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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 Danihel |
| 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 - April 23, 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. Emergency Telephone System Board - April 2, 2024



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2. Planning and Zoning Commission - March 20, 2024

- D. Proclamation No. 2024-04-0305P celebrating National Public Works Week May 19-25, 2024
- E. Proclamation No. 2024-04-0306P recognizing May 2024 as Motorcycle Awareness Month

6. Public Works

- A. Approval of Pay Estimate No. 2 to D Construction in the amount of \$54,037.01 for the 2023 MFT Road Program. See attached memo with supporting details from Public Works Director Michael Salamowicz.
- B. Approval of Ordinance No. 2024-05-10280 authorizing for demolition/disposal of sale or city owned property at 15229 S. Cicero Avenue. See attached memo with supporting details from Public Works Director Michael Salamowicz.
- C. Approval of contract with Environmental Cleansing Corp. in the note to exceed amount of \$41,860.00 for demolition of former gas station at 15229 S. Cicero Avenue. See attached memo with supporting details from Public Works Director Michael Salamowicz.
- D. Approval of 2024 MFT Paving Program – Illinois Department of Transportation Resolution for Maintenance Under Highway Code for the expenditure of MFT funds for the 2024 MFT Road Program in the amount of \$1,300,000.00. See attached memo with supporting details from Public Works Director Michael Salamowicz.
- E. Approval of 2024 MFT Paving Program – Illinois Department of Transportation Local Public Agency General Maintenance Estimate of Maintenance Costs in the amount of \$1,300,000.00. See attached memo with supporting details from Public Works Director Michael Salamowicz.

7. Police Department

- A. Approval of 2 year contract with Flock Safety for an additional 2 license plate readers (LPR) cameras in the budgeted amount of \$6,000.00. See attached memo with supporting details from Chief of Police Jason Reid.



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- B. Approval of purchase for Telecommunication Station 3 furniture from Xybix Systems, Inc. in the amount of \$26,895.32. Budget adjustment forthcoming. See attached memo with supporting details from Deputy Chief Scott Durano.

8. Administration

- A. Approval of Ordinance No. 2024-05-10320 Class F liquor license for 16700 Oak Forest Inc., 16702 S. Cicero Avenue (Shell Gas Station). See attached memo with supporting details from Mayor Henry L. Kuspa.

9. Community Development

- A. Approval of Ordinance No. 2024-05-10290 authorizing a preliminary planned development to allow 40 senior apartment units at 15801 Lorel Avenue in the C1 – Local Commercial District and C2 – General Service Commercial District. See attached memo with supporting details from Community Planner Paul Ruane.
- B. Approval of Ordinance No. 2024-05-10300 authorizing a final planned development to allow mixed use at 15139 S. Cicero Avenue in the C3 – Central Business District. See attached memo with supporting details from Community Planner Paul Ruane.
- C. Approval of Ordinance No. 2024-05-10310 authorizing proposed text amendments related to the following provisions of the City of Oak Forest Zoning Ordinance Section 3-102, 3-106, 4-102, 4-106 and 12-206 related to community residences and transitional service facilities. See attached memo with supporting details from Community Planner Paul Ruane.

10. Citizen Participation: The Oak Forest City Council invites public comment at its meetings, but it generally does not have the ability to provide an immediate response to some questions raised during the Citizens Participation portion of a council meeting without some reasonable opportunity to review them. Therefore, the City Council encourages questions to also be submitted in writing in the event that they need to be referred to City staff to help assure a more thoughtful and informed response. Individual comments are limited to three (3) minutes.

11. Old business

12. New business

CITY OF OAK FOREST  
**City Council**  
Meeting Agenda  
Tuesday, May 14, 2024 – 7:30 p.m.  
City Council Chambers



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

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13. Executive session

14. Adjournment



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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 Danihel

*Absent:* Alderman Horstman

*Also Present:* City Clerk Nicole Tormey  
Treasurer Ericka Vetter  
City Administrator Timothy Kristin  
Finance Director Colleen Julian  
Public Works Dir. Mike Salamowicz  
Public Safety Communications Director  
Aaron Beatty

3. **Announcements**

- Do not miss Phil and Amy at the Senior Luncheon on Thursday, April 25 at 11 a.m. at Park Place at Central. Phil and Amy are recognized for performing at many types of celebrations and gatherings. The talented duo play the keyboard and flute. Get ready to polka and more.
- Join the Oak Forest Rotary Club for Game Night at Gaelic Park on Friday, April 26 from 6 to 10 p.m. The cost is \$60 and includes dinner and three hours of open bar. The club will also host a blood drive at City Hall on Saturday, April 27 from 9 a.m. to 1:15 p.m.
- The deadline for homeowners to apply for property tax exemptions is April 29. Exemptions are property tax savings that contribute to lowering a property owner's tax bill. Exemption forms are available at [www.cookcountyassessor.com](http://www.cookcountyassessor.com).
- Vehicle stickers go on sale on May 1. Seniors 65+ who have information on file will automatically receive their vehicle sticker in the mail. If you have any questions, please call the Clerk's Office at 708-687-4050.



- Cop on a Rooftop is on Friday, May 17 from 5 a.m. until noon at the Dunkin Donuts at 5159 W. 159<sup>th</sup> Street. Please stop by and support the Police Department’s effort to raise money for Special Olympics Illinois.
- Join us as we honor those who lost their lives while defending our country at our Memorial Day Ceremony on Monday, May 27 at 11 a.m. at the Veterans’ Memorial outside City Hall at 15440 S. Central Avenue. The ceremony will include a presentation of memorial wreaths by elected officials, schools and community groups.
- The Chamber of Commerce is hosting a Taylor Swift pallet painting party on May 15 at 6 p.m. at Gaelic Park. For more information or to register, visit [GlitterYourPallet.com](http://GlitterYourPallet.com).

4. **Motion to Establish Consent Agenda**

Alderman Emmett made the motion. Alderman Danihel seconded.

Roll call vote was taken as follows:

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

The motion carried 6/0, 1 absent.

5. **Consent Agenda**

A. Approval of minutes:

- 1. Committee of the Whole - April 9, 2024
- 2. City Council - April 9, 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. Cable Commission - April 11, 2024
  - 2. Consumer Protection Commission - April 10, 2024
  - 3. Veterans Commission - March 21, 2024
  
- D. Proclamation No. 2024-04-0304P celebrating Gaelic Park Mayo Day in the City of Oak Forest

Alderman Emmett 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 Emmett   |             |                 | Alderman Hortsman |
| Alderman Danihel  |             | Alderman Keeler |                   |
| Alderman McCarthy |             |                 |                   |
| Alderman Wolf     |             |                 |                   |
| Alderman Selman   |             |                 |                   |

The motion carried 5/0/1 abstain, 1 absent.

Bill O’Sullivan read Proclamation 2024-04-0304P celebrating Gaelic Park Mayo Day in the City of Oak Forest into the record. Director James Staunton spoke as well. Mayor Kuspa stated Gaelic Park has been a great neighbor to the City of Oak Forest.

**6. Finance**

- A. Approval of Ordinance 2024-04-10220 and 2024-04-10230 establishing charges for the fresh water system and the wastewater collection system in the City of Oak Forest.**



Alderman Selman made the motion. Alderman McCarthy seconded.

Finance Director Colleen Julian proposed an increase to the water rate to cover the cost of the increase from Chicago and Oak Lawn. The increase from Chicago and Oak Lawn totaled 15.3%. She is proposing a 10% increase to tier 1 water rates, 12% to tier 2 water rates and 5% to sewer. On a quarterly basis this would be about a 1% increase in the water rates.

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

Roll call vote was taken as follows:

| <b>AYES</b>       | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b>     |
|-------------------|-------------|----------------|-------------------|
| Alderman Selman   |             |                |                   |
| Alderman Emmett   |             |                |                   |
|                   |             |                | Alderman Hortsman |
| Alderman Danihel  |             |                |                   |
| Alderman Keeler   |             |                |                   |
| Alderman McCarthy |             |                |                   |
| Alderman Wolf     |             |                |                   |

The motion carried 6/0, 1 absent.

**B. Approval of Ordinance 2024-04-10250 closing dormant accounting funds.**

Alderman Danihel made the motion. Alderman Wolf seconded.

Finance Director Colleen Julian reported this is record keeping measures allowing to close accounting fund that is no longer necessary. This is for TIF 1 which has reached its end of life.

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

Roll call vote was taken as follows:

| <b>AYES</b>       | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b> |
|-------------------|-------------|----------------|---------------|
| Alderman Danihel  |             |                |               |
| Alderman Keeler   |             |                |               |
| Alderman McCarthy |             |                |               |
| Alderman Wolf     |             |                |               |
| Alderman Selman   |             |                |               |



Alderman Emmett

Alderman Hortsman

The motion carried 6/0, 1 absent.

**C. Approval of Agreement 2024-04-0311A for payroll services for May 1, 2024 to April 30, 2027.**

Alderman Danihel made the motion. Alderman Emmett seconded.

Finance Director Colleen Julian reported the payroll provider has been providing services since 2004. There was an annual contract. Director Julian is proposing a multiyear contract. She proposed an increase to her current compensation \$2,000 annually which is a catchup of the last three years. After that it would increase 2.5% annually starting in 2025 for the next three years. Director Julian stated she is critical to the daily operations and an experience payroll provider is hard to find.

Mayor Kuspa asked for questions 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 Danihel  
Alderman Keeler  
Alderman McCarthy  
Alderman Wolf  
Alderman Selman  
Alderman Emmett

Alderman Hortsman

The motion carried 6/0, 1 absent.

**D. Approval of Ordinance 2024-04-1024O Fiscal Year (FY) 2024-25 Budget.**

Alderman Emmett made the motion. Alderman Selman seconded.

Finance Director Colleen Julian reported the general fund proposes a deficit of \$645,000 which will easily be absorbed by reserve balances. She anticipates healthy reserve balances at the end of fiscal 25. The decision was made to keep the levy flat. The number of employees remains 125.



She proposed \$7.3 million in capital expenditures.

Alderman Selman inquired as to the proposed elimination of grocery sales tax and if it would negatively impact our budget. Director Julian responded yes. She reported the sales tax is significantly higher than budgeted. She is confident that if the grocery sales tax is eliminated the city would be okay. There are some other retail organizations online. She stated the city is now the beneficiary of the sale tax for online sales. The city is getting revenue from sales tax without a physical presence in town.

Mayor Kuspa asked for any other 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 Emmett   |             |                | Alderman Hortsman |
| Alderman Danihel  |             |                |                   |
| Alderman Keeler   |             |                |                   |
| Alderman McCarthy |             |                |                   |
| Alderman Wolf     |             |                |                   |
| Alderman Selman   |             |                |                   |

The motion carried 6/0, 1 absent.

7. **Public Works**

**A. Approval of Ordinance No. 2024-04-10260 authorizing disposal/sale of City owned property.**

Alderman Wolf made the motion. Alderman Danihel seconded.

Public Works Director Michael Salamowicz reported they are seeking to dispose of a couple pieces of equipment, the attachment for the stump grinder and the 2002 street sweeper. Mayor Kuspa asked if there can be a regular schedule for street sweeping. He replied yes.

Alderman Emmett asked if this is the old yellow one and not the truck driven one. Director Salamowicz replied correct.

Alderman Selman asked if there is a market for used stump grinders and street sweepers.



Director Salamowicz replied they are going to put them on auction and there is a market for all used equipment.

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

Roll call vote was taken as follows:

| <b>AYES</b>       | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b>     |
|-------------------|-------------|----------------|-------------------|
| Alderman Wolf     |             |                |                   |
| Alderman Selman   |             |                |                   |
| Alderman Emmett   |             |                | Alderman Hortsman |
| Alderman Danihel  |             |                |                   |
| Alderman Keeler   |             |                |                   |
| Alderman McCarthy |             |                |                   |

The motion carried 6/0, 1 absent.

**B. Approval of purchase of a new Elgin Pelican NP Street Sweeper in the budgeted amount of \$320,940.00.**

Alderman Emmett made the motion. Alderman McCarthy seconded.

Public Works Director Michael Salamowicz reported they are looking to purchase a new street sweeper. The purchase is standard equipment and a source well price so it is a pre-bid pricing.

Mayor Kuspa asked for questions from the aldermen. Seeing none.

Roll call vote was taken as follows:

| <b>AYES</b>       | <b>NAYS</b> | <b>ABSTAIN</b> | <b>ABSENT</b>     |
|-------------------|-------------|----------------|-------------------|
| Alderman Emmett   |             |                | Alderman Hortsman |
| Alderman Danihel  |             |                |                   |
| Alderman Keeler   |             |                |                   |
| Alderman McCarthy |             |                |                   |
| Alderman Wolf     |             |                |                   |
| Alderman Selman   |             |                |                   |



The motion carried 6/0, 1 absent.

**C. Approval of selection of HR Green as the Phase II Engineers for the City's Sidewalk Improvements Project.**

Alderman Wolf made the motion. Alderman Emmett seconded.

Public Works Director Michael Salamowicz stated they are seeking approval of HR Green to complete Phase II of the engineering study for the various sidewalk improvement project, between 147<sup>th</sup> Street and 151<sup>st</sup> Street. The Phase I study was completed by Baxter and Woodman. On March 6 there was a request for qualifications. One proposal was received on April 3 from HR Green.

Mayor Kuspa asked for 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 Wolf     |             |                |                   |
| Alderman Selman   |             |                |                   |
| Alderman Emmett   |             |                |                   |
|                   |             |                | Alderman Hortsman |
| Alderman Danihel  |             |                |                   |
| Alderman Keeler   |             |                |                   |
| Alderman McCarthy |             |                |                   |

The motion carried 6/0, 1 absent.

8. **Information Technology**

**A. Approval of two Storage Area Networks switches (SAN) from IT Savvy in the budgeted amount of \$35,491.84.**

Alderman Emmett made the motion. Alderman Keeler seconded.

Public Safety Communications Director Aaron Beatty reported this is the last piece of the project that IT Director Rieman has been working on. The switches will allow for proper speed and access throughout. The cost is approved in the CIP.



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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 Emmett   |             |                | Alderman Hortsman |
| Alderman Danihel  |             |                |                   |
| Alderman Keeler   |             |                |                   |
| Alderman McCarthy |             |                |                   |
| Alderman Wolf     |             |                |                   |
| Alderman Selman   |             |                |                   |

The motion carried 6/0, 1 absent.

9. **Citizen Participation**

None.

10. **Old Business**

Alderman Emmett acknowledged the telecommunicators who assisted in apprehending an offender from the incident that just happened on Sunday. The proclamation read into record for the telecommunicators week proves what was said on the proclamation is what we have inside the radio room.

11. **New Business**

None.

12. **Executive Session**

None.

13. **Adjournment**

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

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



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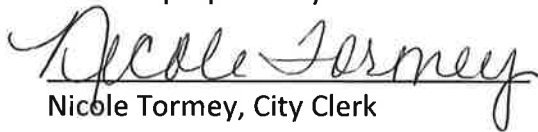
Roll call vote was taken as follows:

| <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 absent.

Meeting adjourned at 8:02 p.m.

Minutes prepared by:

  
Nicole Tormey, City Clerk

Approved:

