmental Unit in contracts with the State of Illinois, all such limitations are expressly stated herein.

**Dated:** \_\_\_\_\_

**Attest:** \_\_\_\_\_  
*(Name & Title)*



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

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DATE: March 26, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
2022 Water Main Improvements Project, Engineering Services Agreement –  
SUBJECT: Supplement No.2

### Background

As the City Council knows, the City's water infrastructure is aging. As a result, the City is experiencing an increased number of water main breaks, throughout the City. These repairs are not only costly to the City, in both man hours and material, but also increases the lost or unaccounted for water. In an effort to address these issues, on January 5, 2022, the City approved a contract with Baxter & Woodman, to develop plans for the replacement of various water mains, across the City. The location of the proposed water mains were chosen based on the age of the pipes as well as the number of breaks.

On January 10, 2023 the City Council approved a contract with M&J Underground to complete the 2022 Water Main Improvement project. In addition, in order to monitor the extensive amount of construction activities, perform inspections, prepare and process required reports, documentation and contractor payment requests, on February 14, 2023, the City Council approved a contract with HR Green, in the amount of \$186,750, to perform construction engineering services for the 2022 Water Main Improvements project.

Construction of the project began on July 6, 2023. Unfortunately, shortly thereafter, the contractor encountered multiple utility conflicts and other delays, outside the scope of the project. In addition, the City also requested changes to the project, to improve future operations of the water system, including the installation of additional valves.

The original project contract schedule was 120 calendar days, with the contractor scheduled to begin in May of 2023. The original construction engineering schedule and contract was based on this same schedule, with an approximate completion date for the work being November 17, 2023. Unfortunately, due to a later than anticipated starting date by the contractor, the contractor's initial slower than anticipated production schedule and due to various conflicts and the other changes and unexpected delays, the project continued past 120 calendar days.

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As a result of the extended construction schedule and conflicts noted above, HR Green reached their contract hour/fees for construction engineering. Thus, at the November 14, 2023 Meeting, the City Council approved Supplement No.1, for construction engineering services, in the amount of \$59,298.00.

It was anticipated that Supplement No.1 would fund the construction engineering services through the end of the project. However, again, due the contractor's slower than anticipated production schedule, even with additional crews brought onto the project, additional changes and unexpected delays, primary work on the project was not completed until mid-late February of 2024. This does not include punch list items or restoration and landscaping. As a result, the construction engineering services have exceeded the funds provided in Supplement No.1. To provide construction engineering services through the end of the project, it will be necessary to approve Supplement No.2, in the not to exceed amount of \$24,239.00.

It should be noted that even with the additional construction engineering fees, the project is still anticipated to be under budget. It should also be noted that, based on conversations with the contractor, they have agreed to pay \$12,000.00 toward the additional construction engineering services. This will be done through a credit in one of the final project billings. Thus the actual cost to the City for Supplement No.2 is \$12,239.00.

#### Recommendation

Move to authorize the approval of the Engineering Services Agreement – Supplement No. 2 for the 2022 Water Main Improvements project, in the not to exceed amount of \$24,239.00.

#### Action Requested

Staff recommends approval of the Engineering Services Agreement – Supplement No. 2 for the 2022 Water Main Improvements project, in the not to exceed amount of \$24,239.00.

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Local Public Agency Engineering Services Agreement

Using Federal Funds? [ ] Yes [x] No Agreement For: MFT CE Agreement Type: Supplement Number: 2

LOCAL PUBLIC AGENCY

Local Public Agency: Oak Forest County: Cook Section Number: Job Number: Project Number: Contact Name: Michael Salamowicz Phone Number: (708) 444-4856 Email: msalamowicz@oak-forest.org

SECTION PROVISIONS

Local Street/Road Name: 2022 Water Main Improvement Project Key Route: N/A Length: Structure Number: Location Termini: Add Location Remove Location

Project Description: This project includes the installation of new PVC water main of approximately 44 lineal feet of 6", 5,412 lineal feet of 8", and 3,131 lineal feet of 12". Improvements also include the installation of fire hydrants, valves and the associated restoration with pavement patching and sidewalk, driveway and striping replacement.

Engineering Funding: [ ] MFT/TBP [ ] State [x] Other Local Anticipated Construction Funding: [ ] Federal [ ] MFT/TBP [ ] State [x] Other Local

AGREEMENT FOR

[x] Phase III - Construction Engineering

CONSULTANT

Prime Consultant (Firm) Name: HR Green, Inc. Contact Name: Kevin Berry Phone Number: (630) 553-7560 Email: kberry@hrgreen.com Address: 2363 Sequoia Drive | Suite 101 City: Aurora State: IL Zip Code: 60506

THIS AGREEMENT IS MADE between the above Local Public Agency (LPA) and Consultant (ENGINEER) and covers certain professional engineering services in connection with the improvement of the above SECTION. Project funding allotted to the LPA by the State of Illinois under the general supervision of the State Department of Transportation, hereinafter called the "DEPARTMENT," will be used entirely or in part to finance ENGINEERING services as described under AGREEMENT PROVISIONS.

Since the services contemplated under the AGREEMENT are professional in nature, it is understood that the ENGINEER, acting as an individual, partnership, firm or legal entity, qualifies for professional status and will be governed by professional ethics in its relationship to the LPA and the DEPARTMENT. The LPA acknowledges the professional and ethical status of the ENGINEER by entering into an AGREEMENT on the basis of its qualifications and experience and determining its compensation by mutually satisfactory negotiations.

WHEREVER IN THIS AGREEMENT or attached exhibits the following terms are used, they shall be interpreted to mean:

- Regional Engineer: Deputy Director, Office of Highways Project Implementation, Regional Engineer, Department of Transportation
Resident Construction Supervisor: Authorized representative of the LPA in immediate charge of the engineering details of the construction PROJECT
In Responsible Charge Contractor: A full time LPA employee authorized to administer inherently governmental PROJECT activities Company or Companies to which the construction contract was awarded

AGREEMENT EXHIBITS

The following EXHIBITS are attached hereto and made a part of hereof this AGREEMENT:

- EXHIBIT A: Scope of Services
- EXHIBIT B: Project Schedule
- EXHIBIT C: Qualification Based Selection (QBS) Checklist
- EXHIBIT D: Cost Estimate of Consultant (CECS) Services Worksheet (BLR 05513 or BLR 05514 )
- EXHIBIT \_\_\_ : Direct Costs Check Sheet (attach BDE 436 when using Lump Sum on Specific Rate Compensation)
- Exhibit E: Supplement #2 Back-up
- \_\_\_\_\_
- \_\_\_\_\_

**I. THE ENGINEER AGREES,**

1. To perform or be responsible for the performance of the Scope of Services presented in EXHIBIT A for the LPA in connection with the proposed improvements herein before described.
2. The Classifications of the employees used in the work shall be consistent with the employee classifications and estimated staff hours. If higher-salaried personnel of the firm, including the Principal Engineer, perform services that are to be performed by lesser-salaried personnel, the wage rate billed for such services shall be commensurate with the payroll rate for the work performed.
3. That the ENGINEER shall be responsible for the accuracy of the work and shall promptly make necessary revisions or corrections required as a result of the ENGINEER'S error, omissions or negligent acts without additional compensation. Acceptance of work by the LPA or DEPARTMENT will not relieve the ENGINEER of the responsibility to make subsequent correction of any such errors or omissions or the responsibility for clarifying ambiguities.
4. That the ENGINEER will comply with applicable Federal laws and regulations, State of Illinois Statutes, and the local laws or ordinances of the LPA.
5. To pay its subconsultants for satisfactory performance no later than 30 days from receipt of each payment from the LPA.
6. To invoice the LPA, The ENGINEER shall submit all invoices, based on the ENGINEER's progress reports, to the LPA employee In Responsible Charge, no more than once a month for partial payment on account for the ENGINEER's work to date. Such invoices shall represent the value, to the LPA of the partially completed work, based on the sum of the actual costs incurred, plus a percentage (equal to the percentage of the construction engineering completed) of the fixed fee for the fully completed work.
7. The ENGINEER or subconsultant shall not discriminate on the basis of race, color, national origin or sex in the performance of this AGREEMENT. The ENGINEER shall carry out applicable requirements of 49 CFR part 26 in the administration of US Department of Transportation (US DOT) assisted contract. Failure by the Engineer to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as the LPA deems appropriate.
8. That none of the services to be furnished by the ENGINEER shall be sublet, assigned or transferred to any other party or parties without written consent of the LPA. The consent to sublet, assign or otherwise transfer any portion of the services to be furnished by the ENGINEER shall be construed to relieve the ENGINEER of any responsibility for the fulfillment of this AGREEMENT.
9. For Construction Engineering Contracts:
  - (a) For Quality Assurance services, provide personnel who have completed the appropriate STATE Bureau of Materials QC/QA trained technical classes.
  - (b) For all projects where testing is required, the ENGINEER shall obtain samples according to the STATE Bureau of Materials "Manual of Test Procedures for Materials," submit STATE Bureau of Materials inspection reports; and verify compliance with contract specifications.
10. That engineering services shall include all equipment, instruments, supplies, transportation and personnel required to perform the duties of the ENGINEER in connection with this AGREEMENT (See DIRECT COST tab in BLR 05513 or BLR 05514).