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Henry L. Kuspa, Mayor



# Notice Agenda Item

| Name                              | Invoice Number         | Inv Date | Inv Amount | GL Account | Description                                  | PO# | FY   |
|-----------------------------------|------------------------|----------|------------|------------|--|-----|------|
| Advanet                           | T55235552CLAIM         | 04/22/24 | 269.80     | 01-02-5517 | WORKER'S COMP INSURANCE                      |     | 0424 |
| Advanet                           | T55320708CLAIM         | 04/22/24 | 214.96     | 01-02-5517 | WORKER'S COMP INSURANCE                      |     | 0424 |
| Advanet                           | T55384178CLAIM         | 04/29/24 | 204.82     | 01-02-5517 | WORKER'S COMP INSURANCE                      |     | 0424 |
| Advanet                           | T55462399CLAIM         | 04/29/24 | 204.82     | 01-02-5517 | WORKER'S COMP INSURANCE                      |     | 0424 |
| ADVOCATE OCCUPATIONAL HEALTH      | 8558334                | 04/03/24 | 4,154.00   | 01-02-5515 | UNION HEALTH BENEFITS                        |     | 0424 |
| ADVOCATE OCCUPATIONAL HEALTH      | 856007                 | 04/03/24 | 12,463.00  | 01-02-5515 | UNION HEALTH BENEFITS                        |     | 0424 |
| AIR ONE EQUIPMENT INC*            | 204941                 | 03/27/24 | 229.00     | 01-02-5314 | FF PROTECTIVE GEAR                           |     | 0424 |
| AIR ONE EQUIPMENT INC*            | 206068                 | 04/24/24 | 975.00     | 01-02-5401 | EQUIPMENT MAINTENANCE                        |     | 0424 |
| AIR ONE EQUIPMENT INC*            | 206107                 | 04/25/24 | 304.50     | 01-02-5401 | EQUIPMENT MAINTENANCE                        |     | 0424 |
| AIR ONE EQUIPMENT INC*            | 206324                 | 05/02/24 | 185.00     | 01-02-5401 | EQUIPMENT MAINTENANCE                        |     | 0424 |
| AIRGAS USA LLC                    | 5507293051             | 04/30/24 | 404.88     | 01-02-5317 | EMS SUPPLIES                                 |     | 0424 |
| AIRGAS USA LLC                    | 5507293052             | 04/30/24 | 329.03     | 01-02-5317 | EMS SUPPLIES                                 |     | 0424 |
| AIRGAS USA LLC                    | 5507442344             | 04/30/24 | 755.91     | 02-17-5332 | COMPRESSED GAS & CHEMICALS                   |     | 0424 |
| ALFARO, ELIZABETH*                | 4/29/2024 Alfaro       | 04/29/24 | 235.84     | 01-02-5312 | TRAINING & TRAVEL                            |     | 0424 |
| Alliant Insurance Services Inc    | 2642943                | 04/24/24 | 200.00     | 01-01-5518 | LIABILITY INSURANCE                          |     | 0524 |
| Alliant Insurance Services Inc    | 2642944                | 04/24/24 | 370.00     | 01-01-5518 | LIABILITY INSURANCE                          |     | 0524 |
| AMAZON CAPITAL SERVICES INC*      | 11K7-VXGY-JGNW         | 04/24/24 | 294.77     | 01-02-5313 | UNIFORMS                                     |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 16KP-1WKC-1R61         | 04/26/24 | 17.99      | 01-05-5328 | RESCUE EXPENSE                               |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 1G3F-V4R3-77CV         | 04/19/24 | 60.76      | 01-04-5301 | OFFICE SUPPLIES                              |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 1N6G-PQP1-PW7Q         | 04/25/24 | 1,250.55   | 01-01-5602 | COMPUTERIZATION                              |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 1RX4-1F69-RR19         | 04/25/24 | 344.76     | 01-01-5301 | OFFICE SUPPLIES                              |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 13LX-9DJP-HNY9         | 05/05/24 | 20.02      | 01-01-5301 | OFFICE SUPPLIES                              |     | 0524 |
| AMAZON CAPITAL SERVICES INC*      | 196G-H399-PYFP         | 05/01/24 | 2,758.00   | 01-03-5312 | TRAINING & TRAVEL                            |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 1TGM-9Y6N-C413         | 05/04/24 | 94.98      | 01-01-5301 | OFFICE SUPPLIES                              |     | 0524 |
| AMAZON CAPITAL SERVICES INC*      | 1Y66-YKRM-MKFQ         | 05/01/24 | 129.67     | 01-01-5301 | OFFICE SUPPLIES                              |     | 0424 |
| AMAZON CAPITAL SERVICES INC*      | 1YMM-QTGF-D9GG         | 05/08/24 | 487.64     | 01-08-5336 | FLAGS & DECORATIONS                          |     | 0524 |
| AMERICAN BODY COMPANY             | SAF-18309              | 04/26/24 | 156.00     | 01-04-5402 | VEHICLE MAINTENANCE                          |     | 0424 |
| Aramark Refreshment Services LLC  | 07142331               | 04/18/24 | 505.64     | 01-03-5399 | MISC EXPENSE                                 |     | 0424 |
| ATHLETICO PT                      | 10555875 P#2801600-ARC | 04/04/24 | 900.00     | 01-01-5503 | PROFESSIONAL SERVICES                        |     | 0424 |
| AUDIODRIVEN                       | 13833                  | 04/05/22 | 335.90     | 01-05-5402 | VEHICLE MAINTENANCE                          |     | 0424 |
| Basic Irrigation Services Inc     | 31811                  | 04/26/24 | 570.00     | 01-04-5429 | MAINTENANCE OF PONDS                         |     | 0424 |
| BAXTER & WOODMAN INC*             | 0220526.80             | 04/23/24 | 850.00     | 01-12-5503 | PROFESSIONAL SERVICES                        |     | 0424 |
| BAXTER & WOODMAN INC*             | 0258125                | 04/23/24 | 810.00     | 01-12-5503 | PROFESSIONAL SERVICES                        |     | 0424 |
| BEACON SSI INC*                   | 0000109561             | 05/03/24 | 200.00     | 01-04-5401 | EQUIPMENT MAINTENANCE                        |     | 0424 |
| BEARY LANDSCAPE MANAGEMENT INC    | 283233                 | 04/15/24 | 14,875.00  | 01-12-5659 | PROPERTY IMPROVEMENT FUND                    |     | 0424 |
| BEECHY, DAVE                      | 4/29/24 Dave Beechy    | 04/29/24 | 94.66      | 01-11-5312 | TRAINING & TRAVEL                            |     | 0424 |
| Bella Brew Coffee & Beverage Co   | 0217845                | 04/18/24 | 70.00      | 01-02-5399 | MISC EXPENSE                                 |     | 0424 |
| BETTENHAUSEN AUTOMOTIVE           | 28843                  | 04/30/24 | 1,787.22   | 01-03-5402 | VEHICLE MAINTENANCE                          |     | 0424 |
| BETTENHAUSEN AUTOMOTIVE           | 28844                  | 04/30/24 | 1,982.20   | 01-03-5402 | VEHICLE MAINTENANCE                          |     | 0424 |
| BIO-TRON INC*                     | 901434                 | 04/17/24 | 275.00     | 01-02-5401 | EQUIPMENT MAINTENANCE                        |     | 0424 |
| BlueCross BlueShield of Illinois* | 256231 May 2024        | 04/12/24 | 234,987.60 | 01-00-2107 | INS DEDUCTION PAYABLE                        |     | 0524 |
|                                   |                        |          |            |            | PHYSICAL THERAPY-JS                          |     | 0424 |
|                                   |                        |          |            |            | PHYSICAL THERAPY-JS                          |     | 0424 |
|                                   |                        |          |            |            | Physical therapy-JS                          |     | 0424 |
|                                   |                        |          |            |            | Physical therapy JS                          |     | 0424 |
|                                   |                        |          |            |            | FF Physicals                                 |     | 0424 |
|                                   |                        |          |            |            | FF Physicals                                 |     | 0424 |
|                                   |                        |          |            |            | RADA/WASHINGTON GEAR REPAIR                  |     | 0424 |
|                                   |                        |          |            |            | 14" FIRE TIGER TOOTH BLADE                   |     | 0424 |
|                                   |                        |          |            |            | POWER CORD, LABOR, TRAVEL                    |     | 0424 |
|                                   |                        |          |            |            | Meter Calibration Inc Gas                    |     | 0424 |
|                                   |                        |          |            |            | FD 1 Oxygen                                  |     | 0424 |
|                                   |                        |          |            |            | FD2 Oxygen                                   |     | 0424 |
|                                   |                        |          |            |            | ACETYLENE, OXYGEN                            |     | 0424 |
|                                   |                        |          |            |            | Travel                                       |     | 0424 |
|                                   |                        |          |            |            | CONTINUOUS RENEWAL                           |     | 0524 |
|                                   |                        |          |            |            | CONTINUOUS RENEWAL 05/31/24-05/31/26         |     | 0524 |
|                                   |                        |          |            |            | KERSHAW KNIFE, UNIFORM PANTS, LEVERAGE TOOL  |     | 0424 |
|                                   |                        |          |            |            | YELLOW CAUTION TAPE                          |     | 0424 |
|                                   |                        |          |            |            | ULTRACARDS 500 COUNT                         |     | 0424 |
|                                   |                        |          |            |            | MICROSOFT SURFACE PRO 9, KEYBOARD            |     | 0424 |
|                                   |                        |          |            |            | SERTA LEATHER CHAIR                          |     | 0424 |
|                                   |                        |          |            |            | pens, mouse pad                              |     | 0524 |
|                                   |                        |          |            |            | Surface Pro 9 13" touch tablet               |     | 0424 |
|                                   |                        |          |            |            | footrest, wired number pad, pretzels, paper  |     | 0524 |
|                                   |                        |          |            |            | Coffee pods, file folders, envelopes         |     | 0424 |
|                                   |                        |          |            |            | Banding for Hero banners                     |     | 0524 |
|                                   |                        |          |            |            | Single wheel axle, dual wheel axle           |     | 0424 |
|                                   |                        |          |            |            | JOFFREY COFFEE, TEMP ENERGY FEE              |     | 0424 |
|                                   |                        |          |            |            | Functional Capacity Evaluation               |     | 0424 |
|                                   |                        |          |            |            | remote starter/installation                  |     | 0424 |
|                                   |                        |          |            |            | Deloris/Emily Pond maintenance               |     | 0424 |
|                                   |                        |          |            |            | #220526.80 Aldi's Site Plan Review           |     | 0424 |
|                                   |                        |          |            |            | ENGINEERING REVIEW AND CONSTRUCTION SERVICES |     | 0424 |
|                                   |                        |          |            |            | 30 Day Walkthrough Inspection APRIL          |     | 0424 |
|                                   |                        |          |            |            | Proposal #58317 - Culvers Retaining Wall     |     | 0424 |
|                                   |                        |          |            |            | Lunch for April training meeting             |     | 0424 |
|                                   |                        |          |            |            | K CUPS                                       |     | 0424 |
|                                   |                        |          |            |            | oil filters/blades/air filters               |     | 0424 |
|                                   |                        |          |            |            | pads/rotors                                  |     | 0424 |
|                                   |                        |          |            |            | REPAIR ON ZOLL X SERIES MAIN BOARD           |     | 0424 |
|                                   |                        |          |            |            | ACT# 256231 HMO/PP0 INSURANCE                |     | 0524 |

| Name                                    | Invoice Number            | Inv Date | Inv Amount | GL Account                             | Description   | PO# | FY   |
|---|---------------------------|----------|------------|--|---|-----|------|
| BlueCross BlueShield of Illinois*       | 256231 May 2024           | 04/12/24 | 5,397.07   | 01-02-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 256231 HMO/PPO INSURANCE   |     | 0524 |
| BlueCross BlueShield of Illinois*       | 256231 May 2024           | 04/12/24 | 8,283.37   | 01-03-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 256231 HMO/PPO INSURANCE   |     | 0524 |
| BOFILLS BARBEQUE LLC                    | 02272024 REF              | 02/27/24 | 1,125.00   | 01-00-4109 BUSINESS LICENSES           | REFUND FOR VIDEO POKER PERMIT   |     | 0524 |
| C & M PIPE & SUPPLY CO INC              | 23800                     | 04/19/24 | 744.00     | 02-18-5424 MAINTENANCE OF SEWERS       | CONCRETE ADJ RINGS  |     | 0424 |
| C & M PIPE & SUPPLY CO INC              | 23820                     | 04/23/24 | 1,760.76   | 02-18-5424 MAINTENANCE OF SEWERS       | 24X2 INLET, 24 X 2 RISER, MUD, TAR STRIP  |     | 0424 |
| C & M PIPE & SUPPLY CO INC              | 23821                     | 04/23/24 | 237.88     | 02-18-5424 MAINTENANCE OF SEWERS       | 3/4 IN FLARE, 1 IN FLARE  |     | 0424 |
| C.D.E. Collision Centers (Tinley Park)  | 160005860                 | 04/09/24 | 2,112.95   | 01-03-5402 VEHICLE MAINTENANCE         | 2021 ford interceptor Unit 22   |     | 0424 |
| CANON FINANCIAL SERVICES INC            | 32496341                  | 04/30/24 | 238.53     | 02-17-5504 CONTRACTUAL SERVICES        | CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773, ImageRunner DX C3730I, C257IF                           |     | 0524 |
| CANON FINANCIAL SERVICES INC            | 32496341                  | 04/30/24 | 307.63     | 01-03-5514 EQUIPMENT RENTAL            | CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773, ImageRunner DX C3730I, C257IF                           |     | 0524 |
| CANON FINANCIAL SERVICES INC            | 32496341                  | 04/30/24 | 1,272.96   | 01-01-5504 CONTRACTUAL SERVICES        | CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773, ImageRunner DX C3730I, C257IF                           |     | 0524 |
| CATHERINE'S GARDENS                     | 005313                    | 05/06/24 | 100.00     | 01-02-5399 MISC EXPENSE                | Memorial day wreath   |     | 0524 |
| CCP INDUSTRIES INC                      | IN03533261                | 04/19/24 | 298.83     | 02-18-5327 SAFETY-OSHA REQUIREMENTS    | Soft roll towels  |     | 0424 |
| CCP INDUSTRIES INC                      | IN03534138                | 04/21/24 | 209.46     | 02-18-5327 SAFETY-OSHA REQUIREMENTS    | Bath tissue   |     | 0424 |
| CHICAGO SOUTHLAND CONVENTION & VISITORS | March 2024 BW             | 04/25/24 | 374.27     | 01-01-5512 OTHER SERVICES              | HOTEL TAX REMIT March 2024 Best WESTERN ONLY  |     | 0424 |
| CINTAS CORPORATION                      | 5207719195                | 04/19/24 | 102.92     | 01-01-5399 MISC EXPENSE                | REFILLED MEDICINE CABINET   |     | 0424 |
| CINTAS CORPORATION                      | 5207719195                | 04/19/24 | 362.39     | 01-03-5399 MISC EXPENSE                | REFILLED MEDICINE CABINET   |     | 0424 |
| CINTAS CORPORATION                      | 5207719195                | 04/19/24 | 86.50      | 01-11-5399 MISC EXPENSE                | REFILLED MEDICINE CABINET   |     | 0424 |
| Cintas Corporation #21                  | 4190306458                | 04/22/24 | 150.01     | 01-04-5406 BUILDING MAINTENANCE        | 3X5 XTRAC MAT, FENDERS  |     | 0424 |
| Cintas Corporation #21                  | 4190306458                | 04/22/24 | 51.34      | 01-04-5313 UNIFORMS                    | PW UNIFORM PANTS AND SHIRTS   |     | 0424 |
| Cintas Corporation #21                  | 4191016957                | 04/29/24 | 150.01     | 01-04-5406 BUILDING MAINTENANCE        | Payee# 14485849 TOWELS, COVERS, MATS, UNIFORMS  |     | 0424 |
| Cintas Corporation #21                  | 4191016957                | 04/29/24 | 51.34      | 01-04-5313 UNIFORMS                    | Payee# 14485849 TOWELS, COVERS, MATS, UNIFORMS  |     | 0424 |
| Cintas Corporation #21                  | 4191492717                | 05/02/24 | 311.01     | 01-08-5406 BUILDING MAINTENANCE        | 2 3.5 Traffic, 5 3x10 Traffic, 2 4x6 Scraper, 8 3x10 Gray, 2 3x5 Gray, 1 4x6 Gray, 1 4x8 Logo, 1 5x6 Logo |     | 0524 |
| Cintas Corporation #21                  | 4191746472                | 05/06/24 | 150.01     | 01-04-5406 BUILDING MAINTENANCE        | TOWELS, COVERS, UNIFORMS  |     | 0524 |
| Cintas Corporation #21                  | 4191746472                | 05/06/24 | 51.34      | 01-04-5313 UNIFORMS                    | UNIFORMS  |     | 0524 |
| CITY OF OAK FOREST                      | 042224 JS                 | 04/22/24 | 1,244.35   | 01-02-5517 WORKER'S COMP INSURANCE     | TTD PAYMENT PEDA 04/05/24-04/17/24-JS   |     | 0424 |
| CITY OF OAK FOREST                      | 04292024 PEDA MC          | 04/29/24 | 2,988.68   | 01-03-5517 WORKER'S COMP INSURANCE     | TTD PAYMENT PEDA 4/5/24-4/18/24 MC  |     | 0424 |
| COLLEGE OF DUPAGE                       | 16145                     | 05/03/24 | 225.00     | 01-03-5312 TRAINING & TRAVEL           | Advanced Financial Crimes Class   |     | 0424 |
| Comcast                                 | 8771400960526509 May 24   | 04/26/24 | 222.90     | 01-02-5404 COMPUTER MAINTENANCE        | Ac# 8771 40 096 0526509   |     | 0524 |
| COMED                                   | 1453743000 Apr 24         | 04/23/24 | 239.66     | 01-04-5307 ELECTRICITY                 | Acct#1453743000   |     | 0524 |
| COMED                                   | 2035421222 Apr 24         | 04/25/24 | 85.41      | 01-04-5307 ELECTRICITY                 | Acct #2035421222  |     | 0424 |
| COMED                                   | 3310352222                | 04/24/24 | 21.74      | 01-04-5307 ELECTRICITY                 | Acct#3310352222   |     | 0424 |
| COMED                                   | 3478965000 Apr 24         | 04/23/24 | 120.93     | 01-04-5307 ELECTRICITY                 | Acct# 3478965000  |     | 0424 |
| COMED                                   | 3961629111 Apr 2024       | 04/23/24 | 25.35      | 01-04-5307 ELECTRICITY                 | Acct# 3961629111  |     | 0424 |
| COMED                                   | 5312524000 Apr 24         | 04/17/24 | 283.08     | 01-04-5307 ELECTRICITY                 | Acct#5312524000 Apr 24  |     | 0424 |
| COMED                                   | 9084342111 Apr 24         | 04/24/24 | 4,694.84   | 01-04-5307 ELECTRICITY                 | Acct# 9084342111  |     | 0424 |
| CONSERV FS                              | 66058896                  | 05/03/24 | 182.00     | 02-17-5418 LANDSCAPING REPAIRS         | Sunny glamour coated/E-Z Reacher Pro 32"  |     | 0524 |
| COOK COUNTY TREASURER                   | 042324 - Briar / Kilbourn |          |            |  |   |     |      |

| Name                          | Invoice Number            | Inv Date | Inv Amount | GL Account                            | Description   | PO#  | FY   |
|-------------------------------|---------------------------|----------|------------|---------------------------------------|---|------|------|
| COOK COUNTY TREASURER         | PINS                      | 04/23/24 | 1,497.18   | 01-01-5512 OTHER SERVICES             | Pin 28-17-218-012-8002 YR 2015  |      | 0424 |
| COOK COUNTY TREASURER         | 042324 - Briar / Kilbourn | 04/23/24 | 1,143.90   | 01-01-5512 OTHER SERVICES             | Pin 28-17-218-012-8002 YR 2016  |      | 0424 |
| COOK COUNTY TREASURER         | PINS                      | 04/23/24 | 734.85     | 01-01-5512 OTHER SERVICES             | Pin 28-17-218-012-8002 YR 2017  |      | 0424 |
| COOK COUNTY TREASURER         | 042324 - Briar / Kilbourn | 04/23/24 | 195.07     | 01-01-5512 OTHER SERVICES             | Pin 28-22-423-008-8002 YR 2015  |      | 0424 |
| COOK COUNTY TREASURER         | PINS                      | 04/23/24 | 154.94     | 01-01-5512 OTHER SERVICES             | Pin 28-22-423-008-8002 YR 2016  |      | 0424 |
| COOK COUNTY TREASURER         | 042324 - Briar / Kilbourn | 04/23/24 | 105.29     | 01-01-5512 OTHER SERVICES             | Pin 28-22-423-008-8002 YR 2017  |      | 0424 |
| COOK COUNTY TREASURER         | PINS                      | 04/23/24 | 119.08     | 02-17-5421 MAINTENANCE OF WATER MAINS | coupling, gasket  |      | 0424 |
| CORE & MAIN*                  | U625935                   | 04/24/24 | 1,476.21   | 01-12-5309 COMMUNITY ADVERTISING      | CoStar Subscription Quarterly   |      | 0524 |
| CoStar Realty Information Inc | 120766777                 | 05/03/24 | 147.03     | 02-18-5399 MISC EXPENSE               | ACT# 921685 15720 Lorel   |      | 0424 |
| CULLIGAN WATER CONDITIONING   | 062393                    | 04/30/24 | 45,000.00  | 01-11-5601 VEHICLE PURCHASES          | 2023 Ford F-250 pickup trucks   | 3609 | 0424 |
| CURRIE MOTORS                 | H15583                    | 04/15/24 | 54,037.01  | 08-00-5412 STREET RESURFACING         | 2023 ROAD PROGRAM FINAL   |      | 0424 |
| D CONSTRUCTION INC            | 2300078.02                | 04/11/24 | 2,350.00   | 01-03-5609 COLLECTION SERVICE         | DACRA MONTHLY SERVICE FEE   |      | 0424 |
| Dacra Adjudication System     | DT2024-04-079             | 04/30/24 | 9,480.42   | 01-01-5602 COMPUTERIZATION            | CH-PD video server  | 3614 | 0424 |
| Dell Technologies*            | 10743966843               | 04/19/24 | 6,133.94   | 01-00-2123 INSURANCE-DENTAL           | Dental Group #'s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000 |      | 0524 |
| DELTA DENTAL OF ILLINOIS*     | 1792181                   | 05/03/24 | 941.44     | 01-00-2130 DUE TO RETIREE BENEFITS    | Dental Group #'s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000 |      | 0524 |
| DELTA DENTAL OF ILLINOIS*     | 1792181                   | 05/03/24 | 941.44     | 01-00-2130 DUE TO RETIREE BENEFITS    | Dental Group #'s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000 |      | 0524 |
| DiSanto, Bridget              | 5/2/2024 DiSanto          | 05/02/24 | 1,807.50   | 01-01-5312 TRAINING & TRAVEL          | 2nd Half of Spring Tuition 2024   |      | 0524 |
| DORNHECKER, DANNY             | 05082024 - Dornhecker     | 05/08/24 | 51.13      | 01-04-5515 UNION HEALTH BENEFITS      | CDL Permit- reimbursement   |      | 0524 |
| DOYLE, RYAN                   | 04112024 DOYLE, RYAN      | 04/11/24 | 223.75     | 01-02-5313 UNIFORMS                   | DOYLE UNIFORM   |      | 0424 |
| DOYLE, RYAN                   | 04152024 DOYLE, RYAN      | 04/15/24 | 119.89     | 01-02-5312 TRAINING & TRAVEL          | DOYLE TRAINING AND TRAVEL   |      | 0424 |
| EAGLE UNIFORM CO INC          | 3762-3                    | 03/27/24 | 1,186.57   | 01-03-5313 UNIFORMS                   | Dress cap,navy zipper,jacket,pants  |      | 0424 |
| EAGLE UNIFORM CO INC          | 3763-3                    | 03/27/24 | 222.20     | 01-03-5534 POLICE CADET PROGRAM       | Belt,shirt, trousers,name plate   |      | 0424 |
| EAGLE UNIFORM CO INC          | 3831-3                    | 04/01/24 | 204.33     | 01-03-5313 UNIFORMS                   | Shirts/trousers/belt/patch  |      | 0424 |
| EAGLE UNIFORM CO INC          | 4843-3                    | 04/16/24 | 539.00     | 01-03-5313 UNIFORMS                   | sleeve patch/dispach  |      | 0424 |
| EAGLE UNIFORM CO INC          | 5050-3                    | 04/19/24 | 168.50     | 01-02-5313 UNIFORMS                   | UNIFORM PATCHES SEWN ON   |      | 0424 |
| EAGLE UNIFORM CO INC          | 5058-3                    | 04/19/24 | 93.00      | 01-02-5313 UNIFORMS                   | UNIFORMS AND PATCHES  |      | 0424 |
| EAGLE UNIFORM CO INC          | 5238-3                    | 04/23/24 | 60.00      | 01-02-5313 UNIFORMS                   | UNIFORM SHIRT   |      | 0424 |
| EAGLE UNIFORM CO INC          | 5323-3                    | 04/24/24 | 75.00      | 01-02-5313 UNIFORMS                   | UNIFORM CHARGED ASSERT  |      | 0424 |
| EAGLE UNIFORM CO INC          | 5328-3                    | 04/24/24 | 50.75      | 01-02-5313 UNIFORMS                   | NAVY UNIFORM PANTS, FLAG PATCH  |      | 0424 |
| EAGLE UNIFORM CO INC          | 5958-3                    | 05/04/24 | 93.50      | 01-02-5313 UNIFORMS                   | Uniform Shirts  |      | 0424 |
| EJ USA INC*                   | 110240026359              | 04/26/24 | 5,123.62   | 02-17-5423 HYDRANT REPAIRS            | Fire Hydrants and repair supplies   | 3633 | 0524 |
| EJ USA INC*                   | 110240026361              | 04/26/24 | 5,048.62   | 02-17-5423 HYDRANT REPAIRS            | Fire Hydrants and repair supplies   |      | 0424 |
| eLineup LLC                   | 1424                      | 02/27/24 | 600.00     | 01-03-5512 OTHER SERVICES             | eLineup Software Maintenance - Pro - Agency with 50 or few Officers                   |      | 0524 |
| Engie Resources LLC           | 8414665                   | 04/17/24 | 2,574.90   | 01-04-5307 ELECTRICITY                | Bill Ac# 0000335214   |      | 0424 |
| Engie Resources LLC           | 8414665                   | 04/17/24 | 10,765.28  | 02-17-5307 ELECTRICITY                | Bill Ac# 0000335214   |      | 0424 |
| Engie Resources LLC           | 8414665                   | 04/17/24 | 1,420.34   | 02-18-5307 ELECTRICITY                | Bill Ac# 0000335214   |      | 0424 |

| Name                                    | Invoice Number          | Inv Date | Inv Amount | GL Account                              | Description   | PO#  | FY   |
|---|-------------------------|----------|------------|---|---|------|------|
| Engle Resources LLC                     | 8414665                 | 04/17/24 | 471.06     | 09-04-5307 ELECTRICITY                  | Bill Ac# 0000335214   |      | 0424 |
| ETP LABS INC*                           | 24-137212               | 04/24/24 | 720.00     | 02-17-5503 PROFESSIONAL SERVICES        | 40 TOTAL COLIFORM TESTS                                     |      | 0424 |
| FACTORY MOTOR PARTS CO                  | 50-5257357              | 04/22/24 | 396.46     | 01-03-5402 VEHICLE MAINTENANCE          | STABILIZER BARS, STRUT ASSEMBLIES, OIL FILTER               |      | 0424 |
| FACTORY MOTOR PARTS CO                  | 52-563697               | 04/23/24 | 28.08      | 01-03-5402 VEHICLE MAINTENANCE          | SPLASHWASH  |      | 0424 |
| FEDEX                                   | 8-472-20847             | 04/17/24 | 35.19      | 01-11-5304 POSTAGE & FREIGHT            | postage/shipping  |      | 0424 |
| FEDEX                                   | 8-479-85409             | 04/24/24 | 29.95      | 01-11-5304 POSTAGE & FREIGHT            | POSTAGE & FREIGHT   |      | 0424 |
| Fitzsimmons Hospital Services Inc       | 119115                  | 04/18/24 | 92.95      | 01-03-5323 LAW ENFORCEMENT SUPPLIES     | SALES ITEM  |      | 0424 |
| FORTRESS PLUS BUSINESS SOLUTIONS        | 4331                    | 04/10/24 | 20,000.00  | 25-00-5512 OTHER SERVICES               | Evidence Storage  | 3637 | 0524 |
| GALLAGHER MATERIALS INC*                | 33206                   | 04/29/24 | 158.36     | 09-04-5415 PATCHING MATERIALS           | UPM HIGH PERF COLD PATCH                                    |      | 0524 |
| GALLAGHER MATERIALS INC*                | 33336                   | 05/02/24 | 152.44     | 09-04-5415 PATCHING MATERIALS           | UPM HIGH PERF COLD PATCH                                    |      | 0524 |
| GATSO USA*                              | 24400229                | 04/30/24 | 7,110.00   | 01-03-5512 OTHER SERVICES               | RED LIGHT CAMERA PROGRAM - APRIL 2024                       |      | 0524 |
| Genex Services Inc                      | 240312W018 JS           | 05/06/24 | 1,938.84   | 01-02-5517 WORKER'S COMP INSURANCE      | EMSW-Medbill Service Fee                                    |      | 0424 |
| GM NORTHRUP CORPORATION                 | 24-02-0075              | 05/06/24 | 2,500.00   | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | REFUND FOR 15840 CICERO DOLLAR GEN PERMIT                   |      | 0524 |
| GUARDIAN PEST CONTROL                   | 469684                  | 04/16/24 | 250.00     | 01-04-5512 OTHER SERVICES               | WASP TREATMENT  |      | 0424 |
| HAMILL, KENNETH M.                      | 04172024 HAMILL, KEN    | 04/17/24 | 65.74      | 01-02-5313 UNIFORMS                     | UNIFORM   |      | 0424 |
| Hinz, Susan M.                          | 4th qtr 2024            | 05/07/24 | 90.00      | 01-01-5202 CIVIL SERVICE                | Quarterly Commission Stipend                                |      | 0424 |
| Holewa, Alex*                           | 4th Qtr 2024            | 05/07/24 | 90.00      | 01-01-5202 CIVIL SERVICE                | Quarterly Commission Stipend                                |      | 0424 |
| IFMK LAW LTD                            | 3-1000050.3992          | 04/22/24 | 268.00     | 01-02-5517 WORKER'S COMP INSURANCE      | LEGAL FEES-JB   |      | 0424 |
| ILLINOIS DEPT OF AGRICULTURE            | Animal Control 038-4667 | 05/08/24 | 100.00     | 01-04-5310 PROFESSIONAL DUES            | Code 034 - Animal Control Facility License Renewal 07-01-24 |      | 0524 |
| ILLINOIS DEPT OF INNOVATION & TECH      | T2421325                | 04/15/24 | 330.70     | 01-03-5305 TELEPHONE                    | -06-30-25 Oak Forest Public Works                           |      | 0424 |
| Illinois Police Accreditation Coalition | 739                     | 05/08/24 | 100.00     | 01-03-5310 PROFESSIONAL DUES            | COMMUNICATION CHARGES FOR ACCOUNT T220910                   |      | 0524 |
| INTERNATIONAL ECONOMIC DEVELOPMENT      | 109175                  | 04/05/24 | 180.00     | 01-12-5312 TRAINING & TRAVEL            | Course registration - training                              |      | 0424 |
| INTERNATIONAL ECONOMIC DEVELOPMENT      | 109176                  | 04/05/24 | 160.00     | 01-12-5312 TRAINING & TRAVEL            | Course registration/training                                |      | 0424 |
| INTERNATIONAL ECONOMIC DEVELOPMENT      | 109177                  | 04/05/24 | 120.00     | 01-12-5312 TRAINING & TRAVEL            | Course registration/training                                |      | 0524 |
| INTERNATIONAL ECONOMIC DEVELOPMENT      | 109178                  | 04/05/24 | 140.00     | 01-12-5312 TRAINING & TRAVEL            | Course registration/training                                |      | 0524 |
| INTERNATIONAL ECONOMIC DEVELOPMENT      | 109179                  | 04/05/24 | 120.00     | 01-12-5312 TRAINING & TRAVEL            | Course registration/training                                |      | 0524 |
| INTERSTATE BATTERY OF CENTRAL CHICAGO*  | 346405                  | 04/29/24 | 158.00     | 01-04-5402 VEHICLE MAINTENANCE          | MTP-65HD  |      | 0424 |
| INTERSTATE BATTERY OF CENTRAL CHICAGO*  | 346660                  | 05/03/24 | 161.69     | 01-03-5402 VEHICLE MAINTENANCE          | MTP-65HD  |      | 0524 |
| IPELRA                                  | 05012024 IPELRA         | 05/01/24 | 175.00     | 01-03-5312 TRAINING & TRAVEL            | IPELRA Registration - Ch. Jason Reid                        |      | 0524 |
| J.T. REPAIR & CONSTRUCTION              | 24-02-0074              | 05/07/24 | 2,500.00   | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | REFUND FOR 5301 159TH TACO BELL PERMIT                      |      | 0524 |
| JACOB, MICHAEL                          | 05092024 REF            | 05/09/24 | 50.00      | 01-00-4301 POLICE FINES                 | REFUND FOR POL FINE   |      | 0524 |
| JOE RIZZA                               | 445840                  | 04/30/24 | 269.64     | 01-03-5402 VEHICLE MAINTENANCE          | Filters   |      | 0524 |
| JOE RIZZA                               | 445841                  | 04/30/24 | 169.41     | 01-11-5402 VEHICLE MAINTENANCE          | Throttle/gasket Bid#3                                       |      | 0424 |
| JOE RIZZA                               | 445847                  | 04/30/24 | 132.48     | 01-11-5402 VEHICLE MAINTENANCE          | Kil/Pad Bid #1  |      | 0424 |
| JOE RIZZA                               | 709097                  | 04/25/24 | 1,715.48   | 01-03-5402 VEHICLE MAINTENANCE          | 20 Ford hybrid repairs                                      |      | 0424 |
| JOHNSON CONTROLS INC                    | 0007404566              | 04/05/24 | 17,733.00  | 02-17-5503 PROFESSIONAL SERVICES        | Customer #465186775401 Signed PC contract 4/1/24 to 3/31/25 |      | 0524 |

| Name                                     | Invoice Number | Inv Date | Inv Amount | GL Account                            | Description   | PO#  | FY   |
|--|----------------|----------|------------|---------------------------------------|---|------|------|
| Johnstone Supply                         | 2194198        | 05/01/24 | 176.28     | 01-08-5406 BUILDING MAINTENANCE       | Air filters/psycholmeter/drill driver                               |      | 0524 |
| KIMBALL MIDWEST*                         | 102147440      | 04/22/24 | 392.66     | 01-04-5319 SMALL TOOLS                | Drill Bits, REFLECTOR   |      | 0424 |
| Law Offices of Dennis G. Gianopolus P.C. | March 2024     | 04/24/24 | 500.00     | 01-03-5501 HEARING OFFICER            | Administrative Hearing Officer Services                             |      | 0424 |
| LEADSONLINE*                             | 411385         | 04/15/24 | 3,188.00   | 01-03-5512 OTHER SERVICES             | LeadsOnline FastFind Investigation System Service Package - Renewal | 3629 | 0524 |
| Linde Gas & Equipment Inc                | 42451357       | 04/23/24 | 43.15      | 02-17-5332 COMPRESSED GAS & CHEMICALS | CYLINDER RENT IND HIGH PRESSURE                                     |      | 0424 |
| M.E. Simpson Co Inc                      | 42286          | 04/25/24 | 645.00     | 02-17-5421 MAINTENANCE OF WATER MAINS | LEAK LOCATION SERVICES RIDGELAND AVE/CATALINA AVE                   |      | 0424 |
| MacQueen Emergency                       | P28260         | 05/08/24 | 46.08      | 01-02-5402 VEHICLE MAINTENANCE        | hinge, dover, freight   |      | 0524 |
| MCCANN INDUSTRIES INC*                   | P31859         | 04/30/24 | 176.58     | 01-04-5416 CONCRETE REPAIRS           | Fiber Exp Joint, Stake Bundles                                      |      | 0424 |
| MCCANN INDUSTRIES INC*                   | P31997         | 05/08/24 | 652.56     | 01-04-5416 CONCRETE REPAIRS           | Sinker nails, masonry nails, stakes, brick, rebar                   |      | 0524 |
| MCCANN INDUSTRIES INC*                   | P66878         | 02/29/24 | 2,157.00   | 01-04-5647 PW MACHINERY               | 12 inch bucket for new backhoe                                      |      | 0524 |
| MCCANN INDUSTRIES INC*                   | P69133         | 05/06/24 | 52.89      | 02-17-5423 HYDRANT REPAIRS            | elbow/hydr connector  | 3587 | 0524 |
| MEADE INC                                | 708253         | 04/30/24 | 438.70     | 08-00-5414 TRAFFIC SIGNAL MAINTENANCE | OAK PARK AVE & FORESTVIEW DR, 147th & Oak park Ave/Justamere Rd     |      | 0424 |
| MENARDS - CRESTWOOD                      | 40618          | 04/16/24 | 92.81      | 01-04-5416 CONCRETE REPAIRS           | toll belt/heavy clamp   |      | 0424 |
| MENARDS - CRESTWOOD                      | 40894          | 04/20/24 | 171.13     | 01-08-5329 JANITOR SUPPLIES           | vinegar/bounty/softsoaps/swiffer                                    |      | 0424 |
| MENARDS - CRESTWOOD                      | 41099          | 04/23/24 | 8.47       | 01-04-5406 BUILDING MAINTENANCE       | galv coupling   |      | 0424 |
| MENARDS - TINLEY PARK                    | 56724          | 04/19/24 | 88.42      | 02-17-5319 SMALL TOOLS                | Wire stripper/law plier/deburring tool                              |      | 0424 |
| MENARDS - TINLEY PARK                    | 56733          | 04/19/24 | 109.39     | 01-02-5406 BUILDING MAINTENANCE       | PAPER TOWELS, BATTERIES, CAULK GUN                                  |      | 0424 |
| MENARDS - TINLEY PARK                    | 56775          | 04/20/24 | 23.99      | 01-02-5406 BUILDING MAINTENANCE       | CLR   |      | 0424 |
| MENARDS - TINLEY PARK                    | 56794          | 04/20/24 | 257.11     | 01-02-5406 BUILDING MAINTENANCE       | PAPER TOWELS, TP, DAWN, CASCADE, BAGS                               |      | 0424 |
| MENARDS - TINLEY PARK                    | 56928          | 04/23/24 | 61.38      | 01-02-5406 BUILDING MAINTENANCE       | 20 amp pole breaker/4x4 extension                                   |      | 0424 |
| MENARDS - TINLEY PARK                    | 56937          | 04/23/24 | 3.99       | 01-08-5408 BLDG MAINT-KENNEL          | epoxy clear   |      | 0424 |
| MENARDS - TINLEY PARK                    | 57047          | 04/25/24 | 291.35     | 02-17-5406 BUILDING MAINTENANCE       | dehumidifier/flashlight/batteries                                   |      | 0424 |
| MENARDS - TINLEY PARK                    | 57103          | 04/26/24 | 10.96      | 01-04-5406 BUILDING MAINTENANCE       | tape/utility brush  |      | 0424 |
| MENARDS - TINLEY PARK                    | 57371          | 05/02/24 | 416.91     | 01-02-5406 BUILDING MAINTENANCE       | cleaners, paper towels, tissue                                      |      | 0524 |
| MENARDS - TINLEY PARK                    | 57372          | 05/02/24 | 149.07     | 01-02-5406 BUILDING MAINTENANCE       | soap, fuel, oxiclean, motor oil                                     |      | 0524 |
| METROPOLITAN INDUSTRIES INC*             | INV061422      | 04/23/24 | 10,903.00  | 02-18-5425 LIFT STATION               | Pump for lift station   |      | 0424 |
| METROPOLITAN INDUSTRIES INC*             | INV061424      | 04/23/24 | 9,589.00   | 02-18-5425 LIFT STATION               | Repairs to pump   |      | 0424 |
| METROPOLITAN INDUSTRIES INC*             | inv061728      | 04/30/24 | 682.50     | 02-18-5425 LIFT STATION               | Field service - #1 thermal open                                     |      | 0424 |
| MIDWEST ORTHOPAEDIC CONSULTANT SC        | 240312W018 JS  | 04/29/24 | 233.66     | 01-02-5517 WORKER'S COMP INSURANCE    | OV-office visit - JS  |      | 0424 |
| MIDWEST TRANSIT EQUIPMENT INC            | X106044569:02  | 04/18/24 | 81.18      | 01-09-5402 VEHICLE MAINTENANCE        | Hydraulic fluid kit   |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 215.78     | 01-01-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 43.16      | 01-02-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 388.41     | 01-03-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 86.31      | 01-04-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 10.79      | 01-05-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 37.76      | 01-10-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 140.26     | 01-11-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 37.76      | 01-12-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |
| MITEL LEASING                            | 905058573      | 05/01/24 | 64.74      | 02-17-5305 TELEPHONE                  | Agreement #: 901-8081543-001  |      | 0424 |