**II. THE LPA AGREES,**

1. To certify by execution of this AGREEMENT that the selection of the ENGINEER was performed in accordance with the Professional Services Selection Act (50 ILCS 510) (Exhibit C).
2. To furnish the ENGINEER all presently available survey data, plans, specifications, and project information.
3. For Construction Engineering Contracts:
  - (a) To furnish a full time LPA employee to be In Responsible Charge authorized to administer inherently governmental PROJECT activities.
  - (b) To submit approved forms BC 775 and BC 776 to the DEPARTMENT when federal funds are utilized.
4. To pay the ENGINEER:
  - (a) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER, such payments to be equal to the value of the partially completed work minus all previous partial payments made to the ENGINEER.
  - (b) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and DEPARTMENT a sum of money equal to the basic fee as

determined in this AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

(c) For Non-Federal County Projects - (605 ILCS 5/5-409)

(1) For progressive payments - Upon receipt of monthly invoices from the ENGINEER and the approval thereof by the LPA, monthly payments for the work performed shall be due and payable to the ENGINEER. Such payments to be equal to the value of the partially completed work in all previous partial payments made to the ENGINEER.

(2) Final payment - Upon approval of the work by the LPA but not later than 60 days after the work is completed and reports have been made and accepted by the LPA and STATE, a sum of money equal to the basic fee as determined in the AGREEMENT less the total of the amount of partial payments previously paid to the ENGINEER shall be due and payable to the ENGINEER.

5. To pay the ENGINEER as compensation for all services rendered in accordance with the AGREEMENT on the basis of the following compensation method as discussed in 5-5.10 of the BLR Manual.

Method of Compensation:

Percent

Lump Sum

Specific Rate

Cost plus Fixed Fee:

Fixed

Total Compensation = DL + DC + OH + FF

Where:

DL is the total Direct Labor,

DC is the total Direct Cost,

OH is the firm's overhead rate applied to their DL and

FF is the Fixed Fee.

Where FF = ( 0.33 + R ) DL + %SubDL, where R is the advertised Complexity Factor and %SubDL is 10% profit allowed on the direct labor of the subconsultants.

The Fixed Fee cannot exceed 15% of the DL + OH.

**Field Office Overhead Rates:** Field rates must be used for construction engineering projects expected to exceed one year in duration or if the construction engineering contract exceeds \$1,000,000 for any project duration.

6. The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as violation of this AGREEMENT. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.).

### III. IT IS MUTUALLY AGREED,

1. To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amount, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General, and the DEPARTMENT; the Federal Highways Administration (FHWA) or any authorized representative of the federal government, and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the DEPARTMENT for the recovery of any funds paid by the DEPARTMENT under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
2. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and save harmless the LPA, the DEPARTMENT, and their officers, agents and employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy. The LPA will notify the ENGINEER of any error or omission believed by the LPA to be caused by the negligence of the ENGINEER as soon as practicable after the discovery. The LPA reserves the right to take immediate action to remedy any error or omission if notification is not successful; if the ENGINEER fails to reply to a notification; or if the conditions created by the error or omission are in need of urgent correction to avoid accumulation of additional construction costs or damages to property and reasonable notice is not practicable.
3. This AGREEMENT may be terminated by the LPA upon giving notice in writing to the ENGINEER at the ENGINEER's last known post office address. Upon such termination, the ENGINEER shall cause to be delivered to the LPA all drawings, plats, surveys, reports, permits, agreements, soils and foundation analysis, provisions, specifications, partial and completed estimates and data

if any from soil survey and subsurface investigation with the understanding that all such materials becomes the property of the LPA. The LPA will be responsible for reimbursement of all eligible expenses incurred under the terms of this AGREEMENT up to the date of the written notice of termination.

4. In the event that the DEPARTMENT stops payment to the LPA, the LPA may suspend work on the project. If this agreement is suspended by the LPA for more than thirty (30) calendar days, consecutive or in aggregate, over the term of this AGREEMENT, the ENGINEER shall be compensated for all services performed and reimbursable expenses incurred prior to receipt of notice of suspension. In addition, upon the resumption of services the LPA shall compensate the ENGINEER, for expenses incurred as a result of the suspension and resumption of its services, and the ENGINEER's schedule and fees for the remainder of the project shall be equitably adjusted.
5. This AGREEMENT shall continue as an open contract and the obligations created herein shall remain in full force and effect until the completion of construction of any phase of professional services performed by others based upon the service provided herein. All obligations of the ENGINEER accepted under this AGREEMENT shall cease if construction or subsequent professional services are not commenced within 5 years after final payment by the LPA.
6. That the ENGINEER shall be responsible for any and all damages to property or persons arising out of an error, omission and/or negligent act in the prosecution of the ENGINEER's work and shall indemnify and have harmless the LPA, the DEPARTMENT, and their officers, employees from all suits, claims, actions or damages liabilities, costs or damages of any nature whatsoever resulting there from. These indemnities shall not be limited by the listing of any insurance policy.
7. The ENGINEER and LPA certify that their respective firm or agency:
  - (a) has not employed or retained for commission, percentage, brokerage, contingent fee or other considerations, any firm or person (other than a bona fide employee working solely for the LPA or the ENGINEER) to solicit or secure this AGREEMENT,
  - (b) has not agreed, as an express or implied condition for obtaining this AGREEMENT, to employ or retain the services of any firm or person in connection with carrying out the AGREEMENT or
  - (c) has not paid, or agreed to pay any firm, organization or person (other than a bona fide employee working solely for the LPA or the ENGINEER) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the AGREEMENT.
  - (d) that neither the ENGINEER nor the LPA is/are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency,
  - (e) has not within a three-year period preceding the AGREEMENT been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property.
  - (f) are not presently indicated for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (e) and
  - (g) has not within a three-year period preceding this AGREEMENT had one or more public transaction (Federal, State, local) terminated for cause or default.

Where the ENGINEER or LPA is unable to certify to any of the above statements in this clarification, an explanation shall be attached to this AGREEMENT.

8. In the event of delays due to unforeseeable causes beyond the control of and without fault or negligence of the ENGINEER no claim for damages shall be made by either party. Termination of the AGREEMENT or adjustment of the fee for the remaining services may be requested by either party if the overall delay from the unforeseen causes prevents completion of the work within six months after the specified completion date. Examples of unforeseen causes included but are not limited to: acts of God or a public enemy; acts of the LPA, DEPARTMENT < or other approving party not resulting from the ENGINEER's unacceptable services; fire; strikes; and floods.

If delays occur due to any cause preventing compliance with the PROJECT SCHEDULE, the ENGINEER shall apply in writing to the LPA for an extension of time. If approved, the PROJECT SCHEDULE shall be revised accordingly.

9. This certification is required by the Drug Free Workplace Act (30 ILCS 580). The Drug Free Workplace Act requires that no grantee or contractor shall receive a grant or be considered for the purpose of being awarded a contract for the procurement of any property or service from the DEPARTMENT unless that grantee or contractor will provide a drug free workplace. False certification or violation of the certification may result in sanctions including, but not limited to suspension of contract or grant payments, termination of a contract or grant and debarment of the contracting or grant opportunities with the DEPARTMENT for at least one (1) year but not more than (5) years.

For the purpose of this certification, "grantee" or "Contractor" means a corporation, partnership or an entity with twenty-five (25) or more employees at the time of issuing the grant or a department, division or other unit thereof, directly responsible for the specific performance under contract or grant of \$5,000 or more from the DEPARTMENT, as defined the Act.