| Name                                    | Invoice Number              | Inv Date | Inv Amount | GL Account                              | Description   | PO#  | FY   |
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| MITEL LEASING                           | 905058573                   | 05/01/24 | 53.95      | 02-18-5305 TELEPHONE                    | Agreement #: 901-8081543-001  |      | 0424 |
| MOHAMMAD, AHMED                         | 24-01-0021                  | 05/06/24 | 580.00     | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | REFUND FOR 15137 ROB ROY REMODEL PERMIT                                 |      | 0524 |
| NEXT DAY PLUS*                          | 5306294                     | 04/22/24 | 65.50      | 01-01-5313 UNIFORMS                     | PRINTER SUPPLIES  |      | 0424 |
| NEXT DAY PLUS*                          | 5306294                     | 04/22/24 | 91.50      | 01-02-5301 OFFICE SUPPLIES              | PRINTER SUPPLIES  |      | 0424 |
| NEXT DAY PLUS*                          | 5306294                     | 04/22/24 | 611.00     | 01-03-5301 OFFICE SUPPLIES              | PRINTER SUPPLIES  |      | 0424 |
| NEXT DAY PLUS*                          | 5306294                     | 04/22/24 | 100.30     | 01-04-5301 OFFICE SUPPLIES              | PRINTER SUPPLIES  |      | 0424 |
| NFPA NATIONAL FIRE CODES                | 1555019                     | 05/03/24 | 1,727.50   | 01-02-5310 PROFESSIONAL DUES            | Annual Membership renewal for NFPA code access                          |      | 0524 |
| NICOR GAS                               | 52-82-53-1000 7 Apr 24      | 04/23/24 | 70.94      | 02-17-5306 NATURAL GAS                  | ACT# 52-82-53-1000 7  |      | 0424 |
| NICOR GAS                               | 53-30-27-1000 8 Apr 24      | 04/23/24 | 55.92      | 02-17-5306 NATURAL GAS                  | ACT# 53-30-27-1000 8  |      | 0424 |
| NICOR GAS                               | 56-66-88-2322 4 Apr 24      | 04/25/24 | 48.06      | 02-17-5306 NATURAL GAS                  | ACT# 56-66-88-2322 4  |      | 0424 |
| NIELSEN, CHRISTOPHER                    | 042424 NIELSEN, CHRISTOPHER | 04/24/24 | 61.35      | 01-04-5515 UNION HEALTH BENEFITS        | CDL PERMIT EXPENSE REIMBURSEMENT  |      | 0424 |
| NORTH EAST MULTI-REGIONAL TRAINING      | 351139                      | 04/16/24 | 175.00     | 01-03-5312 TRAINING & TRAVEL            | NEWRT BUILDING ENTRY/CONTROL TACTICS CLASS                              |      | 0424 |
| Nyhart / Ascensus                       | VMINV04302024-39            | 04/30/24 | 1,150.00   | 01-01-5503 PROFESSIONAL SERVICES        | Cus# 153351HW Project Code: 583290.HCADM.GAI2024                        |      | 0424 |
| OAK FOREST CHAMBER OF COMMERCE          | June 2024 Golf Classic      | 06/06/24 | 1,100.00   | 01-12-5309 COMMUNITY ADVERTISING        | GASB 75 Report 50% Upfront Billing                                      |      | 0524 |
| O'CONNOR LAW OFFICES LLC*               | 1303                        | 05/01/24 | 1,666.66   | 01-01-5507 LEGAL FEES-PROSECUTOR        | MAY PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE |      | 0524 |
| ODP Business Solutions/Office Depot     | 3640091769001               | 04/24/24 | 55.32      | 01-11-5301 OFFICE SUPPLIES              | cup, bowls, plates  |      | 0424 |
| ODP Business Solutions/Office Depot     | 364110198001                | 04/24/24 | 11.78      | 01-11-5301 OFFICE SUPPLIES              | stapler   |      | 0424 |
| ODP Business Solutions/Office Depot     | 364110199001                | 04/24/24 | 10.50      | 01-11-5301 OFFICE SUPPLIES              | Napkins   |      | 0424 |
| O'REILLY AUTO PARTS                     | 3380-117900                 | 04/16/24 | 9.04       | 01-04-5401 EQUIPMENT MAINTENANCE        | HYD FILTER  |      | 0424 |
| O'REILLY AUTO PARTS                     | 3380-118113                 | 04/18/24 | 130.80     | 01-04-5401 EQUIPMENT MAINTENANCE        | AIR FILTERS, HYD FILTERS, OIL FILTERS                                   |      | 0424 |
| O'REILLY AUTO PARTS                     | 3380-118558                 | 04/22/24 | 41.88      | 01-03-5402 VEHICLE MAINTENANCE          | BRAKE CLN   |      | 0424 |
| O'REILLY AUTO PARTS                     | 3380-119429                 | 04/30/24 | 51.96      | 01-03-5402 VEHICLE MAINTENANCE          | trans fluid   |      | 0424 |
| O'REILLY AUTO PARTS                     | 3380-119641                 | 05/02/24 | 43.96      | 01-04-5402 VEHICLE MAINTENANCE          | O'reilly Def - 2.5 gal  |      | 0524 |
| O'REILLY AUTO PARTS                     | 3380-120325                 | 05/08/24 | 39.98      | 01-02-5402 VEHICLE MAINTENANCE          | BlueDEF 2.5   |      | 0524 |
| ORLAND FIRE PROTECTION DISTRICT         | 14515                       | 04/17/24 | 12,453.16  | 01-02-5512 OTHER SERVICES               | Dispatch Service 2023   | 3452 | 0424 |
| PACE SUBURBAN BUS                       | 631336                      | 01/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT#1586 February VANPOOL TRANSIT FARE 299MN                            |      | 0424 |
| PACE SUBURBAN BUS                       | 631410                      | 01/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 February VANPOOL TRANSIT FARE 905MN                           |      | 0424 |
| PACE SUBURBAN BUS                       | 632699                      | 02/26/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 March VANPOOL TRANSIT FARE 299MN                              |      | 0424 |
| PACE SUBURBAN BUS                       | 632776                      | 02/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 March VANPOOL TRANSIT FARE 905MN                              |      | 0424 |
| PACE SUBURBAN BUS                       | 633915                      | 03/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 April VANPOOL TRANSIT FARE 299MN                              |      | 0424 |
| PACE SUBURBAN BUS                       | 633994                      | 03/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 April VANPOOL TRANSIT FARE 905MN                              |      | 0424 |
| PACE SUBURBAN BUS                       | 635279                      | 04/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 May VANPOOL TRANSIT FARE 299MN                                |      | 0424 |
| PACE SUBURBAN BUS                       | 635360                      | 04/25/24 | 100.00     | 01-09-5513 LEASE PAYMENTS               | ACT# 1586 May VANPOOL TRANSIT FARE 905MN                                |      | 0424 |
| PALOS HOSPITAL                          | 159113026000                | 04/22/24 | 4,987.91   | 01-02-5517 WORKER'S COMP INSURANCE      | Alpha bill id: IC 1-GGIL--284195  |      | 0424 |
| Park Ave Recovery LLC c/o Fundworks LLC | 9199                        | 05/03/24 | 350.00     | 01-03-5512 OTHER SERVICES               | Quarterly cleaning of jail cells and booking                            |      | 0524 |
| PARK HARDWARE - TINLEY                  | 072859/1                    | 04/30/24 | 36.93      | 01-04-5406 BUILDING MAINTENANCE         | Filter/metal shut off   |      | 0424 |
| PARK HARDWARE - TINLEY                  | 072861/1                    | 04/30/24 | 2.40       | 01-04-5406 BUILDING MAINTENANCE         | Filter/fiberglass   |      | 0424 |
| PARK HARDWARE - TINLEY                  | 072893/1                    | 05/04/24 | 29.99      | 01-02-5402 VEHICLE MAINTENANCE          | Lime-rust remover gal   |      | 0524 |
| PARK HARDWARE - TINLEY                  | 72883/1                     | 05/02/24 | 5.98       | 26-00-5663 159TH & CICERO GATEWAY       | 1G blank cover gray   |      | 0524 |

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| PARK HARDWARE - TINLEY       | 72893/1                    | 05/04/24 | 29.99      | 01-02-5406 BUILDING MAINTENANCE        | lime-rust remover                       |     | 0524 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 334.06     | 01-01-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 255.31     | 01-02-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 601.30     | 01-03-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 133.62     | 01-04-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 58.46      | 01-10-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 16.70      | 01-05-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 217.14     | 01-11-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 58.46      | 01-12-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 367.63     | 02-17-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| Peerless Network Inc         | 48891                      | 04/15/24 | 83.52      | 02-18-5305 TELEPHONE                   | ACT# 1211798                            |     | 0424 |
| PETERS, MELISSA*             | 04/29/2024 Peters, Melissa | 04/29/24 | 22.31      | 01-11-5312 TRAINING & TRAVEL           | Soda and snacks for training meeting    |     | 0424 |
| Plitney Bowes Inc            | 1025048378                 | 03/27/24 | 265.58     | 01-01-5301 OFFICE SUPPLIES             | ACT# 0012958363 MAILING MACHINE Red Ink |     | 0424 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 939.87     | 01-00-2115 INSURANCE - LIFE            | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 137.78     | 01-01-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 113.41     | 01-02-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 861.55     | 01-03-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 262.87     | 01-04-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 75.37      | 01-11-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 16.21      | 01-12-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 45.25      | 02-17-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 93.88      | 02-18-5519 EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE       |     | 0524 |
| PRINCIPAL LIFE INSURANCE CO* | May 2024                   | 04/16/24 | 14.73      | 01-03-5517 WORKER'S COMP INSURANCE     | Xray -radiology                         |     | 0424 |
| Priority Care Solutions LLC  | P1044464401                | 04/29/24 | 675.00     | 01-04-5418 LANDSCAPING REPAIRS         | Grind 9 Stumps                          |     | 0524 |
| Pro Tree Service             | 11425                      | 05/02/24 | 421.00     | 02-17-5327 SAFETY-OSHA REQUIREMENTS    | gloves                                  |     | 0424 |
| ProSafety                    | 2/903210                   | 04/30/24 | 894.00     | 01-04-5402 VEHICLE MAINTENANCE         | ION T SUPER LED LIGHTHEAD               |     | 0424 |
| PUBLIC SAFETY DIRECT INC*    | 103414                     | 04/22/24 | 75.00      | 01-11-5402 VEHICLE MAINTENANCE         | OF BUILDING DEPT GRAPHICS AND LETTERING |     | 0424 |
| PUBLIC SAFETY DIRECT INC*    | 103445                     | 04/25/24 | 375.00     | 01-11-5402 VEHICLE MAINTENANCE         | APPLY GRAPHICS TO UNIT 4                |     | 0424 |
| PUBLIC SAFETY DIRECT INC*    | 103465                     | 04/26/24 | 49.50      | 01-02-5399 MISC EXPENSE                | 3l R                                    |     | 0424 |
| Quench USA Inc               | INV07315206                | 04/22/24 | 63.00      | 01-01-5399 MISC EXPENSE                | 4 Q-86120_D382185S 0378388              |     | 0524 |
| Quench USA Inc               | INV07356241                | 05/01/24 | 126.00     | 01-03-5399 MISC EXPENSE                | 4 Q-86120_D382185S 0378388              |     | 0524 |
| Quench USA Inc               | INV07356241                | 05/01/24 | 63.00      | 01-11-5399 MISC EXPENSE                | 4 Q-86120_D382185S 0378388              |     | 0524 |
| Quench USA Inc               | INV07356241                | 05/01/24 | 945.00     | 02-18-5404 COMPUTER MAINTENANCE        | Account # 0201-4425903-01               |     | 0524 |
| RCN                          | 442590301-0016843          | 04/28/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | 45 bill id:IC1-GGIL-286156 | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill id: IC1-GGIL-286157   | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill ID: IC1-GGIL-286168   | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill ID: IC1-GGIL-286172   | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill ID: IC1-GGIL-286174   | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill ID: IC1-GGIL-286175   | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill ID: IC1-GGIL-286177   | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |
| Rebuild Strength & Rehab     | Bill id:IC1-GGIL-286161    | 05/06/24 | 180.00     | 01-02-5517 WORKER'S COMP INSURANCE     | Chiropractor - JB                       |     | 0424 |

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|---|----------------------------|----------|------------|--|--|------|------|
| Rebuilt Strength & Rehab                | IC1-GGIL-286166            | 05/06/24 | 90.00      | 01-02-5517 WORKER'S COMP INSURANCE     | Bill ID: IC1-GGIL-286166   |      | 0424 |
| REID, JASON                             | 050624 Reid                | 05/06/24 | 331.03     | 01-03-5303 GAS AND OIL                 | Gas  |      | 0424 |
| REID, JASON                             | 050624 Reid                | 05/06/24 | 680.76     | 01-03-5312 TRAINING & TRAVEL           | Lodging and Food   |      | 0424 |
| RIEMAN, TOM*                            | 05082024 Rieman            | 05/08/24 | 145.00     | 01-01-5312 TRAINING & TRAVEL           | Mileage - Tyler Meeting 10/10 & 10/11 - 232 miles                                |      | 0524 |
| RIEMAN, TOM*                            | 05082024 Rieman            | 05/08/24 | 5,376.00   | 01-10-5404 COMPUTER MAINTENANCE        | Leightrix Renewal  |      | 0524 |
| RIEMAN, TOM*                            | 05082024 Rieman            | 05/08/24 | 1,020.00   | 01-01-5305 TELEPHONE                   | Internet/Network access May 2023-April 2024                                      |      | 0524 |
| RIEMAN, TOM*                            | 05082024 Rieman            | 05/08/24 | 118.80     | 01-01-5404 COMPUTER MAINTENANCE        | Entrust cloud protection services May 2023-April 2024                            |      | 0524 |
| RIEMAN, TOM*                            | 05082024 Rieman            | 05/08/24 | 159.90     | 01-01-5404 COMPUTER MAINTENANCE        | Zoom yearly renewal  |      | 0524 |
| RR Landscape Supply                     | 131607                     | 05/01/24 | 180.00     | 02-17-5418 LANDSCAPING REPAIRS         | TOPSOIL  |      | 0524 |
| RR Landscape Supply                     | 131608                     | 05/01/24 | 180.00     | 02-17-5418 LANDSCAPING REPAIRS         | TOPSOIL  |      | 0524 |
| RR Landscape Supply                     | 131636                     | 05/06/24 | 180.00     | 02-17-5418 LANDSCAPING REPAIRS         | TOPSOIL  |      | 0524 |
| Ruane, Paul                             | 05022024 Tuition Exp Reimb | 05/02/24 | 5,227.06   | 01-12-5312 TRAINING & TRAVEL           | Tuition and Books expense Reimbursement  |      | 0524 |
| Ryan LLC*                               | 815011                     | 05/02/24 | 1,220.00   | 39-00-5503 PROFESSIONAL SERVICES       | TIF 6 amendment through April 2024   |      | 0424 |
| SCUBA.COM                               | 10810588                   | 04/16/24 | 100.95     | 01-02-5313 UNIFORMS                    | Freedom Elite Mask/Super pencil slate  |      | 0424 |
| SCUBA.COM                               | 10810642                   | 04/16/24 | 199.18     | 01-02-5313 UNIFORMS                    | Sea Pearls   |      | 0424 |
| SELMAN, STELLA T.                       | 4th Qtr 2024               | 05/07/24 | 305.00     | 01-01-5202 CIVIL SERVICE               | QUARTERLY COMMISSION STIPEND   |      | 0424 |
| SINAL'S CARPET CLEANING*                | 420                        | 04/20/24 | 75.00      | 26-00-5406 BUILDING MAINTENANCE        | APRIL OF TRAIN STATION CLEANING  |      | 0424 |
| SLECHTA, THOMAS                         | 041924 SLECHTA, THOMAS     | 04/19/24 | 61.35      | 01-04-5515 UNION HEALTH BENEFITS       | CDL EXPENSE REIMBURSEMENT  |      | 0424 |
| SOLUTION 3 GRAPHICS INC                 | 145239                     | 04/18/24 | 547.64     | 01-01-5302 PRINTING                    | 2500 Animal License Applications - 3 part  |      | 0424 |
| SOUTH SUBURBAN BUILDING OFFICIALS ASSOC | 04192024 SSBOA             | 04/19/24 | 150.00     | 01-11-5312 TRAINING & TRAVEL           | Renewal of SSBOA Dues for 2024   |      | 0524 |
| SOUTH SUBURBAN MAYORS & MANAGERS        | 2024-176                   | 05/02/24 | 1,847.60   | 01-01-5212 EMPLOYEE ASSISTANCE PROGRAM | EAP 1st & 2nd Qtr Billing 5/1/24-10/31/24  |      | 0524 |
| ASSN*                                   |                            |          |            |  |  |      |      |
| SOUTH SUBURBAN MAYORS & MANAGERS        | 2024-198                   | 05/03/24 | 8,400.00   | 01-12-5309 COMMUNITY ADVERTISING       | GIS Consortium Membership Dues 05-01-24 - 04-30-25                               |      | 0524 |
| ASSN*                                   |                            |          |            |  |  |      |      |
| STANDARD EQUIPMENT CO*                  | P49428                     | 04/16/24 | 4,504.57   | 02-18-5401 EQUIPMENT MAINTENANCE       | Repair of sewer camera   | 3618 | 0424 |
| STANDARD EQUIPMENT CO*                  | P49630                     | 04/25/24 | 338.75     | 02-18-5401 EQUIPMENT MAINTENANCE       | Nozzle Assy, C/B Wall Bins   |      | 0424 |
| STANDARD EQUIPMENT CO*                  | P49630                     | 04/25/24 | 1,073.71   | 01-04-5401 EQUIPMENT MAINTENANCE       | Filter, Breather, Sealing Ring   |      | 0424 |
| STREICHERS - MINNEAPOLIS                | 11670095                   | 12/09/23 | 648.00     | 01-03-5313 UNIFORMS                    | Rifle plates   |      | 0424 |
| THIRD MILLENNIUM ASSOC INC              | 31312                      | 04/16/24 | 854.25     | 01-01-5512 OTHER SERVICES              | Vehicle Online Payment System - Annual Maintenance Fee from 05-25-24 to 05-24-25 |      | 0524 |
| THIRD MILLENNIUM ASSOC INC              | 31313                      | 04/16/24 | 544.60     | 01-01-5512 OTHER SERVICES              | Monthly Fee for In-Season Server June, July, August 2024                         |      | 0524 |
| THOMPSON ELEVATOR INSPECTION SERVICE    | 24-0846                    | 04/26/24 | 387.00     | 01-11-5503 PROFESSIONAL SERVICES       | Elevator code inspections  |      | 0424 |
| THOMPSON ELEVATOR INSPECTION SERVICE    | 24-0853                    | 04/29/24 | 100.00     | 01-11-5503 PROFESSIONAL SERVICES       | 1 elevator plan review   |      | 0424 |
| THREE BROTHERS LANDSCAPING INC          | 12160.050124               | 05/01/24 | 850.00     | 26-00-5663 159TH & CICERO GATEWAY      | Metra Station Salting - Feb 2024   |      | 0424 |
| TINLEY GLASS CORPORATION*               | 577                        | 05/02/24 | 1,150.00   | 01-03-5401 EQUIPMENT MAINTENANCE       | Replace Broken Lexan in Cell   |      | 0524 |
| Traffic Control & Protection LLC*       | 4966                       | 04/26/24 | 532.15     | 01-04-5410 STREET MAINT/SIGNS          | 18" X 24" HIP BAW 080 Speed limit 20/Misc Sign                                   |      | 0424 |
| Traffic Control & Protection LLC*       | 4967                       | 04/26/24 | 282.75     | 01-04-5410 STREET MAINT/SIGNS          | 30" HIP 080 Right turn symbol  |      | 0424 |
| Traffic Control & Protection LLC*       | 5190                       | 05/08/24 | 345.85     | 01-04-5410 STREET MAINT/SIGNS          | 12X18 No Parking signs   |      | 0524 |
| TRAINING CONCEPTS INC                   | 59816                      | 05/03/24 | 38.00      | 01-03-5312 TRAINING & TRAVEL           | Hearstaver First Aid online course   |      | 0524 |
| TRANSUNION RISK AND ALTERNATIVE         | 910851-202404-1            | 05/01/24 | 201.20     | 01-03-5399 MISC EXPENSE                | Ac# 910851   |      | 0424 |
| TRL TIRE SERVICE CORP*                  | 34712                      | 04/23/24 | 827.50     | 01-03-5402 VEHICLE MAINTENANCE         | Stock 6 Eagle GY Tires   |      | 0424 |

| Name                                    | Invoice Number            | Inv Date | Inv Amount | GL Account                              | Description   | PO#  | FY   |
|---|---------------------------|----------|------------|---|---|------|------|
| TYLER TECHNOLOGIES INC                  | 130-145867                | 05/01/24 | 59,722.84  | 01-03-5404 COMPUTER MAINTENANCE         | New World Maintenance, Reporting, Mapping Data Merge, LE CAD, Records |      | 0524 |
| TYLER TECHNOLOGIES INC                  | 130-145867                | 05/01/24 | 59,722.84  | 89-00-5405 911 SYSTEM MAINTENANCE       | New World Maintenance, Reporting, Mapping Data Merge, LE CAD, Records |      | 0524 |
| UNIFIED POWER                           | 276089                    | 03/31/24 | 3,396.70   | 89-00-5404 COMPUTER MAINTENANCE         | Service plan renewal  |      | 0524 |
| Uniforms Direct LLC                     | O1000539                  | 04/30/24 | 2,402.25   | 01-02-5313 UNIFORMS                     | Station t-shirts  |      | 0424 |
| UNIVERSITY OF ILLINOIS                  | 240212W030 MC             | 04/29/24 | 12,340.64  | 01-03-5517 WORKER'S COMP INSURANCE      | Ofc. MC injury costs  | 3635 | 0424 |
| UNIVERSITY OF ILLINOIS                  | H100508397000             | 04/22/24 | 113.95     | 01-03-5517 WORKER'S COMP INSURANCE      | HOSPITAL-MC   |      | 0424 |
| UNIVERSITY OF ILLINOIS                  | H100512456200             | 05/06/24 | 10,654.38  | 01-03-5517 WORKER'S COMP INSURANCE      | HOSPITAL-MC   |      | 0424 |
| VECTOR SOLUTIONS                        | INV93980                  | 06/05/24 | 2,318.40   | 01-02-5312 TRAINING & TRAVEL            | Vector scheduling - Pro Annual  |      | 0524 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 678.90     | 01-01-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 1,132.48   | 01-02-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 1,977.02   | 01-03-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 396.70     | 01-04-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 181.17     | 01-05-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 24.93      | 01-09-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 354.59     | 01-11-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 84.22      | 01-12-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 156.24     | 02-17-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 42.11      | 02-18-5305 TELEPHONE                    | ACT# 980507380-00001  |      | 0424 |
| Verizon Wireless                        | 9961247047                | 04/09/24 | 8,396.93   | 01-03-5601 VEHICLE PURCHASES            | Surface Pros Squads   |      | 0424 |
| Verizon Wireless                        | 9962343896                | 04/22/24 | 62.24      | 02-17-5305 TELEPHONE                    | Act# 842475133-00001  |      | 0424 |
| Veterinary Clinic of Tinley Park        | 299775                    | 04/19/24 | 33.60      | 01-01-5224 FRIENDS OF ANIMAL CONTROL    | ACT#8889 STAN LABS AND EXAM   |      | 0424 |
| Village of Oak Lawn Regional Water Sys* | 0000003840                | 04/23/24 | 2,343.58   | 02-17-5524 WATER PURCHASES-DEBT SERVICE | REGIONAL WATER LOAN INTEREST PAYMENT - QTR 1 2024                     |      | 0424 |
| Village of Oak Lawn Regional Water Sys* | 0000003910                | 04/25/24 | 59,810.20  | 02-17-5524 WATER PURCHASES-DEBT SERVICE | IEPA REICH Loan RMB interest/principal                                |      | 0524 |
| Village of Oak Lawn Regional Water Sys* | 0000003921                | 04/25/24 | 50,257.81  | 02-17-5524 WATER PURCHASES-DEBT SERVICE | IEPA TRANSMISSION 4A INT/PRINCIPAL                                    |      | 0524 |
| Village of Oak Lawn Regional Water Sys* | 0000003940                | 04/26/24 | 33,897.54  | 02-17-5524 WATER PURCHASES-DEBT SERVICE | 2006 Go Bornds, 2011A GO Bornds, 2022 GO Bornds                       |      | 0524 |
| Village of Oak Lawn Regional Water Sys* | 01-9990010-00 Apr 2024    | 05/06/24 | 274,452.71 | 02-17-5525 WATER PURCHASES              | Water purchase gallons = 53,973                                       |      | 0424 |
| VSP OF ILLINOIS NFP                     | 820271863                 | 04/17/24 | 828.57     | 01-00-2126 INSURANCE-VISION             | Client ID: 30077915, Customer Ref: 2886685, May Vision Care           |      | 0524 |
| W. G. N. FLAG & DECORATING CO           | 64597                     | 04/19/24 | 1,124.00   | 01-08-5336 FLAGS & DECORATIONS          | 80 3'x5' Nylon US Flags   |      | 0424 |
| WAREHOUSE DIRECT*                       | 5712571-0                 | 04/29/24 | 182.67     | 01-04-5301 OFFICE SUPPLIES              | Board, D-erase,tape, folder, tape                                     |      | 0424 |
| WAREHOUSE DIRECT*                       | 5713276-0                 | 04/30/24 | 85.12      | 01-02-5301 OFFICE SUPPLIES              | sugar   |      | 0424 |
| WIENKE, MATTHEW                         | 04-182024 WIENKE, MATTHEW | 04/18/24 | 55.00      | 01-02-5312 TRAINING & TRAVEL            | TRAINING AND TRAVEL   |      | 0424 |
| WILLE BROTHERS CO*                      | 380824                    | 04/19/24 | 997.50     | 02-18-5416 CONCRETE REPAIRS             | YD 4000 PSI A/E READY MIX, FUEL SURCHARGE                             |      | 0424 |
| WILLE BROTHERS CO*                      | 380864                    | 04/24/24 | 1,176.50   | 01-04-5424 MAINTENANCE OF SEWERS        | Ready mix concrete, fuel  |      | 0524 |
| WILLE BROTHERS CO*                      | 380918                    | 05/01/24 | 1,087.00   | 02-17-5416 CONCRETE REPAIRS             | Ready Mix Concrete  |      | 0524 |
| WOLF, PETER                             | 042524 WOLF, PETER        | 04/25/24 | 61.35      | 01-04-5515 UNION HEALTH BENEFITS        | CDL PERMIT EXPENSE REIMBURSEMENT                                      |      | 0424 |
| WRIGHT CONCRETE RECYCLING INC*          | 2205                      | 04/19/24 | 80.00      | 01-04-5326 LANDFILL                     | 4 - 4 WHEELER CONCRETE DUMPS  |      | 0424 |
| WRIGHT CONCRETE RECYCLING INC*          | 2229                      | 04/23/24 | 210.00     | 01-04-5326 LANDFILL                     | 6 - Dirt Bins Pick Up   |      | 0424 |
| WRIGHT CONCRETE RECYCLING INC*          | 2251                      | 04/23/24 | 20.00      | 01-04-5326 LANDFILL                     | 1 - 4 WHEELER CONCRETE DUMP   |      | 0424 |

| Name                        | Invoice Number | Inv Date | Inv Amount | GL Account                     | Description          | PO# | FY   |
|-----------------------------|----------------|----------|------------|--------------------------------|----------------------|-----|------|
| Z-Force Transportation Inc* | 24-196699      | 04/18/24 | 2,804.56   | 01-04-5326 LANDFILL            | CAT BEDDING BACKFILL |     | 0424 |
| ZIEBART OF ILLINOIS INC     | 9793           | 04/24/24 | 129.95     | 01-11-5402 VEHICLE MAINTENANCE | INTERIOR DETAIL      |     | 0424 |

Grand Totals: 345 1,234,107.10



# Notice Agenda Item

| Vendor                                  | Merchant Name                           | Invoice #             | Check # | Check Dt   | Amount     | GL Account | Account Descrip.             | Gen Description   | FY   |
|---|---|-----------------------|---------|------------|------------|------------|------------------------------|---|------|
| FIFTH THIRD BANK CREDIT CARD 1204       | SpotHero                                | 77420398              | 122040  | M 04/19/24 | 15.83      | 01-12-5312 | TRAINING & TRAVEL            | Parking Expense - P.R. 172 Madison                            | 0424 |
| FIFTH THIRD BANK CREDIT CARD 1204       | FIFTH THIRD BANK CREDIT CARD 1204       | 25807                 | 122041  | M 04/24/24 | 300.00     | 01-12-5309 | COMMUNITY ADVERTISING        | GovHR Economic Dev Dir job posting                            | 0424 |
| FIFTH THIRD BANK CREDIT CARD 1204       | FIFTH THIRD BANK CREDIT CARD 1204       | 05022024              | 122044  | M 05/02/24 | 67.71      | 01-01-5312 | TRAINING & TRAVEL            | BARTOLINI'S RESTAURANT CA LUNCH DIST 228                      | 0524 |
| ILLINOIS MUNICIPAL RETIREMENT FUND      | ILLINOIS MUNICIPAL RETIREMENT FUND      | BARTOLINI 345936-N3Z7 | 122043  | M 04/20/24 | 60,445.67  | 01-00-2104 | IMRF W/H PAYABLES            | MARCH CONTRIBUTIONS   | 0424 |
| POSTMASTER - OAK FOREST                 | POSTMASTER - OAK FOREST                 | 05062024 UB POSTAGE   | 122039  | 05/06/24   | 1,567.13   | 02-18-5304 | POSTAGE & FREIGHT            | Split distribution  | 0524 |
| Simplifile E-recording - Cook County    | Simplifile E-recording - Cook County    | E 2411414234          | 122042  | M 04/24/24 | 112.25     | 01-11-5504 | CONTRACTUAL SERVICES         | Simplifile E-recording: Lien Release, Record Fees - M.P.      | 0424 |
| U.S. POSTMASTER                         | U.S. POSTMASTER                         | 04192024 TMA          | 122028  | 04/23/24   | 5,355.40   | 01-01-5304 | POSTAGE & FREIGHT            | 2024-2025 Vehicle Sticker Postage for Mailing of Applications | 0424 |
| Village of Oak Lawn Regional Water Sys* | Village of Oak Lawn Regional Water Sys* | 0000003612            | 20146   | 05/09/24   | 129,893.72 | 02-17-5524 | WATER PURCHASES-DEBT SERVICE | IEPA Transmission Main 6A                                     | 0524 |
| Grand Totals:                           |   |                       |         |            |            |            |                              |   |      |
| 197,777.71                              |   |                       |         |            |            |            |                              |   |      |

EMERGENCY TELEPHONE SYSTEM BOARD  
MINUTES (SUMMARIZED)  
APRIL 2, 2024

**ATTENDANCE**

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

**APPROVAL OF MINUTES**

Motion to approve the Minutes from the March 12, 2024 Meeting was made by Jason Reid, seconded by Mike Salamowicz and agreed to by all.

**APPROVAL OF BILLS**

**NEW BUSINESS**

Chief Reid advised future 911 Meetings will be held in the City Council Chambers. He also said there was conversation with Orland Park PD to partner with Oak Forest for the P25 radio system availability.

**OLD BUSINESS**

Tom Rieman advised the backup dispatch station downstairs is completed. Marilyn Morgan stated the old Voicelogger is no longer utilized and Tom Rieman advised he will take it down.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Motion to adjourn at 0920 hours made by Chief Reid and seconded by Mike Salamowicz and agreed to by all. Next scheduled Meeting is Tuesday May 7, 2024 at 9AM in the City Council Chambers.

Marilyn Morgan

5-7-24

**CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION MEETING 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.

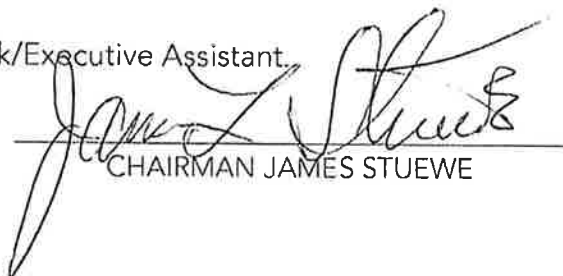
Commissioner Runge made a motion to adjourn meeting. Commissioner Ziak seconded.

| 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

PROCLAMATION NO. 2024-04-0305P  
CELEBRATING NATIONAL PUBLIC WORKS WEEK  
MAY 19-25, 2024

WHEREAS, Public Works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Oak Forest; and

WHEREAS, These infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, It is in the public interest for the citizens, civic leaders and children in Oak Forest to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, The year 2024 marks the 64<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

NOW, THEREFORE, BE IT RESOLVED THAT I, Henry L. Kuspa, Mayor, and the City Council do hereby designate the week May 19-25, 2024 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

PASSED THIS 14<sup>th</sup> DAY OF MAY 2024

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

ATTEST:

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

**PROCLAMATION NO. 2024-04-0306P**  
**RECOGNIZING MAY 2024 AS MOTORCYCLE AWARENESS MONTH**

- WHEREAS,** safety is the highest priority for the highways and streets of our city and state; and
- WHEREAS,** the great state of Illinois is proud to be a national leader in motorcycle safety, education and awareness; and
- WHEREAS,** motorcycles are a primary, common and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and
- WHEREAS,** it is especially meaningful that the citizens of our city and state be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and
- WHEREAS,** the members of A Brotherhood Aimed Toward Education (ABATE) of Illinois, Inc. continually promote motorcycle safety, education and awareness in high school drivers' education programs and to the public, presenting motorcycle awareness programs to over 120,000 participants in Illinois over the past nine years; and
- WHEREAS,** all motorcyclists should join ABATE of Illinois, Inc. in actively promoting the safe operation of motorcycles as well as promoting motorcycle safety, education, awareness, and respect of the citizens of our city and state; and
- WHEREAS,** the motorcyclists of Illinois have contributed their time and money to national and community charitable organizations; and
- WHEREAS,** during the month of May, all roadway users should unite in the safe sharing of roadways within Oak Forest and throughout the great state of Illinois.

**NOW, THEREFORE, BE IT RESOLVED THAT I, Henry L. Kuspa, Mayor, and the Oak Forest City Council hereby proclaim the month of May 2024 as Motorcycle Awareness Month.**

**PASSED THIS 14<sup>th</sup> DAY OF MAY 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: May 14, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: 2023 MFT Road Program Pay Estimate No. 2 - Final

### Background

As the Council members know, the City approved a contract with D Construction on May 9, 2023 for the 2023 MFT Road Program. The contractor began work on the project in early June of 2023 and has completed the work with the exception of punch list items.

The City has received Pay Estimate No. 2, dated November 13, 2023, from D Construction in the final amount of \$54,037.01. The invoice, waivers of lien and affidavit have been reviewed by HR Green who recommend payment of Pay Estimate No. 2 in the amount of \$54,037.01, which reflects the release of the 10% retention. All construction has been completed and all punch list items have been addressed.

### Action Requested

Approval of Pay Estimate No .2 to D Construction in the amount of \$54,037.01.

### Recommendation

Staff recommends approval of Pay Estimate No. 2 to D Construction in the amount of \$54,037.01.

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▷ 2363 Sequoia Drive | Suite 101 | Aurora, IL 60506  
Main 630.553.7560 • Fax 815.385.1781

HRGREEN.COM

April 11, 2024

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

RE: 2023 Road Program  
Pay Estimate – #2 and FINAL

Dear Mr. Salamowicz,

Attached please find the 2023 Road Program Pay Estimate No. 2 for work completed by D Construction last year. We are releasing retainage from this contract. The project has been completed and HR Green will work with D Construction to ensure items on the punchlist are completed in a timely manner.

Summary of Payment:

|                                |    |                     |
|--------------------------------|----|---------------------|
| Original Contract Amount:      | \$ | 1,172,062.02        |
| Total Value of Completed Work: | \$ | 1,080,740.17        |
| Retainage:                     | \$ | 0.00                |
| Previous Payments:             | \$ | <u>1,026,703.16</u> |
| Net Amount Due:                | \$ | 54,037.01           |

We recommend that Oak Forest approve and make payment to D Construction Co. in the amount of **\$54,037.01.**

If you have any questions or require any additional information, please call me at 630.688.8402.