The contractor/grantee certifies and agrees that it will provide a drug free workplace by:

- (a) Publishing a statement:
  - (1) Notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, including cannabis, is prohibited in the grantee's or contractor's workplace.
  - (2) Specifying the actions that will be taken against employees for violations of such prohibition.
  - (3) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:
    - (a) abide by the terms of the statement; and
    - (b) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

- (b) Establishing a drug free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's or contractor's policy to maintain a drug free workplace;
  - (3) Any available drug counseling, rehabilitation and employee assistance program; and
  - (4) The penalties that may be imposed upon an employee for drug violations.
- (c) Providing a copy of the statement required by subparagraph (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.
- (d) Notifying the contracting or granting agency within ten (10) days after receiving notice under part (b) paragraph (3) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.
- (e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program.
- (f) Assisting employees in selecting a course of action in the event drug counseling, treatment and rehabilitation is required and indicating that a trained referral team is in place.

Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act, the ENGINEER, LPA and the DEPARTMENT agree to meet the PROJECT SCHEDULE outlined in EXHIBIT B. Time is of the essence on this project and the ENGINEER's ability to meet the PROJECT SCHEDULE will be a factor in the LPA selecting the ENGINEER for future projects. The ENGINEER will submit progress reports with each invoice showing work that was completed during the last reporting period and work they expect to accomplish during the following period.

- 10. Due to the physical location of the project, certain work classifications may be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq).
- 11. For Construction Engineering Contracts:
  - (a) That all services are to be furnished as required by construction progress and as determined by the LPA employee In Responsible Charge. The ENGINEER shall complete all services herein within a time considered reasonable to the LPA, after the CONTRACTOR has completed the construction contract.
  - (b) That all field notes, test records and reports shall be turned over to and become the property of the LPA and that during the performance of the engineering services herein provided for, the ENGINEER shall be responsible for any loss or damage to the documents herein enumerated while they are in the ENGINEER's possession and any such loss or damage shall be restored at the ENGINEER's expense.
  - (c) That any difference between the ENGINEER and the LPA concerning the interpretation of the provisions of this AGREEMENT shall be referred to a committee of disinterested parties consisting of one member appointed by the ENGINEER, one member appointed by the LPA, and a third member appointed by the two other members for disposition and that the committee's decision shall be final.
  - (d) That in the event that engineering and inspection services to be furnished and performed by the LPA (including personnel furnished by the ENGINEER) shall, in the opinion of the STATE be incompetent employed on such work at the expense of the LPA.
  - (e) Inspection of all materials when inspection is not provided a the sources by the STATE Central Bureau of Materials, and submit inspection reports to the LPA and STATE in accordance with the STATE Central Bureau of Materials "Project Procedures Guide" and the policies of the STATE.

**AGREEMENT SUMMARY**

Prime Consultant (Firm) Name	TIN/FEIN/SS Number	Agreement Amount
HR Green, Inc.	42-0927178	\$24,239.00
Subconsultants	TIN/FEIN/SS Number	Agreement Amount
Subconsultant Total		
Prime Consultant Total		\$24,239.00
Total for all work		\$24,239.00

**AGREEMENT SIGNATURES**

Executed by the LPA:

Local Public Agency Type

Local Public Agency

Attest:

The

City

of

Oak Forest

By (Signature & Date)

By (Signature & Date)

Local Public Agency

Oak Forest

Local Public Agency Type

City

Clerk

Title

(SEAL)

Executed by the ENGINEER:

Prime Consultant (Firm) Name

Attest:

HR Green, Inc.

By (Signature & Date)

*M. Akram Chaudhry*

Title

Vice President - Transportation | Principal

By (Signature & Date)

*[Handwritten Signature]*

Title

Regional Director - Construction

APPROVED:

Regional Engineer, Department of Transportation (Signature & Date)

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Oak Forest	HR Green, Inc.	Cook	

**EXHIBIT A  
SCOPE OF SERVICES**

To perform or be responsible for the performance of the engineering services for the LPA, in connection with the PROJECT herein before described and enumerated below

Provide full time construction inspection according to the Original Engineering Agreement (PSA) approved by Oak Forest on 4/11/2023 and Supplement #1 & #2 for Time and Material services to complete the project as outlined in Exhibit E.
---

Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Oak Forest	HR Green, Inc.	Cook	

**EXHIBIT B  
PROJECT SCHEDULE**

January, 2024 to May, 2024 for Supplement #2.
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Local Public Agency	Prime Consultant (Firm) Name	County	Section Number
Oak Forest	HR Green, Inc.	Cook	

**Exhibit C  
Qualification Based Selection (QBS) Checklist**

The LPA must complete Exhibit D. If the value meets or will exceed the threshold in 50 ILCS 510, QBS requirements must be followed. Under the threshold, QBS requirements do not apply. The threshold is adjusted annually. If the value is under the threshold with federal funds being used, federal small purchase guidelines must be followed.

Form Not Applicable (engineering services less than the threshold)



**Local Public Agency**  
 City of Oak Forest

**County**  
 Cook

**Section Number**

**Prime Consultant (Firm) Name**  
 HR Green, Inc.

**Prepared By**  
 Chris Lirot

**Date**  
 3/12/2024

**Consultant / Subconsultant Name**  
 HR Green, Inc.

**Job Number**

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

**Remarks**  
 Oak Forest Watermain 2022 - Supplement #2

**PAYROLL ESCALATION TABLE**

**CONTRACT TERM** 5 MONTHS

**START DATE** 1/1/2024

**RAISE DATE** 4/1/2024

**END DATE** 5/31/2024

**OVERHEAD RATE** 181.58%

**COMPLEXITY FACTOR**

**% OF RAISE** 2.00%

**ESCALATION PER YEAR**

Year	First Date	Last Date	Months	% of Contract
0	1/1/2024	4/1/2024	3	60.00%
1	4/2/2024	6/1/2024	2	40.80%

The total escalation = 0.80%





Local Public Agency

City of Oak Forest

County

Cook

Section Number

Job Number

Consultant / Subconsultant Name

HR Green, Inc.

**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.  
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day	10	\$65.00	\$650.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
<b>TOTAL DIRECT COSTS:</b>				<b>\$650.00</b>





## EXHIBIT E: SUPPLEMENT #2 BACK-UP

### OAK FOREST, IL – 2022 WATER MAIN IMPROVEMENTS

#### CONSTRUCTION ENGINEERING SERVICES

- Project Schedule:
  - Anticipated Original Contract Duration: Proposed project schedule was 120 calendar days (May 2023 – October 2023) or completion by November 17, 2023.
  - Anticipated Supplement #1 Duration: Substantial Completion of Water Main by January 31, 2024 and overall Project Completion by June 30, 2024, allowing 350 additional inspection hours from November 17, 2023 to June 30, 2024.
  - Actual Duration: MJ Underground substantially completed all underground water main installation on March 7, 2024 and plans to complete all punch list and restoration work by June 30, 2024. Overall winter water main construction duration extended into March exceeding the supplement #1 inspection hours.
  - Production: Contractor's overall schedule extended longer than anticipated.
- Project Change Orders:
  - Original Contract Awarded Value = \$4,209,218.44
  - Estimated Contract Construction Value = \$4,023,000.00
  - Estimated Project Change Orders = \$88,000
  - Overall Estimated Construction Value = \$4,111,000.00
  - **Overall potential savings = -\$98,218.44**
- HR Green Supplement Request:
  - Original Agreement = \$186,750.00
  - Supplemental Agreement #1 = \$59,298.00 (Total Agreement = \$246,048.00)
  - An additional 146 hours of construction engineering services required for inspection throughout the extended project duration and scope changes from January 31, 2024 through March 7, 2024 and final punch list inspections.
  - Additional direct costs for extended project duration of 10 vehicle days.
  - Overall project completion by June 30, 2024
  - **HR Green requested supplement #2: Cost Plus Fixed Not to Exceed \$24,239 (Total Supplement #1 & #2 = \$83,537; Total Agreement = \$270,287)**



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

DATE: March 26, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: Crescent Green Lift Station Replacement – Engineering Design & Bid Services Agreement

## Background

On February 15, 2024, the Public Works Department issued a Request for Proposals (RFP) seeking experienced engineering firms that specialized in Civil Infrastructure and Utilities, including lift stations, to upgrade the City's Crescent Green Lift Station. The Crescent Green Lift Station, constructed in 1969, is a sanitary station, located in the parkway at 15127 Crescent Green Lane. The City has experienced numerous alarms on the lift station, due to clogged pumps, which occur on a nearly weekly basis. The City was initially looking at options, which included the replacement of the existing pumps with grinder type pumps. In addition, while this work was planned to take place, the City was also looking to upgrade the electrical panel/controls for the station, along with the valves and the station's float system.