Sincerely,

**HR GREEN, INC.**

*Chris E. Lirot*

**Christopher E. Lirot, P.E.**  
Construction Engineer



**D Construction**  
**1488 So. Broadway**  
**Coal City, IL 60416**

**INVOICE**

To : **City of Oak Forest**  
**15440 Central Ave**  
**Oak Forest, IL 60452**

Invoice #: **2300078.02**  
Date: **11/13/23**  
Application #: **2**

Invoice Due Date: **12/13/23**  
Payment Terms: **Net 30**

Contract : 23-00078- Oak Forest MFT 2023

| Contract Item   | Quantity<br>JTD | Unit<br>Price | U/M | Total<br>To Date |
|---|-----------------|---------------|-----|------------------|
| 1 BITUMINOUS MATERIALS (TACK COAT)                              | 33,235.000      | 0.01000       | LB  | 332.35           |
| 2 POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50       | 1,974.040       | 110.00000     | TON | 217,144.40       |
| 3 HOT-MIX ASPHALT SURFACE COURSE, MIX 'D', IL-9.5, N50          | 4,294.550       | 82.00000      | TON | 352,153.10       |
| 4 HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50                   | 262.220         | 85.00000      | TON | 22,288.70        |
| 5 HOT-MIX ASPHALT SURFACE REMOVAL, 2-1/4                        | 44,661.400      | 2.30000       | SY  | 102,721.22       |
| 6 HOT-MIX ASPHALT SURFACE REMOVAL, 3-1/2 (SPECIAL)              | 2,225.200       | 3.75000       | SY  | 8,344.50         |
| 7 HOT-MIX ASPHALT SURFACE REMOVAL, BUTT JOINT                   | 491.000         | 0.01000       | SY  | 4.91             |
| 8 LONGITUDINAL JOINT SEALANT                                    | 0.000           | 3.19000       | FT  | 0.00             |
| 9 CLASS D PATCHES, 3 INCH                                       | 208.610         | 50.00000      | SY  | 10,430.50        |
| 10 HOT MIX ASPHALT SURFACE REMOVAL AND REPLACEMENT, 3 INCH      | 1,352.200       | 26.00000      | SY  | 35,157.20        |
| 11 AGGREGATE BASE COURSE REMOVAL AND REPLACEMENT, 12 INCH       | 0.000           | 40.00000      | SY  | 0.00             |
| 12 PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL AND REPLACEMENT    | 5,976.500       | 14.85000      | SF  | 88,751.03        |
| 13 DETECTABLE WARNINGS  | 218.000         | 33.00000      | SF  | 7,194.00         |
| 14 COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT | 3,012.500       | 49.50000      | FT  | 149,118.75       |
| 15 AGGREGATE SHOULDERS, TYPE B                                  | 19.770          | 40.00000      | TON | 790.80           |
| 16 DRAINAGE AND UTILITY STRUCTURES TO BE ADJUSTED               | 25.000          | 750.00000     | EA  | 18,750.00        |
| 17 CATCH BASIN TO BE RECONSTRUCTED                              | 4.000           | 1,200.00000   | EA  | 4,800.00         |
| 18 MANHOLE TO BE RECONSTRUCTED                                  | 0.000           | 1,200.00000   | EA  | 0.00             |
| 19 THERMOPLASTIC PAVEMENT MARKING, LINE 6                       | 750.000         | 3.30000       | FT  | 2,475.00         |
| 20 THERMOPLASTIC PAVEMENT MARKING, LINE 24                      | 388.000         | 17.50000      | FT  | 6,790.00         |
| 21 TRAFFIC CONTROL AND PROTECTION, STANDARD 7010501             | 1.000           | 5,000.00000   | LSU | 5,000.00         |
| 753 Bond & Insurance  | 0.000           | 0.00000       | LSU | 0.00             |
| 1000 MH REPLACEMENT   | 1.000           | 12,309.88000  | DOL | 12,309.88        |
| 2000 EXTRA MOBILIZATION   | 1.000           | 1,500.00000   | EA  | 1,500.00         |
| 2001 NEW F+ L   | 5.000           | 660.00000     | EA  | 3,300.00         |
| 2002 NEW INLET  | 1.000           | 4,180.00000   | EA  | 4,180.00         |
| 2003 SIDEWALK REMOVAL   | 584.000         | 3.30000       | SF  | 1,927.20         |
| 2004 PCC DRIVES R&R   | 127.000         | 145.47500     | SY  | 18,475.33        |
| 2005 PCC WALK 7" R&R  | 458.000         | 14.85000      | SF  | 6,801.30         |
| Total To Date :   |                 |               |     | 1,080,740.17     |
| Plus Previous Tax :   |                 |               |     | 0.00             |
| Plus Tax This Invoice :   |                 |               |     | 0.00             |
| Less Retainage :  |                 |               |     | 0.00             |
| Less Previous Applications :                                    |                 |               |     | 1,026,703.16     |
| Total Due This Invoice :  |                 |               |     | <b>54,037.01</b> |

FINAL WAIVER OF LIEN

STATE OF Illinois  
COUNTY OF Grundy

} SS

Gty # \_\_\_\_\_

Escrow # \_\_\_\_\_

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by City of Oak Forest  
to furnish Roadway Improvements  
for the premises known as Oak Forest MFT 2023  
of which City of Oak Forest is the owner.

THE undersigned, for and in consideration of Fifty Four Thousand, Thirty Seven Dollars & 1/100  
(\$ 54,037.01) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged,  
do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois,  
relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the  
material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due  
from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be  
furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.\*

DATE November 13, 2023 COMPANY NAME D. Construction, Inc.  
ADDRESS 1488 S. Broadway Street, Coal City, IL 60416

SIGNATURE AND TITLE Tamara Hansen  
\* Extras include but are not limited to change orders, both oral and written, to the contract.

STATE OF Illinois  
COUNTY OF Grundy

} SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

The undersigned Tamara L. Hansen being duly sworn, deposes  
and says that he or she is Secretary/Treasurer  
of D. Construction, Inc. who is the  
contractor furnishing Roadway Improvements work on the building  
located at Various Roads, Oak Forest, IL  
owned by City of Oak Forest

That the total amount of the contract including extras\* is \$ 1,080,740.17 on which he has received payment of  
\$ 1,026,703.16 prior to this payment.

That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the  
validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said  
work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof  
and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work  
according to plans and specifications:

| NAMES AND ADDRESSES             | WHAT FOR             | CONTRACT PRICE INCLUDING EXTRAS* | AMOUNT PAID | THIS PAYMENT | BALANCE DUE |
|---------------------------------|----------------------|----------------------------------|-------------|--------------|-------------|
| D. Construction, Inc.           | Roadway Improvements | 802,665.90                       | 748,628.89  | 54,037.01    | 0.00        |
| J&J Newell Concrete Contractors | Concrete             | 270,004.27                       | 270,004.27  | 0.00         | 0.00        |
| Traffic Control Company         | Striping             | 8,070.00                         | 8,070.00    | 0.00         | 0.00        |
|                                 |                      |                                  |             |              |             |
|                                 |                      |                                  |             |              |             |

|  |              |              |           |      |
|--|--------------|--------------|-----------|------|
| Total Labor And Material Including Extras* To Complete | 1,080,740.17 | 1,026,703.16 | 54,037.01 | 0.00 |
|--|--------------|--------------|-----------|------|

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of  
any kind done upon or in connection with said work other than above stated.

DATE November 13, 2023

Signature: Tamara Hansen

Subscribed and sworn before me this 13th day of November, 2023

ERIKAL NACEY  
Notary Public - State of Illinois  
My Commission Expires Feb 2, 2026

Erika L. Nacey Notary



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# CITY COUNCIL AGENDA MEMO

---

DATE: May 14, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: Approval of Ordinance #2024-05-1028O, Authorization for Demolition/Disposal or Sale of City owned property at 15229 S. Cicero Avenue.

## Background

The City acquired the property located at 15229 S. Cicero Avenue in a sale/settlement agreement. The structures on this property have been deemed not suitable to be used for re-development purposes. This property has deteriorated and it is in the opinion of Building Commissioner Forbes that the property should be demolished. The purpose of this ordinance is to demolish the existing structures located on the property and for the future sale of the property for re-development purposes. The property is comprised of the following PIN #'s

28-15-104-019-0000  
28-15-104-010-0000  
28-15-104-032-0000  
28-15-104-040-0000

## Action Requested:

Authorize ordinance #2024-05-1028O for the Demolition/Disposal or sale of the City owned property.

## Recommendation:

Authorize ordinance #2024-05-1028O for the Demolition/Disposal or sale of the City owned property.

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**CITY OF OAK FOREST**

---

**ORDINANCE NO. 2024-05-10280**

**AUTHORIZING THE DEMOLITION/DISPOSAL OR SALE  
OF PROPERTY OWNED BY THE CITY OF OAK FOREST**

---

Passed by the City Council, May 14, 2024

Published in pamphlet form by authority of the City Council  
Of the City of Oak Forest, Cook County, Illinois,  
This May 14, 2024

CITY OF OAK FOREST COOK  
COUNTY, ILLINOIS

I hereby certify that this  
document was properly  
published on the date stated  
above.

---

City Clerk

ORDINANCE NO. 2024-05-10280

AUTHORIZING THE DEMOLITION/DISPOSAL OR SALE OF  
PROPERTY OWNED BY THE CITY OF OAK FOREST

WHEREAS, in the opinion of a majority of the corporate authorities of the City of Oak Forest, it is no longer necessary, useful, or in the best interest of said jurisdiction to retain ownership of the property hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OAK FOREST:

SECTION ONE

Pursuant to Chapter 65, Section 5/11-76-4 of the 2000 Illinois Compiled Statutes, I, Henry L. Kuspa, Mayor, and the City Council of the City of Oak Forest find that the following described property now owned by said City of Oak Forest would be best served by the demolition/sale/transfer of the following property:

The City owned property located at 15229 S. Cicero Avenue. This property was formerly used as a gas station that the City acquired in a purchase and sale agreement. PIN Numbers:

28-15-104-019-0000

28-15-104-010-0000

28-15-104-032-0000

28-15-104-040-0000

SECTION TWO

The City Clerk for the City of Oak Forest is hereby authorized to direct disposal and sale or transfer of the aforementioned property including but not limited to public auction, city website, newspaper advertisement, direct sale, or direct salvage disposal.

SECTION THREE

This ordinance shall be in full force and effect from and after its passage by a vote of a majority of the corporate authorities, and approval in the manner provided by law.

ORDINANCE NO. 2024-05-10280

Approved by me this  
14<sup>th</sup> day of May, 2024

Henry L. Kuspa, Mayor

ATTEST:

Nicole  
Tormey, City  
Clerk

| Aldermen                             | Aye | Nay | Abstain | Absent |
|--------------------------------------|-----|-----|---------|--------|
| Ken Keeler<br>First Ward             |     |     |         |        |
| Joseph<br>McCarthy<br>Second Ward    |     |     |         |        |
| Chuck Wolf<br>Third<br>Ward          |     |     |         |        |
| Paul Selman<br>Fourth Ward           |     |     |         |        |
| James<br>Emmett<br>Fifth<br>Ward     |     |     |         |        |
| James<br>Hortsman<br>Sixth<br>Ward   |     |     |         |        |
| Denise<br>Danihel<br>Seventh<br>Ward |     |     |         |        |
| Henry L.<br>Kuspa<br>Mayor           |     |     |         |        |



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# CITY COUNCIL AGENDA MEMO

---

DATE: May 14, 2024  
TO: Mayor Kuspa, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: Demolition of Former Gas Station at 15229 S. Cicero Avenue

## Background

Earlier on meeting agenda, the City Council was asked to approve Ordinance 2024-05-10280 to demolish City owned property, located at 15229 S. Cicero Avenue (former gas station).

A request for quotes for demolition services was publicly published on April 9, 2024, with one (1) bid received and opened on May 1, 2024. The single quote received from Environmental Cleansing Corp, in the amount of \$41,860.00, is recommended for acceptance. It should be noted that Environmental Cleansing Corp. was the same company that completed the recent demolition of the former Ace Hardware building, that they did a good job with the removal of that structure and they were easy to work with.

## Recommendation

Move to authorize the award of a contract with Environmental Cleansing Corp. in the not to exceed amount of \$41,860.00, for demolition services at 15229 S. Cicero Avenue.

## Action Requested

Staff recommends the award of a contract with Environmental Cleansing Corp. in the not to exceed amount of \$41,860.00, for demolition services at 15229 S. Cicero Avenue.

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15440 CENTRAL AVENUE  
OAK FOREST IL 60452-2104



TELEPHONE: 708-535-4090  
FAX: 708-687-2028

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www.LivingOakForest.com www.Oak-Forest.org

**CITY OF OAK FOREST- PROPOSAL BID SUBMITTAL  
May 1, 2024**

**Demolition Services for 15229 S Cicero Ave**

Company Name: Environmental Cleansing Corporation

Address: 16612 S. Crawford Ave.

City, State, Zip: Markham, IL 60428

Email: KSchmidt@eccdemolition.com

Phone: 708-532-7000

Contact Person: Kurt Schmidt 

Pursuant to and in accordance with the above stated Request for Proposal, the undersigned hereby declares that they have examined the RFP documents and specifications for the item(s) listed below.

The undersigned proposes and agrees, if their Bid is accepted to furnish the item(s) submitted below, including delivery to Oak Forest, Illinois in accordance with the delivery schedule indicated below and according to the prices products/services information submitted.

| ITEM             | QTY     | DESCRIPTION  | UNIT PRICE          | EXTENDED AMOUNT     |
|------------------|---------|--|---------------------|---------------------|
| 1.               | 1 Total | Labor, materials, all permits, traffic control, disposal, SWP3, equipment, and all abatement necessary for the Demolition of the vacant city owned property at 15229 S. Cicero Avenue, Oak Forest, IL (Please See Attached Specifications) | \$ <u>41,860.00</u> | \$ <u>41,860.00</u> |
| <b>BID TOTAL</b> |         |  |                     | \$ <u>41,860.00</u> |



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# CITY COUNCIL AGENDA MEMO

---

**DATE:** May 14, 2024  
**TO:** City Council  
**FROM:** Michael Salamowicz – Director of Public Works  
**SUBJECT:** 2024 MFT Paving Program – Illinois Department of Transportation – MFT Resolutions

## **Background**

For the City to expend Motor Fuel Tax (MFT) funds in 2024, the City must approve the appropriate Illinois Department of Transportation (IDOT) documents. This includes the Resolution for Maintenance Under the Illinois Highway Code, for the MFT Funds.

The City is estimating that \$1,300,000 of MFT funds will be expended on the 2024 MFT Road Program.

## **Action Requested**

Adoption of the Illinois Department of Transportation Resolution for Maintenance Under the Illinois Highway Code, for the expenditure of MFT Funds, in the amount of \$1,300,000.

## **Recommendation**

Staff recommends approval of the Illinois Department of Transportation Resolution for Maintenance Under the Illinois Highway Code, for MFT Funds, for the 2024 MFT Road Program.

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Resolution for Maintenance Under the Illinois Highway Code

Table with 5 columns: District, County, Resolution Number, Resolution Type, Section Number. Values: 1, Cook, [blank], Original, 24-00000-00-GM

BE IT RESOLVED, by the Council of the City of Oak Forest Illinois that there is hereby appropriated the sum of One Million and Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00) of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 05/01/24 to 04/30/25.

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

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

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

I Nicole Tormey, Clerk in and for said City of Oak Forest in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Council of Oak Forest at a meeting held on [blank] Date.

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

(SEAL, if required by the LPA)

Clerk Signature & Date [Signature Box]

APPROVED

Regional Engineer Signature & Date Department of Transportation [Signature Box]

## Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

|                     |   |
|---------------------|---|
| Resolution Number   | Insert the resolution number as assigned by the LPA, if applicable.   |
| Resolution Type     | From the drop down box, choose the type of resolution:<br>-Original would be used when passing a resolution for the first time for this project.<br>-Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions.<br>-Amended would be used when a previously passed resolution is being amended. |
| Section Number      | Insert the section number of the improvement covered by the resolution.   |
| Governing Body Type | From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.   |
| LPA Type            | From the drop down box choose the LPA body type; County, City, Town or Village.   |
| Name of LPA         | Insert the name of the LPA.   |
| Resolution Amount   | Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().  |
| Beginning Date      | Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.   |
| Ending Date         | Insert the ending date of the maintenance period.   |
| LPA Type            | From the drop down box choose the LPA body type; County, City, Town or Village.   |
| Name of LPA         | Insert the name of the LPA.   |
| Name of Clerk       | Insert the name of the LPA Clerk.   |
| LPA Type            | From the drop down box choose the LPA body type; County, City, Town or Village.   |
| LPA Type            | From the drop down box choose the LPA body type; County, City, Town or Village.   |
| Name of LPA         | Insert the name of the LPA.   |
| Governing Body Type | From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.   |
| Name of LPA         | Insert the name of the LPA.   |
| Date                | Insert the date of the meeting.   |
| Day                 | Insert the day the Clerk signed the document.   |
| Month, Year         | Insert the month and year of the clerk's signature.   |
| Clerk Signature     | Clerk shall sign here.  |
| Seal                | The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.   |
| Approved            | The Department of Transportation representative shall sign and date here upon approval.   |

**A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.**

Following IDOT's approval, distribution will be as follows:

- Local Public Agency Clerk
- Engineer (Municipal, Consultant or County)



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# CITY COUNCIL AGENDA MEMO

**DATE:** May 14, 2024  
**TO:** City Council  
**FROM:** Michael Salamowicz – Director of Public Works  
**SUBJECT:** 2024 MFT Paving Program – IDOT Local Public Agency General Maintenance  
Estimate of Maintenance Costs

## Background

In addition to the recommendation to approve the Illinois Department of Transportation's (IDOT) Resolution for Maintenance Under the Illinois Highway Code, the City will also need to approve the IDOT Local Public Agency General Maintenance – Estimate of Maintenance Costs for the 2024 MFT Paving Program. This document identifies the costs to be included in the \$1,300,000 2024 MFT Paving Program, which includes:

|             |                         |
|-------------|-------------------------|
| \$1,200,000 | Maintenance Resurfacing |
| \$ 24,000   | Preliminary Engineering |
| \$ 72,000   | Engineering Inspection  |

The 2024 MFT Road Program includes: Hot Mixed Asphalt (HMA) surface removal and replacement, concrete curb & gutter and sidewalk removal and replacement, pavement patching, structure adjustment/reconstruction, pavement markings and restoration. See the list below identifying the locations of streets to be included in the 2024 MFT Paving Program.

- Briar Lane - Rob Roy to Condado
- Hillside Avenue – El Morro to School
- Chaucer Drive – Condado to Rob Roy
- Colina Avenue – Briar to Chaucer
- Condado Drive – 151<sup>st</sup> to Chaucer
- Warwick Court – Rob Roy to end
- Rob Roy Drive – Chaucer to Concha
- Rio Verde Avenue – Las Robles to Alameda
- Carol Belle Terrace – Central to end
- School Street – Briar to Las Flores
- Forestview Drive – Alameda to Ventura
- Avalon Avenue – Sequioa to Las Flores
- 157<sup>th</sup> Place – Long to Lockwood
- Various Patching – Tudor Road, Massasiot Avenue, Oak Park Avenue

In addition to the work identified above, the Estimate of Maintenance Costs also includes Preliminary Engineering (preparation of bid documents), in the amount of \$24,000 and Engineering Inspection (construction engineering), in the amount of \$72,000, both to be completed by HR Green, in accordance with the agreement approved at the January 23, 2024 City Council Meeting. The Engineering Inspection services includes, but is not limited to: the preparation and execution of contract documents, preparation and submittal of IDOT MFT Resolutions and other related documentation, full time field observations and inspections, material testing and quality control, daily records of the contractor's work (including reporting to the City the contractor's progress and work days charged), reviews and recommendations of the contractor's quantities and pay estimates, final inspection(s), preparation of punch list(s) and final close-out documentation.

**Action Requested**

Approval of the Illinois Department of Transportation's Local Public Agency General Maintenance – Estimate of Maintenance Costs, in the amount of \$1,300,000.

**Recommendation**

Staff recommends approval of the Illinois Department of Transportation's Local Public Agency General Maintenance – Estimate of Maintenance Costs, in the amount of \$1,300,000.