Upon further investigation of the Crescent Green Lift Station, it was determined that with the replacement of the above noted components, the only remaining component that would remain unchanged is the actual lift station structure. Based on conversations with our Water Department staff, the existing structure was noted to be in poor condition. In addition, by replacing all of the internal components, it is likely that the remainder of the lift station would need to be brought up to current electrical and mechanical codes. Thus, the entire lift station is recommended to be replaced. Especially considering that the lift station is over 50-years old.

As noted above, on February 15, 2024, an RFP for improvements to the Crescent Green Lift Station was advertised, with a bid opening scheduled for March 7, 2024. This was actually the second time the RFP was advertised, as it was initially advertised in December of 2022. Though the City received inquiries regarding the initial RFP advertisement, no proposals were received.

On March 7, 2024 the City received one proposal for the Crescent Green Lift Station project from HR Green. The proposal included two alternates.

- Alternate No.1 proposed a study of the existing lift station to evaluate the condition and recommend improvements. The cost for this option is a not to exceed amount of \$15,590.00.
  - Alternate No.2 is providing a scope and proposed fee to perform engineering design and bidding services to replace the existing Crescent Green Lift Station. The cost for this option is a not to exceed amount of \$72,040.00.
-

Due to the need to replace multiple components of the Crescent Green Lift Station, it is staff's recommendation to replace the entire lift station. Therefore Staff recommends approval of Alternate No.2, in the not to exceed amount of \$72,040.00. The cost of the engineering services for this work will be paid from the existing budget line item 02-18-5638.

**Action Requested**

Approval of an Engineering Agreement with HR Green for Alternate No.2, to perform engineering design and bidding services to replace the existing Crescent Green Lift Station, in the not to exceed amount of \$72,040.00.

**Recommendation**

Staff recommends approval of an Engineering Agreement with HR Green for Alternate No.2, to perform engineering design and bidding services to replace the existing Crescent Green Lift Station, in the not to exceed amount of \$72,040.00.

---



▶ 1391 Corporate Drive | Suite 203  
McHenry, IL 60050  
Main 815.385.1778 + Fax 713.965.0044  
▶ [HRGREEN.COM](http://HRGREEN.COM)

March 6, 2024

Michael Salamowicz  
Public Works Director  
City of Oak Forest  
15440 S. Central Avenue  
Oak Forest, IL 60452

**Subject: City of Oak Forest 2024 Crescent Green Lift Station Upgrade**

Dear Mr. Salamowicz,

Thank you for the opportunity to submit our proposal for the Crescent Green Lift Station Upgrade project. As we discussed, HR Green is proposing two (2) alternatives. Alternative 1 is a lift station study to determine what would be required to update the existing lift station to meet proper electrical and mechanical code. Alternative 2 is to replace the existing lift station. HR Green has been providing consulting engineering services in wastewater treatment, pumping and collection systems since its inception over 100 years ago. HR Green has tremendous experience and capabilities in lift stations code review and design across the Midwest.

**Alternative 1 – Lift Station Study:**

HR Green is proposing to perform a study of the existing lift station. From our discussions, HR Green understands that the existing lift station has problems with floatable entering the collection system. The pumps in the lift station clog up, often requiring constant attention by the City's maintenance staff. To remedy this, the City was proposing to change out the existing pumps. However, the lift station was constructed in the early 1970's and by swapping out pump style, the rest of the lift station may also need to be upgraded to meet current electrical and mechanical codes. The study will evaluate the condition of the existing lift station and recommend improvements to improve operations, including an engineer's opinion of probable cost (EOPC) for the recommended improvements. The study will also consider an option of installing a trash rack in the existing wet to collect any floatable.

The scope of services for the lift station study includes:

- One (1) site visit to gather data about existing conditions.
- Review existing electrical and mechanical systems and compare to applicable electrical/mechanical codes.
- Prepare recommendations for electrical and mechanical improvements including a Engineer's Opinion of Probable costs (EOPC).
- Review existing pumps and coordinate with vendor to select appropriate replacement pumps.
- Review existing wet well to see if an influent trash rack is a feasible option.
- Develop an EOPC for pump replacement and installing trash rack options.
- Summarize findings into a technical memorandum.
- No design/bidding/construction services are included in this alternative.
- No structural review of the existing wet well and dry-pit manhole



Alternative 1 - Lift Station Study - (including data collection and review, preparation of Opinion of Probable Construction Cost including deliverables and meetings as described) - The contract shall be time and materials not to exceed \$15,590.00.

**Alternative 2 – Replace Existing Lift Station:**

As you had also requested in recent conversations, HR Green is providing a scope and proposed fee to perform engineering services to replace the existing Crescent Green Lift Station (LS). The existing Crescent Green LS is a package steel dry-pit duplex non-clog vertical centrifugal pump system. The wastewater is stored in concrete manhole wet well between pump cycles. The LS was constructed in the early 1970s and may not meet current electrical and mechanical codes, making rehabilitation to meet the current code requirements difficult. The City has requested the following aspects to be incorporated in the design of the new lift station:

- Chopping/cutting style (grinder) pumps.
- Submersible duplex station
- Standby power
- New electrical/controls.
- Access for maintenance vehicles

The scope of services for the new lift station design in general would include the following items:

- General Engineering Services
  - Project Management
  - Project kickoff meeting and two (2) progress meetings
  - Perform QA/QC review of lift station plans, specifications, and contract documents
- Design Phase
  - Site Evaluation (including one (1)) site meeting
  - Survey and Easements
  - Lift Station Design
    - Hydraulic Design
    - Wet well/valve vault design
  - Lift Station Electrical and Instrumentation and Controls Design
    - Coordinate available power with utility
    - Design control system for pumps
    - Specify an on-site emergency generator and transfer switch
  - Project technical specifications
  - Plans – typical set includes
    - Cover Sheet/General Information – 1 Sheet
    - General Note Sheets – 3 Sheets
    - Site Plan – 1 Sheets
    - Overall Utility Plan – 1 Sheet
    - Lift Station Design sheets – 3 Sheets
    - Electrical, Instrumentation, and Control plans and details – 3 Sheets
    - Standard Construction Details – 2 Sheets
    - Miscellaneous Details – 2 Sheets

- Erosion and Sedimentation Control Plan and Details – 2 Sheets
- Permit and Coordination
  - Submit to IEPA and MWRD for lift station permits
  - Submit to the IEPA for Storm Water Pollution Prevention Plan (SWPPP) along with the Notice of Intent NOI.
  - Provide coordination with Commonwealth Edison.
- Bidding Phase
  - Respond to prospective bidders, suppliers, and other interested parties with questions and comments during the bid period.
  - Pre-bid meeting attendance.
  - Prepare addendum items as appropriate to interpret, clarify, or expand bidding documents.
  - Assist the City in advertising for and obtaining bids for construction and maintain a record of prospective bidders to whom bid documents have been issued.
  - Receive and process requests for bidding documents and maintain a record of plan holders to whom bidding documents have been issued.
  - Attend the bid opening, tabulate the bids, assess proposals for completeness, and assist in evaluating the low bid and awarding a contract.
- Any tasks not mentioned in the above scope are considered additional tasks. HR Green can assist the City with those tasks, if requested. The tasks that are considered outside the proposed scope would include (not a comprehensive list):
  - Permit or easement services.
  - Wetlands, environmental, historical agency, contaminated or hazardous materials delineation review and analysis.
  - Special design requirements for rock excavations, deep foundations, or excavation support systems.
  - Special design requirements for funding compliance.
  - Coordination with private Utilities for information (such as gas, phone, cable TV)
  - Odor Control System for proposed lift station.
  - Bar screen or trash basket for proposed lift station.
  - Surge Hydraulic Analysis of force main.
  - Sanitary sewer modeling of the system.
  - Existing forcemain condition inspection/forcemain design
  - Gravity sewer design related to force main discharge location.
  - Traffic Control Plans.
  - Water main extensions to the lift station site.
  - Landscaping or landscape architecture design.
  - Coordination with local or State roadway agencies.
  - Coordination or meeting with developers.
  - Architectural and building MEP design (assumes no building necessary).
  - Design of permanent access roadway or drive beyond the lift station site improvement boundaries.
  - Public participation and outreach.
  - Providing final drawings to CLIENT in electronic CAD format.



▶ Michael Salamowicz  
Page 4 of 4  
March 6, 2024

- Provide complete operation and maintenance manual for lift station, and force main.
- Construction phase engineering, administration, inspection, and resident engineering.
- Control system integration and transferring of local data to City's overall SCADA system.
- Warranty assistance services

Alternative 2 – Replace Existing Lift Station – including general engineering services included in the proposed scope of services, design engineering services and bidding services. The Contract shall be time and materials not to exceed \$72,040.00.

Please contact me at 815-759-8312 if you have any comments or questions.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in black ink that reads 'Ravi Jayaraman'.

**Ravi S. Jayaraman, PE**  
Senior Project Manager



# **CITY COUNCIL AGENDA MEMO**

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**DATE:** MARCH 26, 2024  
**TO:** MAYOR KUSPA, CITY COUNCIL  
**FROM:** PAUL RUANE, COMMUNITY PLANNER

**SUBJECT:** APPROVAL OF ORDINANCE No. 2024-03-1021O AUTHORIZING A SPECIAL USE PERMIT TO ALLOW A GASOLINE STATION WITH A CONVENIENCE STORE IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 16702 S. CICERO AVENUE

## **Background**

Shell Gas Station is a long standing existing business in Oak Forest. In the process of changing ownership it was discovered that there was no existing Special Use Permit on file for the business. In order to comply with the requirements of the Zoning Code the change in ownership prompted a Special Use Permit request.

The applicant is not proposing to modify the site in any way. The future land use map designated this area as Commercial Use, which is cohesive with the existing gas station use.

## **Recommendation**

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

## **Action Requested**

Approval of Ordinance No. 2024-03-1021O granting the special use permit.

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CITY OF OAK FOREST

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ORDINANCE NO. 2024-03-10210

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AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A GASOLINE  
STATION WITH A CONVENIENCE STORE IN THE C2 – GENERAL SERVICE  
COMMERCIAL DISTRICT AT 16702 S. CICERO AVENUE

(Shell Gas Station – SUP - ZC# 24-009)

Passed by the City Council, \_\_\_\_\_, 2024

Printed and Published, \_\_\_\_\_, 2024

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. 2024-03-10210

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

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A GASOLINE STATION WITH A CONVENIENCE STORE IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 16702 S. CICERO AVENUE

(Shell Gas Station – SUP - ZC# 24-009)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

16700 Oak Forest Inc., (*"Petitioner"*), has applied for a special use permit to allow a gasoline station with a convenience store (*"Requested Relief"*), at the property commonly known as 16702 S. Cicero Avenue which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (*"Property"*).

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on March 5, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on March 20, 2024, on which date the PZC adopted PZC Resolution 24-09, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR A GASOLINE STATION WITH A CONVENIENCE STORE.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for a gasoline station with a convenience store is hereby granted to the Petitioner pursuant to the Zoning Ordinance and the City's home rule authority.

Section 4. CONDITIONS.

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

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

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.
5. Other.
  - a. Provide a bike rack.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Petitioner's to comply with the conditions, restrictions, or provisions of this Ordinance, the special use permit granted in Section 3 will, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council will not revoke the special use permit unless it first provides the Petitioners with two months advance written notice of the reasons for revocation and opportunity to be heard at a regular meeting of the City Council.

In the event of revocation, the City Administrator and City Attorney are authorized and directed to bring all zoning enforcement action as may be appropriate under the circumstances. The Petitioners acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of revocation provided for in this Section 5, and agree not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right provided that the notice to Petitioners required by this Section is given.

Section 6. EFFECTIVE DATE.

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

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

ADOPTED

This \_\_\_\_ Day of \_\_\_\_\_, 2024

APPROVED By Me

This \_\_\_\_ Day of \_\_\_\_\_, 2024

---

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

### Legal Description of Property

#### Legal Description:

LOTS 1 (EXCEPT THE WEST 80 FEET THEREOF AND EXCEPT THE EAST 10 FEET THEREOF) AND THE NORTH 34.83 FEET OF LOT 2 (EXCEPT THE WEST 80 FEET THEREOF AND EXCEPT THE EAST 10 FEET THEREOF) IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S SOUTHTOWN FARMS UNIT NUMBER 2, BEING A SUBDIVISION IN FRACTIONAL SECTIONS 27 AND 28 LYING NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

...commonly referred to as 16702 S. Cicero Avenue, Oak Forest, Illinois 60452

**PINs: 28-28-202-032-0000**

**EXHIBIT B**  
Unconditional Agreement and Consent

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

WHEREAS, 16700 Oak Forest Inc., (*Petitioner*) has sought a special use permit to allow a gasoline station with a convenience store (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-03-1021O, adopted by the Oak Forest City Council on March 26, 2024, 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.

16700 Oak Forest Inc.

By: [Signature]

Its: President

SUBSCRIBED and SWORN to  
Before me this 20th day of

March, 2024

Nicole Torrey  
Notary Public

<seal>





CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

March 20, 2024

**TITLE:** SHELL GASOLINE STATION SPECIAL USE PERMIT

**CASE NUMBER:** ZC #24-009

**REQUEST:** SPECIAL USE PERMIT  
The applicant requests review and recommendation of approval for a special use permit to allow a gasoline station in the C2 – General Service Commercial District at 16702 S. Cicero Avenue.

**LOCATION:** 16702 S. Cicero Avenue

**APPLICANT INFORMATION**

**APPLICANT:** 16700 Oak Forest Inc.

**MEETING DATE:** March 20, 2024

**NOTICE PUBLISHED:** March, 5, 2024  
Daily Southtown

**STAFF:** Paul Ruane, Community Planner

**I. REQUEST**

The applicant requests review and recommendation of approval for a special use permit to allow gasoline station and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 16702 S. Cicero 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. BACKGROUND**

Shell Gas Station is a long standing existing business in Oak Forest. In the process of changing ownership it was discovered that there was no existing Special Use Permit on file for the business. In order to comply with the requirements of the Zoning Code the change in ownership prompted a Special Use Permit request.

**III. EXISTING CONDITIONS**

<b>Zoning</b>	C2 – General Service Commercial District
<b>Required Yards &amp; Setbacks</b>	Front Yard: 25 feet Interior Side Yard: 5 feet Rear Yard: 25 feet
<b>Current Use</b>	Commercial
<b>Future Land Use</b>	Commercial
<b>Area &amp; Dimensions</b>	<u>Frontage:</u> 185.77 feet (along 167 <sup>th</sup> Street) 203.87 feet (along Cicero Avenue) <u>Total area:</u> approximately .87 acres (37,864 sq ft.) <u>Total depth:</u> 203.87 feet

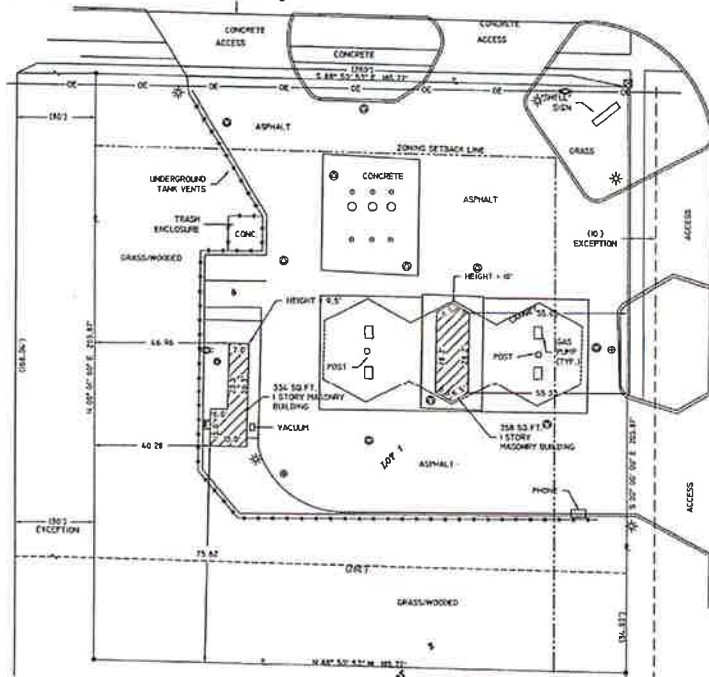
**IV. CONTEXT**

<b>Surrounding Zoning &amp; Uses</b> C2- General Service Commercial District	<u>North:</u> Forest Preserve District of Cook County <u>South:</u> C2 – 16710 S. Cicero Avenue (Commercial) Vacant Land <u>West:</u> C2 – 16710 S. Cicero Avenue (Commercial) Vacant Land <u>East:</u> I1 – 16799 S. Cicero Avenue (Industrial) Logistics Facility
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Exhibit 1: Aerial



Exhibit 2: Plat of Survey



V. ANALYSIS

The applicant is not proposing to modify the site in any way. The future land use map designated this area as Commercial Use, which is cohesive with the existing gas station use.