---



## Local Public Agency General Maintenance

Submittal Type

### Estimate of Maintenance Costs

District  Estimate of Cost For

| Local Public Agency | County | Section Number | Maintenance Period |          |
|---------------------|--------|----------------|--------------------|----------|
|                     |        |                | Beginning          | Ending   |
| City of Oak Forest  | Cook   | 24-00000-00-GM | 05/01/24           | 04/30/25 |

| Maintenance Items           |                    |            |   |      |          |           |      |                                  |
|-----------------------------|--------------------|------------|---|------|----------|-----------|------|----------------------------------|
| Maintenance Operation       | Maint Eng Category | Insp. Req. | Material Categories/ Point of Delivery or Work Performed by an Outside Contractor | Unit | Quantity | Unit Cost | Cost | Total Maintenance Operation Cost |
| Maintenance Resurfacing     | IV                 | Yes        |   |      |          |           |      | \$1,300,000.00                   |
| <b>Total Operation Cost</b> |                    |            |   |      |          |           |      | <b>\$1,300,000.00</b>            |

|  | Estimate of Maintenance Costs Summary |           |             |                       |
|--|---------------------------------------|-----------|-------------|-----------------------|
|  | MFT Funds                             | RBI Funds | Other Funds | Estimated Costs       |
| <b>Maintenance</b>   |                                       |           |             |                       |
| Local Public Agency Labor                                    |                                       |           |             |                       |
| Local Public Agency Equipment                                |                                       |           |             |                       |
| Materials/Contracts(Non Bid Items)                           |                                       |           |             |                       |
| Materials/Deliver & Install/Materials Quotations (Bid Items) |                                       |           |             |                       |
| Formal Contract (Bid Items)                                  | \$1,200,000.00                        |           |             | \$1,200,000.00        |
| <b>Maintenance Total</b>                                     | <b>\$1,200,000.00</b>                 |           |             | <b>\$1,200,000.00</b> |

|                                      | Estimated Maintenance Eng Costs Summary |           |             |                       |
|--------------------------------------|---|-----------|-------------|-----------------------|
|                                      | MFT Funds                               | RBI Funds | Other Funds | Total Est Costs       |
| <b>Maintenance Engineering</b>       |   |           |             |                       |
| Preliminary Engineering              | \$24,000.00                             |           |             | \$24,000.00           |
| Engineering Inspection               | \$72,000.00                             |           |             | \$72,000.00           |
| Material Testing                     |   |           |             |                       |
| Advertising                          |   |           |             |                       |
| Bridge Inspection Engineering        |   |           |             |                       |
| <b>Maintenance Engineering Total</b> | <b>\$96,000.00</b>                      |           |             | <b>\$96,000.00</b>    |
| <b>Total Estimated Maintenance</b>   | <b>\$1,296,000.00</b>                   |           |             | <b>\$1,296,000.00</b> |

Remarks

**SUBMITTED**

Local Public Agency Official Signature & Date

Title

County Engineer/Superintendent of Highways Signature & Date

**APPROVED**

Regional Engineer Signature & Date  
 Department of Transportation

### Estimate of Maintenance Costs

Submittal Type

| Local Public Agency | County | Section        | Maintenance Period |          |
|---------------------|--------|----------------|--------------------|----------|
|                     |        |                | Beginning          | Ending   |
| City of Oak Forest  | Cook   | 24-00000-00-GM | 05/01/24           | 04/30/25 |

**IDOT Department Use Only**

|                      |                      |                          |
|----------------------|----------------------|--------------------------|
| Received Location    | Received Date        | Additional Location?     |
| <input type="text"/> | <input type="text"/> | <input type="checkbox"/> |

|                      |                      |
|----------------------|----------------------|
| WMFT Entry By        | Entry Date           |
| <input type="text"/> | <input type="text"/> |

## Instructions for BLR 14222 - Page 1 of 4

NOTE: Form instructions should not be included when the form is submitted

This form is used by all Local Public Agencies (LPAs) to submit their maintenance program and also submit their maintenance expenditure statements. A resolution (BLR 14220) must be submitted and approved by the Illinois Department of Transportation (IDOT) prior to incurring any expenditures. For items required to be bid the estimate of cost must be submitted prior to submittal of required bidding documents. Authorizations will be made based on the resolution and/or the approved contract/acceptance/material quotations documents.

The maintenance expenditure statement must be submitted within 3 months of the end of the maintenance period. Maintenance resolutions and estimates submitted for future maintenance periods after that date will not be processed until the delinquent maintenance expenditure statement has been submitted. Only one form needs to be completed per maintenance period, combine all operations on one form.

For additional information refer to the Bureau of Local Roads Manual (BLRS), Chapter 14. For signature requirements refer to Chapter 2, section 3.05(b) of the BLRS Manual.

For items being completed for the estimate all materials, equipment, labor and contract amounts are considered estimates. For estimates where LPA equipment is completed, an Equipment Rental Schedule (BLR 12110) must also be submitted for approval. When completing the form for the Maintenance Expenditure all items must be actual amounts spent.

**Maintenance** — From the drop down choose which type of document is being submitted. Choose Estimate of Cost if an estimate is being submitted, choose Maintenance Expenditure Statement if a maintenance expenditure statement is being submitted

**Submittal** — Choose the type of submittal, if this is the first submittal choose original, if revising a previous submittal choose, revised. If adding to a previous submittal choose supplemental.

**Estimate of Cost For** — Select the type of LPA submitting this form from the drop down. Types to choose are County, Municipality, or Road District/Township.

**Local Public Agency** — Insert the name of the Local Public Agency.

**County** — Insert the County in which the Local Public Agency is located.

**Maintenance Period**

**Beginning** — Insert the beginning date of the maintenance period.

**Ending** — Insert the ending date of the maintenance period.

**Section** — Insert the section number assigned to this project. The letters at the end of the section number will always be a "GM".

**Maintenance Operations** — List each maintenance operation separately

**Maintenance Eng. Category** — From the drop down choose the maintenance engineering category as it applies to the operation listed to the left. The definitions of the categories can be found in the BLRS Manual Chapter 14, section 14-2.04

Maintenance Engineering Categories are:

**Category I** — Services purchased without a proposal such as electric energy or materials purchased from Central Management Services' Joint Purchasing Program or another joint purchasing program that has been approved by the District BLRS or CBLRS.

**Category II-A** — Maintenance items that are not included in Maintenance Engineering Category I or do not require competitive sealed bids according to Section 12-1.02(a) or a local ordinance/resolution.

**Category II-B** — Routine maintenance items that require competitive sealed bids according to Section 12-1.02(a) or a local ordinance/resolution. Routine maintenance includes all items in the following work categories: snow removal, street sweeping, lighting and traffic signal maintenance, cleaning ditches or drainage structures, tree trimming or removal, mowing, crack sealing, pavement marking, shoulder maintenance limited amounts of concrete curb and gutter repair, scour mitigation, pavement patching, and minor drainage repairs.

**Category III** — Maintenance items that are not covered by Maintenance Engineering Category I or Category II-B and require competitive bidding with a material proposal, a deliver and install proposal or material quotation.

**Category IV** — Maintenance items that are not covered by Maintenance Engineering Category I or Category II-B and require competitive bidding with a formal contract proposal.

**Instructions for BLR 14222 - Page 2 of 4**

The instructions listed below only apply to the maintenance estimate of cost. For LPA's using Local Public Agency Labor and/or Local Public Agency Equipment Rental, the estimated amounts are only listed on those specific lines and are not to be included with each operation on the estimate of cost.

Insp Req — From the drop down choose No or Yes as it applies to the maintenance operation listed to the left. Items requiring no engineering inspection should be no.

Material Categories/Point of Delivery or Work Performed by an Outside Contractor — List the items for each operation on a separate line, grouping items for the same operation together, for the operation listed to the left. If work being done as a contract list work by contractor.

Unit — Insert the unit of measure for the material listed to the left, if applicable.

Quantity — Insert the quantity for the material listed to the left, if applicable.

Unit Cost — Insert the unit cost of the material listed to the left, if applicable.

Cost — No entry necessary, this is a calculated field. This is the quantity times the unit cost.

Total Maintenance Operation Cost — Insert the total of the Maintenance Operation Cost, for items done by a contract insert the estimated contract amount.

**Maintenance**

Estimate of Maintenance Costs Summary — Under each item listed below, list the amount of estimated MFT funds, Rebuild Illinois (RBI) funds and local funds to be expended, if applicable. The total Estimated cost is a calculated field.

Local Public Agency Labor — Insert the estimated amount for LPA labor for all maintenance operations, if applicable.

Local Public Agency Equipment Rental — Insert the estimated amount for LPA equipment rental for all maintenance operations, if applicable.

Materials/Contracts (Non Bid Items) — Insert the estimated amount for materials and/or contracts for items the LPA is not required to bid, if applicable.

Materials/Deliver & Install, Material Quotations — For the operation listed to the left insert the estimate amount to be expended using a bidding process for material/deliver & install proposal and/or material quotations, if applicable.

Formal Contracts — Insert the total amount estimated to be expended on formal contracts. This will be for items required to be bid.

Total Estimated Cost — This is a calculated field and will be automatically filled in for each type. This is the sum of all funding for the item.

Total Maintenance Operation Cost — This is a calculated field, no entry is necessary. This is the sum of all items estimated to be expended on this operation.

Total Maintenance Cost — This is a calculated field, no entry is necessary. This is the sum of all maintenance operation costs.

Maintenance Engineering Cost Summary — For each item listed below, list under the funding type what the estimated amount to be expended for each item.

Preliminary Engineering Fee — Insert the amount of funds estimated to be expended for Preliminary Engineering, if applicable.

Engineering Inspection Fee — Insert the amount of funds estimated to be expended for Engineering Inspection, if applicable.

Material Testing Costs — Insert the dollar amount of funds estimated to be expended on material testing costs, if applicable.

**Instructions for BLR 14222 - Page 3 of 4**

Advertising Costs — Insert the amount of funds estimated to be expended on advertising costs, if applicable.

Bridge Inspection Costs — Insert the amount of funds estimated to be expended on bridge inspection costs, if applicable.

Total Maintenance Engineering — This is a calculated field, no entry is necessary. This is the sum of all maintenance engineering costs listed above.

Totals — This is a calculated field. It is the total of the estimated maintenance cost plus the estimated maintenance engineering cost.

These instructions apply to the Maintenance Expenditure Statement.

Maintenance Operation — Type in the name of the maintenance operation for which the amounts to the right will be completed. For a form that was completed as an Estimate of Cost and is now being changed to a Maintenance Expenditure Statement, this field will be completed from the estimate.

Maint Eng Category — From the drop down select the Maintenance Engineering Category that applies to the operation listed to the left.

LPA Labor — For the operation listed to the left insert the amount expended for LPA labor, if applicable.

LPA Equipment Rental — For the operation listed to the left insert the amount expended on LPA equipment rental if applicable.

Materials/Contracts (Non-Bid) — For the operation listed to the left insert the amount expended for materials and/or contracts that was not required to be bid, if applicable.

Materials/Deliver & Install/Material Quotations (Bid Items) — Insert the total amount expended on Materials Proposals, Deliver and Install proposals, Materials Quotations (Bid Items). This will be for items that were required to be bid.

Formal Contract — For the operation listed to the left insert the amount expended for items bid using the formal contract process, if applicable.

Total Operation Cost — This is a calculated field, it will sum the amounts expended for the operation listed to the left.

Operation Engineering Inspection Fee — For the operation listed to the left insert the amount of engineering inspection charged for this operation, if applicable.

Total Maintenance — This is a calculated field, no entry necessary. It is the sum of all maintenance operations.

Maintenance Engineering Cost Summary Preliminary Engineering Fee — Insert the dollar amount of funds spent on preliminary engineering for this maintenance section.

Engineering Inspection Fee — Insert the amount of funds expended for Engineering Inspection, if applicable.

Material Testing Costs — Insert the dollar amount of funds spent on material testing costs, if applicable.

Advertising Costs — Insert the dollar amount of funds spent on advertising costs, if applicable.

Bridge Inspection Costs — Insert the dollar amount of funds spent on bridge inspection costs, if applicable.

Total Maintenance Engineering — This is a calculated field, no entry is necessary. This is the sum of all maintenance engineering costs listed above.

Total Maintenance Program Costs — Insert the total cost of the Maintenance and Maint. Engineering. The maintenance amount will be the amount from the Total Cost from the Maintenance Items table. The Maint. Eng will be the Maintenance Engineering Total from above.

**Instructions for BLR 14222 - Page 4 of 4**

Contributions, Refunds, Paid with Other Funds — Enter the dollar amount of contributions, refunds or amounts paid with other funds for this maintenance section, if applicable, for both maintenance and maintenance engineering.

Total Motor Fuel Tax/Rebuild Illinois Portion — These are calculated fields, no entry is necessary. This is the sum of the total cost minus the amount paid with local funds.

Motor Fuel Tax Portion — Insert the amount of the total cost that was paid for with Motor Fuel Tax funds for Maintenance and Maint. Engineering, as applicable.

Motor Fuel Tax Funds Authorized — Insert the net amount of Motor Fuel Tax Funds authorized for each type.

Motor Fuel Tax Surplus/Deficit — These are calculated fields, no entry is necessary. This is the sum of the Total Motor Fuel Tax funds expended minus the amount of Motor Fuel Tax funds authorized. A positive number will result in a credit to the unobligated fund of the Motor Fuel Tax fund. A negative number means more funds were spent than authorized. If the negative number has a resolution to cover the overage, the item(s) that resulted in the overage have been approved by IDOT, and are covered in the overrun policy, this amount will be authorized. If these conditions are not met you must contact your District office for guidance.

Rebuild Illinois Portion — Insert the amount of the total cost that was paid for with Rebuild Illinois funds for Maintenance and Maint. Engineering, as applicable.

Rebuild Illinois Funds Authorized — Insert the net amount of Rebuild Illinois Funds authorized for each type.

Rebuild Illinois Surplus/Deficit — These are calculated fields, no entry is necessary. This is the sum of the Total Rebuild Illinois funds expended minus the amount of Rebuild Illinois funds authorized. A positive number will result in a credit to the unobligated fund of the Motor Fuel Tax fund. A negative number means more funds were spent than authorized. If the negative number has a resolution to cover the overage, the item(s) that resulted in the overage have been approved by IDOT, and are covered in the overrun policy, this amount will be authorized. If these conditions are not met you must contact your District office for guidance.

Difference — No entry necessary, this field is automatically calculated. It is the difference between Total Motor Fuel Tax/Rebuild Illinois Portion for Maintenance and Maint. Engineering. The fields must equal zero; if not, review the amounts inserted under Motor Fuel Tax and Rebuild Illinois need to be corrected.

Remarks — Enter remarks as applicable covering the items entered.

Certification — Upon submittal of this form as the maintenance expenditure statement the LPA official shall check this box as certification.

End of instructions for Maintenance Expenditure Statement

Submitted

Local Public Agency Official — The proper official shall sign, insert their title and date here. For Estimates of Cost covering a Township/Road District the road commissioner shall sign and date as Local Public Agency Official. For Municipalities the municipal official shall sign and date here.

County Engineer/Superintendent of Highways — For County project and/or Township/Road District projects the county engineer/superintendent of highways shall sign here.

Approved — Upon approval the Regional Engineer shall sign and date here. This approval is subject to change based upon a documentation review by the Department.

When submitting the form via USPS mail, submit a minimum of three (3) signed original must be submitted to the Regional Engineer's District office. This form may be submitted electronically with electronic signatures.

Following the Regional Engineer's approval, distribution will be as follows:

Local Public Agency Clerk  
Engineer (Consultant or County Engineer)  
District File

IDOT Department Use Only      The Following fields are for IDOT use only.

Received

Location      Enter the location received from the drop down.

Date      Enter the date the document was received.

WMFT Entry

By      Enter the name of the person entering the information into the WMFT system.

Date      Enter the date on which the information was entered.

Completed 05/09/24

BLR 14222 (Rev. 05/26/23)



ALL GOOD THINGS CLOSE TO HOME

## **CITY COUNCIL AGENDA MEMO**

DATE: MAY 14, 2024  
TO: MAYOR HENRY L. KUSPA AND CITY COUNCIL  
FROM: JASON REID, CHIEF OF POLICE  
SUBJECT: 2-YEAR CONTRACT WITH FLOCK SAFETY FOR AN ADDITIONAL 2 LPR CAMERAS

### Background

The Oak Forest Police Department has been utilizing Flock Safety License Plate Readers (ALPR) since 2021. This tool has proven to be an asset to aid in criminal investigations, locating stolen vehicle and finding missing persons.

During budget discussions for the 24/25 fiscal year, the OFPD identified an area that we felt would benefit the community by implementing two additional ALPR's. The cost of adding two additional ALPR's for two years is \$12,000.00 and was budgeted for in line item 01-03-5604.

### ACTION REQUESTED

Approve the additional two ALPR cameras with Flock system in the budgeted amount of \$6,000.00 per year for two years.

### RECOMMENDATION

Approve the additional two ALPR cameras with Flock system in the budgeted amount of \$6,000.00 per year for two years.