VI. 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>	<b>Met.</b> The proposed use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	<b>Met.</b> The proposed use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	<b>Met.</b> The proposed use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	<b>Met.</b> There are adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	<b>Met.</b> The use is an existing gas station and will not create an undue traffic burden.
<i>No Destruction of Significant Features.</i>	<b>Met.</b> There are no significant features to destroy the site in any significant way.
<i>Compliance with Standards.</i>	<b>Met.</b> The proposed use is compliant with all standards of the Code.
<b>TOTAL MET: 7 of 7 standards</b>	

VII. PZC MOTION

Motion to affirm PZC Resolution 24-09 recommending approval for a special use permit to allow a gasoline station in the C2 – General Service Commercial District at 16702 S. Cicero Avenue with the following condition.

1. Provide a bike rack.

CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-09

WHEREAS, 16700 Oak Forest, Inc. ("*Applicant*") filed an application for a special use permit request to allow a gasoline station and such other and further zoning relief as may be required in the C2 – General Service Commercial 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 16702 S. Cicero Avenue ("*Property*"); and

WHEREAS, a public notice was duly published in the Daily Southtown on March 5, 2024, and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on March 20, 2024; 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 B*;

NOW THEREFORE, BE IT RESOLVED by the PZC 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 A*, 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.      RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant's requested Zoning Relief, with the following 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 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.
- D. Limitation of Approval. The special use is limited to the property.
- E. Other.
  - 1. Provide a bike rack.

ADOPTED THIS 20 day of March, 2024

AYES: (6)

NAYS: (0)

ABSENT: (3)

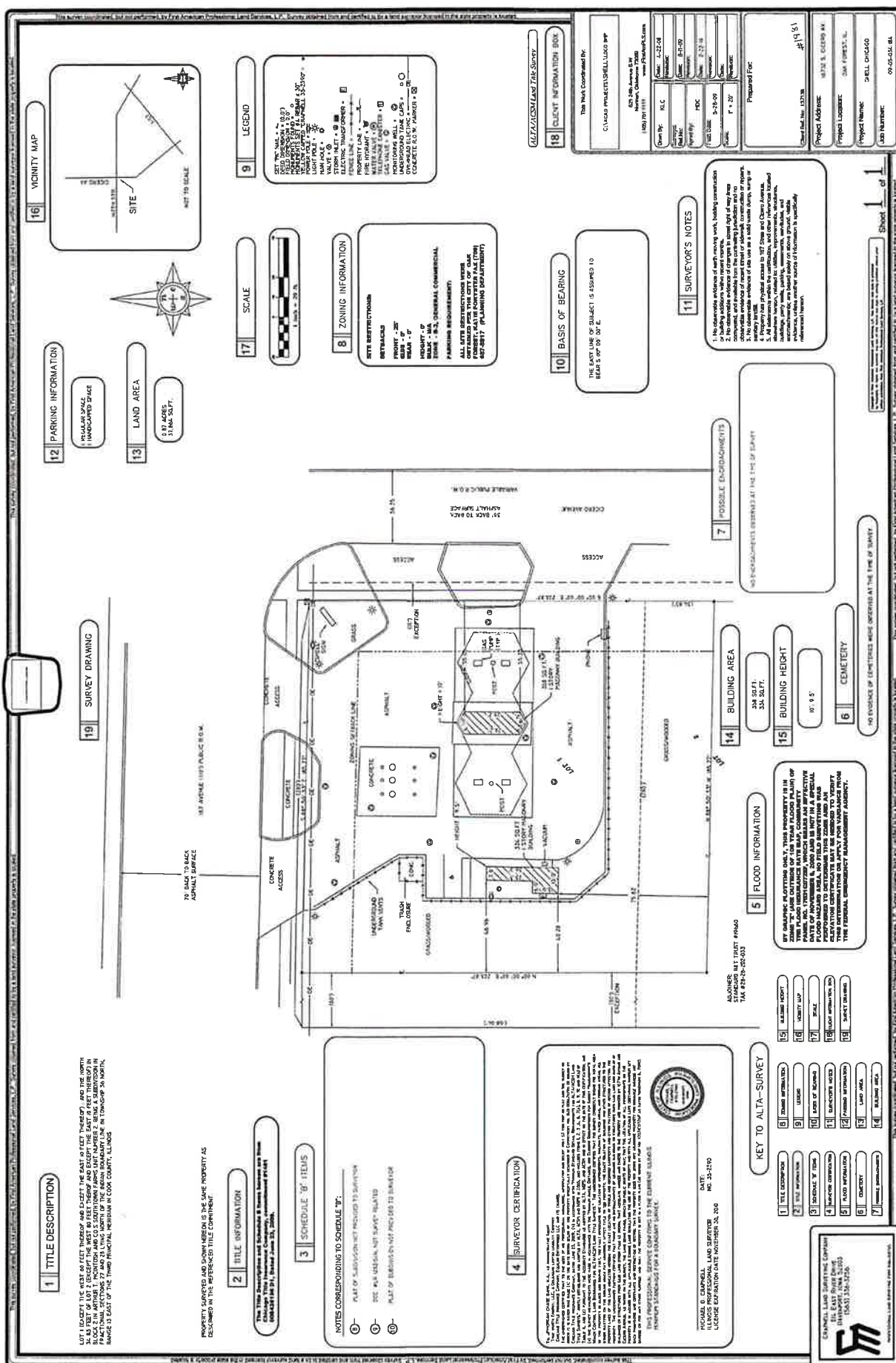
ABSTAIN: (0)

  
Chairman, Oak Forest PZC

**EXHIBIT A**  
Findings of Fact

<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>	<b>Met.</b> The proposed use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	<b>Met.</b> The proposed use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	<b>Met.</b> The proposed use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	<b>Met.</b> There are adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	<b>Met.</b> The use is an existing gas station and will not create an undue traffic burden.
<i>No Destruction of Significant Features.</i>	<b>Met.</b> There are no significant features to destroy the site in any significant way.
<i>Compliance with Standards.</i>	<b>Met.</b> The proposed use is compliant with all standards of the Code.
<b>TOTAL MET: 7 of 7 standards</b>	





**1 TITLE DESCRIPTION**

LOT 10 ACRES THE WEST 1/2 SECTION 27 AND THE WEST 1/2 SECTION 28 TOWNSHIP 20 NORTH AND RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**2 TITLE INFORMATION**

PROPERTY SHOWN AND SHOWN HEREIN IS THE SAME PROPERTY AS SHOWN IN THE REFERENCED TITLE CONTAINED:

**3 SCHEDULE 'B' ITEMS**

NOTES CORRESPONDING TO SCHEDULE 'B':

- 1. PART OF SUBDIVISION NOT SHOWN TO SURVEYOR
- 2. SEE 'A' SHEET FOR NOT SHOWN RELATED
- 3. PART OF BUILDING NOT SHOWN TO SURVEYOR

**4 SURVEYOR CERTIFICATION**

I, the undersigned, being a duly Licensed Professional Land Surveyor, do hereby certify that I am the author of the foregoing and that I am a duly Licensed Professional Land Surveyor in the State of Illinois.

FOUR D. CAMPBELL, LAND SURVEYOR  
 LICENSE EXPIRATION DATE: NOVEMBER 20, 2008  
 DATE: AUG 28, 2010

**5 FLOOD INFORMATION**

NO FLOODING OR FLOODING POTENTIAL IS SHOWN ON THIS SURVEY. THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE DATE OF REVISIONS AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE DATE OF REVISIONS AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE DATE OF REVISIONS.

**6 CEMETERY**

NO EVIDENCE OF CEMETERY WERE OBSERVED AT THE TIME OF SURVEY.

**7 POSSIBLE ENCROACHMENT(S)**

NO POSSIBLE ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY.

**8 ZONING INFORMATION**

**APPLICABLE ZONING:** R-1.5  
**PERMITTED USES:** SINGLE-FAMILY RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO: SINGLE-FAMILY DWELLING, DETACHED GARAGE, SWIMMING POOL, SHED, PORCH, PATIO, DECK, FENCE, AND OTHER ACCESSORIES PERMITTED BY THE ZONING ORDINANCES.

**9 LEGEND**

CONCRETE: CONCRETE  
 ASPHALT: ASPHALT  
 UNPAVED TANK LOTS: UNPAVED TANK LOTS  
 FENCED AREA: FENCED AREA  
 STOP SIGN: STOP SIGN  
 LIGHT POLE: LIGHT POLE  
 MONITORING WELL: MONITORING WELL  
 MATERIALS: MATERIALS  
 CONCRETE: CONCRETE  
 PROPERTY LINE: PROPERTY LINE  
 FENCE LINE: FENCE LINE  
 MONITORING WELL: MONITORING WELL  
 MATERIALS: MATERIALS  
 CONCRETE: CONCRETE  
 PROPERTY LINE: PROPERTY LINE  
 FENCE LINE: FENCE LINE

**10 BASIS OF BEARING**

THE BASIS OF BEARING IS ASSUMED TO BE TRUE.

**11 SURVEYOR'S NOTES**

1. No encumbrances or other matters were noted during the course of this survey.  
 2. No encumbrances or other matters were noted during the course of this survey.  
 3. No encumbrances or other matters were noted during the course of this survey.  
 4. Property lines were established by physical monuments or other means.

**12 PARKING INFORMATION**

NO PARKING INFORMATION WAS OBSERVED AT THE TIME OF SURVEY.

**13 LAND AREA**

0.12 ACRES  
 3,184 SQ. FT.

**14 BUILDING AREA**

34 SQ. FT.

**15 BUILDING HEIGHT**

10' 9"

**16 VICINITY MAP**

NEARBY STREETS: WILSON ST, WILSON ST, WILSON ST

**17 SCALE**

1" = 20' 0"

**18 CLIENT INFORMATION BOX**

Client Name: CLARA PROJECTS/HELLMUTH OBATA  
 675 Lake Avenue East  
 Suite 100  
 Chicago, IL 60611  
 Phone: (773) 797-1111  
 Website: www.PlanetPark.com

Drawn By: RLC  
 Date: 2-22-08  
 Checked By: RLC  
 Date: 8-11-09  
 Title: RLC  
 Date: 2-22-10  
 Scale: 1" = 20'  
 Prepared For: #113 51

Project Address: 1817 S. CLAYTON AVE  
 Project Location: CHICAGO, ILL.  
 Project Name: SELL CHICAGO  
 Job Number: 09-05-018-A

**19 SURVEY DRAWING**

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY.

**KEY TO ALTA-SURVEY**

- 1. TITLE CORRECTION
- 2. FENCE
- 3. MONUMENT
- 4. MONUMENT
- 5. FLOOD INFORMATION
- 6. LAND AREA
- 7. BUILDING AREA
- 8. BUILDING HEIGHT
- 9. VICINITY MAP
- 10. SCALE
- 11. LEGEND
- 12. SURVEYOR'S NOTES
- 13. LAND AREA
- 14. BUILDING AREA
- 15. BUILDING HEIGHT
- 16. CEMETERY
- 17. SCALE
- 18. CLIENT INFORMATION BOX
- 19. SURVEY DRAWING

**NOTES CORRESPONDING TO SCHEDULE 'B':**

1. PART OF SUBDIVISION NOT SHOWN TO SURVEYOR  
 2. SEE 'A' SHEET FOR NOT SHOWN RELATED  
 3. PART OF BUILDING NOT SHOWN TO SURVEYOR

**PROPERTY SHOWN AND SHOWN HEREIN IS THE SAME PROPERTY AS SHOWN IN THE REFERENCED TITLE CONTAINED:**

**SCHEDULE 'B' ITEMS:**

1. PART OF SUBDIVISION NOT SHOWN TO SURVEYOR  
 2. SEE 'A' SHEET FOR NOT SHOWN RELATED  
 3. PART OF BUILDING NOT SHOWN TO SURVEYOR

**SURVEYOR CERTIFICATION:**

I, the undersigned, being a duly Licensed Professional Land Surveyor, do hereby certify that I am the author of the foregoing and that I am a duly Licensed Professional Land Surveyor in the State of Illinois.

FOUR D. CAMPBELL, LAND SURVEYOR  
 LICENSE EXPIRATION DATE: NOVEMBER 20, 2008  
 DATE: AUG 28, 2010

**FLOOD INFORMATION:**

NO FLOODING OR FLOODING POTENTIAL IS SHOWN ON THIS SURVEY. THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE DATE OF REVISIONS AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE DATE OF REVISIONS AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE DATE OF REVISIONS.

**CEMETERY:**

NO EVIDENCE OF CEMETERY WERE OBSERVED AT THE TIME OF SURVEY.

**POSSIBLE ENCROACHMENT(S):**

NO POSSIBLE ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY.

**ZONING INFORMATION:**

**APPLICABLE ZONING:** R-1.5  
**PERMITTED USES:** SINGLE-FAMILY RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO: SINGLE-FAMILY DWELLING, DETACHED GARAGE, SWIMMING POOL, SHED, PORCH, PATIO, DECK, FENCE, AND OTHER ACCESSORIES PERMITTED BY THE ZONING ORDINANCES.

**LEGEND:**

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 UNPAVED TANK LOTS: UNPAVED TANK LOTS  
 FENCED AREA: FENCED AREA  
 STOP SIGN: STOP SIGN  
 LIGHT POLE: LIGHT POLE  
 MONITORING WELL: MONITORING WELL  
 MATERIALS: MATERIALS  
 CONCRETE: CONCRETE  
 PROPERTY LINE: PROPERTY LINE  
 FENCE LINE: FENCE LINE

**BASIS OF BEARING:**

THE BASIS OF BEARING IS ASSUMED TO BE TRUE.

**SURVEYOR'S NOTES:**

1. No encumbrances or other matters were noted during the course of this survey.  
 2. No encumbrances or other matters were noted during the course of this survey.  
 3. No encumbrances or other matters were noted during the course of this survey.  
 4. Property lines were established by physical monuments or other means.

**PARKING INFORMATION:**

NO PARKING INFORMATION WAS OBSERVED AT THE TIME OF SURVEY.

**LAND AREA:**

0.12 ACRES  
 3,184 SQ. FT.

**BUILDING AREA:**

34 SQ. FT.

**BUILDING HEIGHT:**

10' 9"

**VICINITY MAP:**

NEARBY STREETS: WILSON ST, WILSON ST, WILSON ST

**SCALE:**

1" = 20' 0"

**CLIENT INFORMATION BOX:**

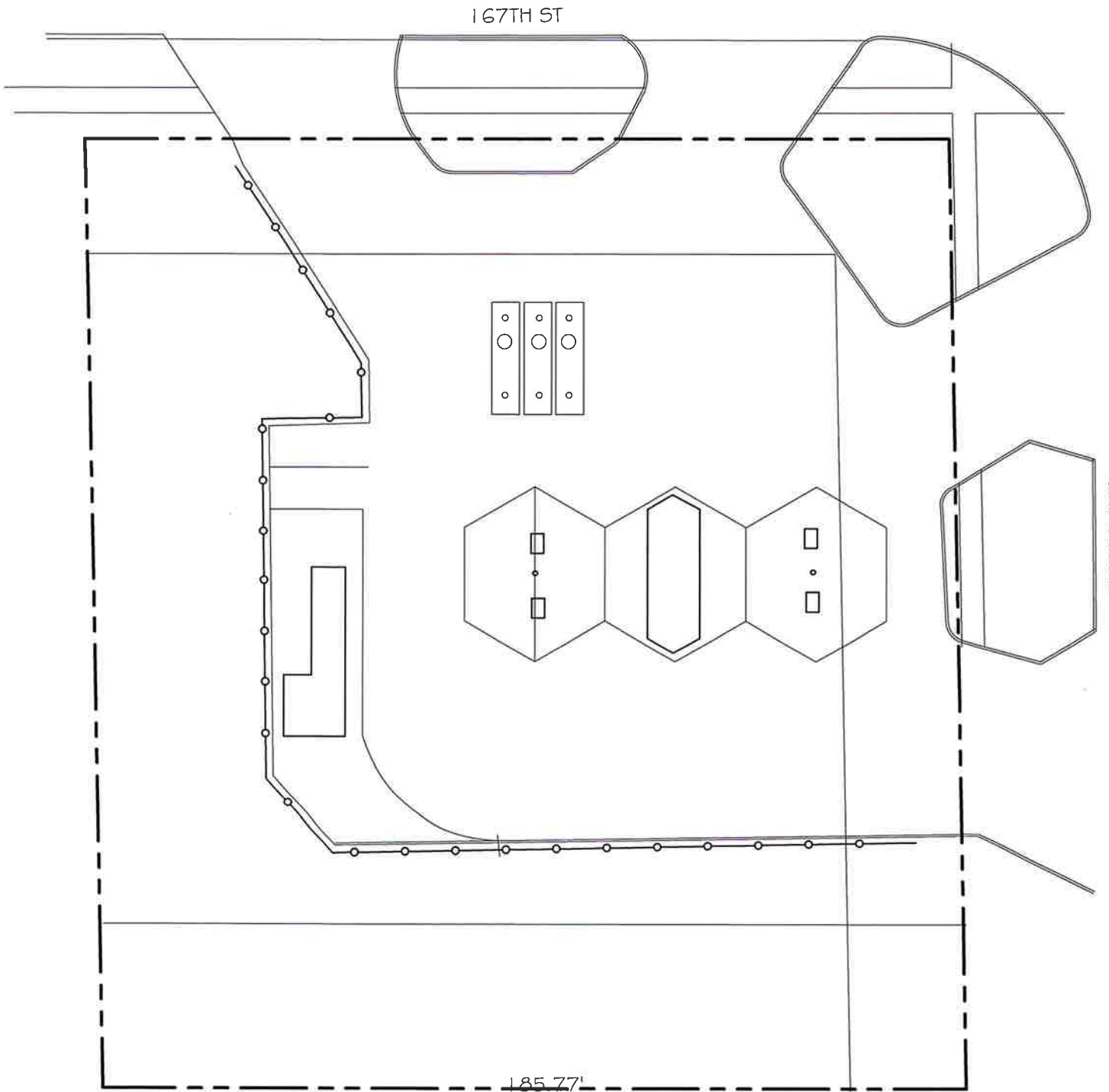
Client Name: CLARA PROJECTS/HELLMUTH OBATA  
 675 Lake Avenue East  
 Suite 100  
 Chicago, IL 60611  
 Phone: (773) 797-1111  
 Website: www.PlanetPark.com

Drawn By: RLC  
 Date: 2-22-08  
 Checked By: RLC  
 Date: 8-11-09  
 Title: RLC  
 Date: 2-22-10  
 Scale: 1" = 20'  
 Prepared For: #113 51

Project Address: 1817 S. CLAYTON AVE  
 Project Location: CHICAGO, ILL.  
 Project Name: SELL CHICAGO  
 Job Number: 09-05-018-A

**SURVEY DRAWING:**

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY.



ERIKSSON ARCHITECTURE LLC  
 3816 LIZETTE LN, GLENVIEW, IL 60026  
 erikssonarchitecture@comcast.net  
 847-370-6550

NEW GAS STATION  
 16700 CICERO AVE  
 OAK FOREST, IL

EXISTING SITE PLAN  
 Scale: 1"=30'  
 11-17-2023

STATEMENT OF NEED OAK FOREST SHELL

02/26/2024

To the City of Oak Forest,

This statement is being written to the City of Oak Forest regarding a special use permit for the property located at 16702 Cicero Ave, Oak Forest IL. Property is currently being used for an existing gas station and C-store. The company 16700 Oak Forest Inc. owned by myself Justin Kannalayil is purchasing this property and gas station business that is currently open there with the intent to operate the business as is.

RESPONSE TO SPECIAL USE PERMIT STANDARDS

02/26/2024

To the City of Oak Forest,

1. Code and Plan Purposes. 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.

Answer: Yes, the proposed use is the same as the current use so it will be in harmony with the general and specific purposes this code is enacted for.

2. No Undue Adverse Impact. 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.

Answer: The proposed use, also the current use 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.

3. No Interference with Surrounding Development. 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.

Answer: The proposed use will not interfere with any surrounding developments.

4. Adequate Public Facilities. 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.

Answer: The proposed use for gas station and C-store will serve adequately to all public facilities.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Answer: The proposed gas station will not affect the traffic through residential streets.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

Answer: The proposed gas station will not have any impact on scenic or historic feature of significant importance.

RESPONSE TO SPECIAL USE PERMIT STANDARDS

02/26/2024

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Answer: Yes, the proposed gas station will comply with all additional standards imposed on it by the particular provision of this Code authorizing such use.

CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING **DRAFT** MINUTES  
 Wednesday, March 20, 2024

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

Chairman Stuewe asked for a motion to open the meeting. Commissioner Runge made the motion. Commissioner Ziak seconded.

Pledge of allegiance.

**PRESENT:** Chairman Jim Stuewe  
 Commissioner Jeffrey Ater  
 Commissioner Mike Forbes  
 Commissioner Glenn Runge  
 Commissioner Bill Sykes  
 Commissioner Michael Ziak  
 Staff Member Paul Ruane  
 City Clerk/Executive Assistant Nicole Tormey

**ABSENT:** Commissioner Curt Kunz  
 Commissioner Rick Larson  
 Commissioner Wayne Schroeder

Paul Ruane reported there is a motion and a second to open the meeting and asked for a roll call.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
			Commissioner Kunz
			Commissioner Larson
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 6-0-0 with 3 absent.

1. ZC# 24-009 16702 S. Cicero Avenue – Shell Gas Station Special Use Permit: The applicant requests review and recommendation of approval of a special use permit to allow a gasoline station with a convenience store in the C2 – General Service Commercial District at 16702 S. Cicero Avenue.

Community Planner, Paul Ruane reported this request is for the existing Shell Gas Station at 16702 S. Cicero Avenue. The property is located at the southwest corner of 167<sup>th</sup> and Cicero Avenue. Being requested is the allowance of the existing gas station to bring the use into conformance. Currently, there is no existing special use permit on file for this property. This would bring it into conformance and allow if they were to sell it or transition it to someone else for it to be transferable as there currently is no special use permit on file. Paul Ruane presented a plat of survey showing the existing site.

Justin Kannalayil of Des Plaines, Illinois approached the podium and asked if there are any questions for him.

Chairman Stuewe asked how far south does the property go. Mr. Kannalayil stated he does not know exactly how far, but it is a little further from where it is fenced out. Chairman Stuewe asked about a reset. Paul Ruane replied their property goes about to where the billboard is behind the fence about another 34 plus feet (close to another 50 feet behind the fence to the south). Something the applicant is looking into is the feasibility to utilize more of that land and whether it designated as wetlands, etc. That has to be engineered out. It was staff’s recommendation without a finalized idea on what exactly the future details are going to be until they have a full submittal ready to go. Chairman Stuewe stated he knows the property is recessed but does it drain off or is it something that is continuous when the rain comes. Paul Ruane stated neither of them are familiar with the drainage on the site currently functions. He believes it is currently tied into MWRD’s sewer system off of Cicero.

Chairman Stuewe asked for questions or comments.

Paul Ruane remarked it needs to be open for public comment first. Chairman Stuewe asked if anyone in the audience would like to speak before the Commission to please come forward. Hearing and seeing none.

Chairman Stuewe asked for motion to affirm PZC Resolution 24-09 recommending approval of the special use permit.

Commissioner Ziak made the motion. Commissioner Runge seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
			Commissioner Kunz
			Commissioner Larson
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 6-0-0 with 3 absent.

Chairman Stuewe asked when it will go before City Council. Paul Ruane reported it is set next Tuesday to be on City Council for March 26<sup>th</sup> here at 7:30 p.m. Chairman Stuewe wished them good luck.

\*\*\*\*\*

Chairman Stuewe asked for a motion to approve the minutes from February 7, 2024.

Commissioner Forbes made the motion. Commissioner Sykes seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
			Commissioner Kunz
			Commissioner Larson
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion to approve the minutes of February 7, 2024 with no changes, carried 6-0-0 with 3 absent.

Chairman Stuewe asked for citizen comments. Seeing none.

Commissioner Runge made a motion to adjourn meeting. Commissioner Ziak seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
Commissioner Forbes			
			Commissioner Kunz
			Commissioner Larson
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 6-0-0 with 3 absent.

Meeting adjourned at 7:12 p.m.

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

---

CHAIRMAN JAMES STUEWE