---

**Flock Safety + IL - Oak Forest PD**

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Flock Group Inc.  
1170 Howell Mill Rd. Suite 210  
Atlanta, GA 30318

---

MAIN CONTACT:  
Dan Murdock  
dan.murdock@flocksafety.com  
3124153858

flock safety

# flock safety

## ORDER FORM

This order form ("Order Form") hereby incorporates and includes the terms of the previously executed agreement (the "Terms") which describe and set forth the general legal terms governing the relationship (collectively, the "Agreement"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "Effective Date")

|                         |  |                    |  |
|-------------------------|--|--------------------|--|
| Customer:               | IL - Oak Forest PD                           | Initial Term:      | 24 Months                                    |
| Legal Entity Name:      | IL - Oak Forest PD                           | Renewal Term:      | 24 Months                                    |
| Accounts Payable Email: | sdurano@oak-forest.org                       | Payment Terms:     | Net 30                                       |
| Address:                | 15440 Central Ave Oak Forest, Illinois 60452 | Billing Frequency: | Annual Plan - First Year Invoiced at Signing |
|                         |  | Retention Period:  | 30 Days                                      |

### Hardware and Software Products

Annual recurring amounts over subscription term

| Item                             | Cost     | Quantity | Total             |
|----------------------------------|----------|----------|-------------------|
| <b>Flock Safety Platform</b>     |          |          | <b>\$6,000.00</b> |
| <b>Flock Safety Flock OS</b>     |          |          |                   |
| FlockOS™ - Essentials            | Included | 1        | Included          |
| <b>Flock Safety LPR Products</b> |          |          |                   |
| Flock Safety Falcon ®            | Included | 2        | Included          |

### Professional Services and One Time Purchases

| Item  | Cost   | Quantity                          | Total       |
|---|--------|-----------------------------------|-------------|
| <b>One Time Fees</b>                                |        |                                   |             |
| <b>Flock Safety Professional Services</b>           |        |                                   |             |
| Professional Services - Standard Implementation Fee | \$0.00 | 2                                 | \$0.00      |
|   |        | <b>Subtotal Year 1:</b>           | \$6,000.00  |
|   |        | <b>Annual Recurring Subtotal:</b> | \$6,000.00  |
|   |        | <b>Discounts:</b>                 | \$1,300.00  |
|   |        | <b>Estimated Tax:</b>             | \$0.00      |
|   |        | <b>Contract Total:</b>            | \$12,000.00 |

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "Renewal Term") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

### Billing Schedule

| <b>Billing Schedule</b>       | <b>Amount (USD)</b> |
|-------------------------------|---------------------|
| <b>Year 1</b>                 |                     |
| At Contract Signing           | \$6,000.00          |
| Annual Recurring after Year 1 | \$6,000.00          |
| <b>Contract Total</b>         | <b>\$12,000.00</b>  |

\*Tax not included

### Discounts

| <b>Discounts Applied</b>           | <b>Amount (USD)</b> |
|------------------------------------|---------------------|
| Flock Safety Platform              | \$0.00              |
| Flock Safety Add-ons               | \$0.00              |
| Flock Safety Professional Services | \$1,300.00          |

### Product and Services Description

| Flock Safety Platform Items | Product Description   | Terms   |
|-----------------------------|---|---|
| FlockOS™                    | Flock Safety's situational awareness operating system.  |   |
| Flock Safety Falcon ®       | An infrastructure-free license plate reader camera that utilizes Vehicle Fingerprint® technology to capture vehicular attributes. | The Term shall commence upon first installation and validation of Flock Hardware. |

| One-Time Fees                                       | Service Description  |
|---|--|
| Installation on existing infrastructure             | One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.       |
| Professional Services - Standard Implementation Fee | One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief. |
| Professional Services - Advanced Implementation Fee | One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.       |

### FlockOS Features & Description

| FlockOS Features                               | Description  |
|--|--|
| Community Network Access                       | The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.   |
| Unlimited Users                                | Unlimited users for FlockOS  |
| State Network (License Plate Lookup Only)      | Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.  |
| Nationwide Network (License Plate Lookup Only) | With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations. |
| Law Enforcement Network Access                 | The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.   |
| Time & Location Based Search                   | Search full, partial, and temporary plates by time at particular device locations  |
| License Plate Lookup                           | Look up specific license plate location history captured on Flock devices  |
| Vehicle Fingerprint Search                     | Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.   |
| Insights & Analytics                           | Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.   |
| ESRI Based Map Interface                       | Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.   |
| Real-Time NCIC Alerts on Flock ALPR Cameras    | Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.  |
| Unlimited Custom Hot Lists                     | Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera   |

**By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.**

The Parties have executed this Agreement as of the dates set forth below.

**FLOCK GROUP, INC.**

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

**Customer: IL - Oak Forest PD**

DocuSigned by:

*Jason Reid*

469A8FCBA2AA4C0

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

Name: Jason Reid

Title: Chief of Police

Date: 5/7/2024

PO Number: \_\_\_\_\_



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

---

DATE: May 7, 2024  
TO: Mayor Kuspa, City Council  
FROM: Deputy Chief Scott Durano  
SUBJECT: Oak Forest Telecommunications Station 3

### Background

Communications Station 3 within the Oak Forest Telecommunications room has exceeded its life expectancy and is at the point of deterioration. Municipal Services Consulting issued an RFP to replace the furniture to meet the PD's needs. We have received two bids in return. Each of the bids met the police department's requirements to include the powerlift station, corner work surface, power locations and CPU cabinets.

### Recommendation

The Oak Forest Police Department recommends the Xybix Systems Inc. which has provided the most economical bid.

### Action Requested

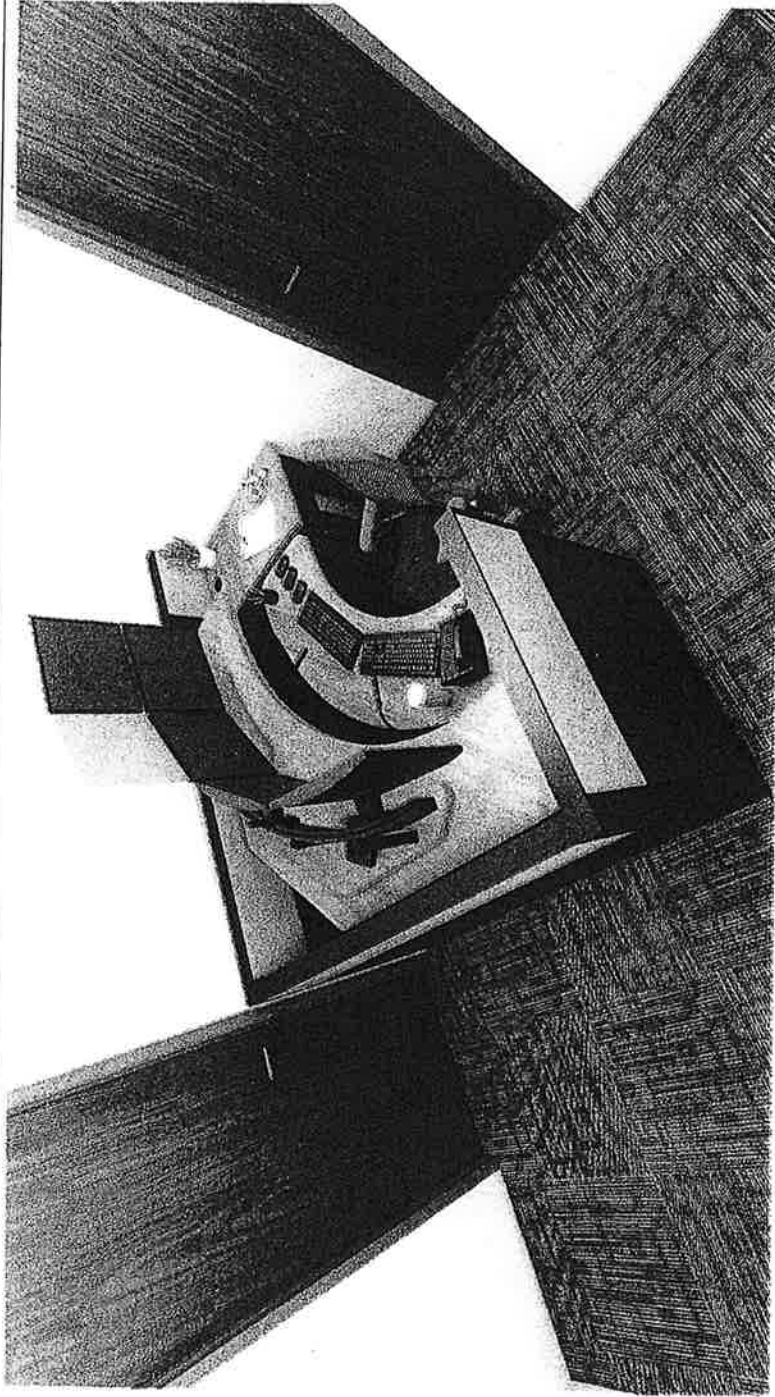
Approval of Xybix Ssystems Inc. proposal for the Oak Forest Telecommunications Station 3 in the amount of \$26,895.32.

This proposal was approved by the 911 Board on 05/07/2024.

The purchase of the Oak Forest Telecommunications Station 3 will be drawn from Line item 89-00-5604. A budget adjustment is forthcoming.

---

Approved 04/15/24



RENDERINGS ARE REPRESENTATIVE ONLY AND MAY NOT REFLECT THE EXACT DETAILS OF THIS PROJECT. REFER TO ACTUAL COLOR SAMPLES FOR EXACT COLOR REPRESENTATION

| TABLE OF CONTENTS |                  |
|-------------------|------------------|
| PAGE #            | PAGE NAME        |
| 1.0               | COVER PAGE       |
| 2.0               | FLOOR PLAN       |
| 3.0               | TYPICALS         |
| 10.0              | FINISH SELECTION |
| 11.0              | CABLE SHEET      |

| REVISIONS |                  |          |
|-----------|------------------|----------|
| REV       | DESCRIPTION      | DATE     |
| 0         | Drawing Creation | 04.15.24 |
|           |                  |          |
|           |                  |          |
|           |                  |          |
|           |                  |          |

Opportunity: 0029694  
 Carpet Opp: N/A  
 Drawing Name: COVER PAGE  
 SHEET: 1.0 SCALE: 12" = 1'-0"  
 NOTE: This design & layout is the property of XYBIX Systems, Inc. & is not to be used or reproduced without express written permission by XYBIX Systems, Inc.

**SIGN OFF APPROVAL:** Furniture orders and product installation shall not proceed until the Client has given approval to these documents. Approval of the Client shall constitute approval of the drawings for contents, scope of work and all dimensions required by the Client as being necessary to the use of space, furnishings and equipment. Furniture orders, or product installation authorized by the Client from these documents, shall be interpreted by XYBIX as approval in full to these documents by the Client. Revisions after approval shall result in additional costs.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Sign-Off Initials: REV  
 0

**xybix**  
 8077 South Park Circle  
 Littleton, CO 80120  
 1.800.788.2810 F.303.488.5454  
 www.xybix.com

Sales: Amanda Schwartz  
 Email: AmandaS@xybix.com  
 Designer: Jamie Anderson  
 Email: JamieA@xybix.com

MUNICIPAL SERVICES CONTINGING, INC.  
 OAK FOREST CITY HALL  
 15440 CENTRAL AVE  
 OAK FOREST, IL 60452



6077 SouthPark Circle  
 Littleton, CO 80120  
 1.800.786.2978 FAX: 303.688.4664  
 www.xybix.com

Sales : Amanda Schwartz  
 Email : AmandaS@xybix.com  
 Designer : Jamie Anderson  
 Email : JamieA@xybix.com

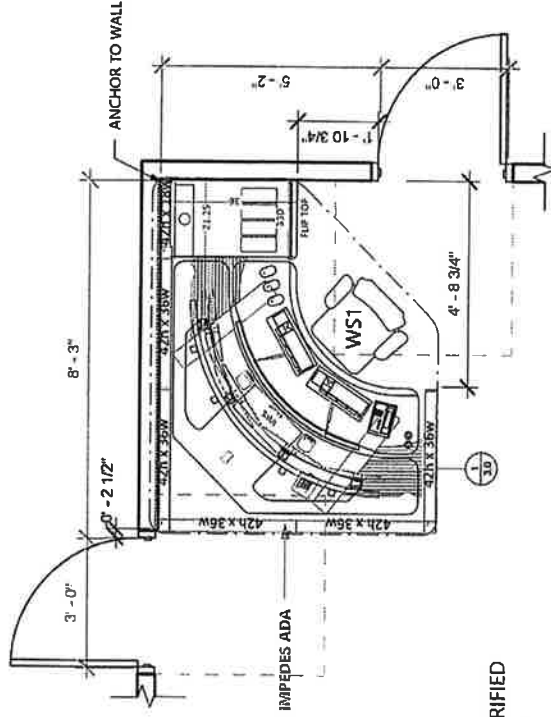
MUNICIPAL SERVICES CONSULTING, INC.  
 OAK FOREST CITY HALL  
 1540 CENTRAL AVE  
 OAK FOREST, IL 60452

Opportunity: 0025694  
 Carpet Opp: N/A  
 Drawing Name: FLOOR PLAN

SHEET: SCALE  
 2.0

NOTE: This design & layout is the property of XYBIX Systems, Inc. & is not to be used in any written manner without express written permission by XYBIX Systems, Inc.

Sign-Off Initials: REV 0



CEILING HEIGHT: ?  
 POWER/DATA COMING FROM: WALLS

1 FLOOR PLAN  
 3/8" = 1'-0"





8287 Southside Circle  
Lisle, IL 60532  
1.800.788.2810 F.303.683.5454  
www.xybix.com

Sales: Amanda Schwertz  
Email: AmandaS@xybix.com  
Designer: Jamie Anderson  
Email: JamieA@xybix.com

MUNICIPAL SERVICES CONSULTING, INC.  
OAK FOREST CITY HALL  
1540 CENTRAL AVE  
OAK FOREST, IL 60452

**Xybix 72"x72" Dual Surface Console:**  
Sit to stand adjustment range of 22"-48" AFF,  
with LSS Table Base

**Axis Control System**  
User interface controlled through Windows, Android,  
and IOS

Fans: Forced Air Flow

Heat: (2) 250w Forced Air Heaters

Task Lights: (2) Dimmable lights with flexible mounting  
arm on keyboard surface.

**42"H Panel System:** .55NRC Rated sound absorption

**21.25"W CPU Cabinet under Flip Top Worksurface:** front  
locking doors, internal fixed shelf, (2) silent 45 CFM fans for  
active ventilation.

**CPUs Per Position:**  
(4) 4"W x 10"H x 10"D

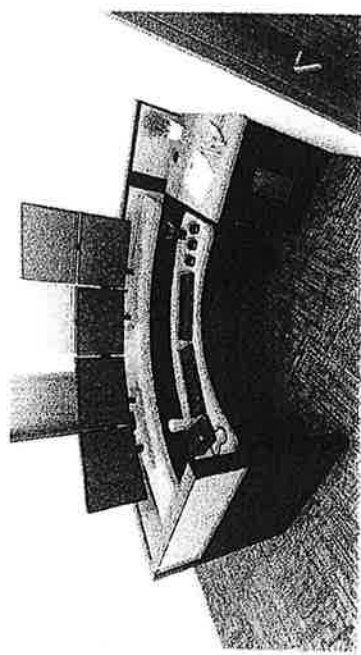
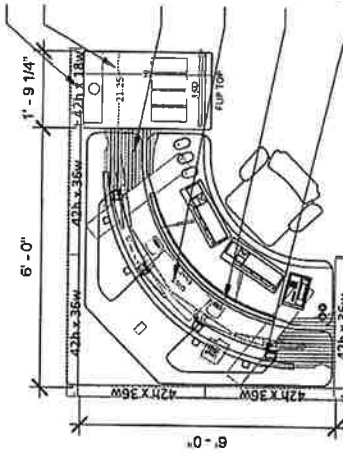
**Cable Management Bridge:** Cable organization from  
desk to CPU Cabinet

**Single Metal Shelf:** Under monitor surface, with grommet & (1)  
Power-only USB, (1) USB-C and (1) Power Outlet. 19"W x 5 1/4"H x 9"D

**Datadock:** Keyboard surface cable organizer, accommodates  
the following: (8) USB Ports & (1) CAT6 Port

**"RollerVision" Monitor Mounting System:** 10" focal depth  
adjustment accommodates the following monitors left to right:  
Top Row: 21", 21", 21"  
Bottom Row: 21", 21", 21", 21"

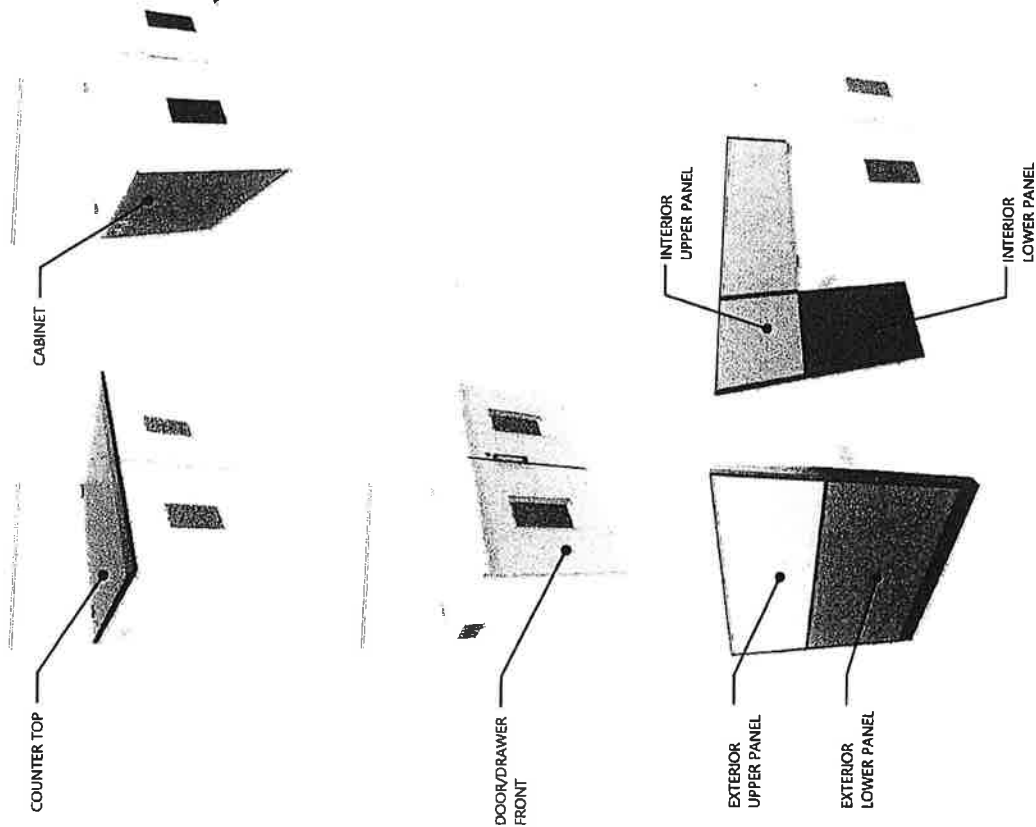
\*FUTURE 21" MONITOR SHOWN IN GRAY



① TYPICAL - WORKSTATION  
3/8" = 1'-0"

|  |          |
|--|----------|
| Opportunity:   | 0029694  |
| Carpet Opp:  | N/A      |
| Drawing Name:  | TYPICALS |
| SHEET:   | SCALE    |
|  | 3.0      |
| NOTE: This design & layout is the property of Xybix Systems, Inc. & is not to be reproduced, copied, or used without express written permission by Xybix Systems, Inc. |          |
| Sign-Off Initials:   | REV      |
| X  | 0        |

# FINISH LOCATIONS



# FINISH SELECTIONS

FINISHES ARE NOT GUARANTEED TO BE AVAILABLE AT TIME OF ORDER DUE TO STOCK OR MANUFACTURING DISCONTINUING PRODUCT WITHOUT NOTICE

- Panel Trim : Black
- Interior Upper Panel : .
- Interior Lower Panel : .
- Exterior Upper Panel : .
- Exterior Lower Panel : .
- Counter Top : .
- Door & Drawer Front : .
- Cabinet : .
- Edgeband : .
- Handle : Eagle Silver

|                      |     |                      |     |             |     |                   |        |
|----------------------|-----|----------------------|-----|-------------|-----|-------------------|--------|
| Interior Upper Panel | TBD | Exterior Upper Panel | TBD | Counter Top | TBD | Handle            | SILVER |
| Interior Lower Panel | TBD | Exterior Lower Panel | TBD | Cabinet     | TBD | Door/Drawer Front | TBD    |

# CARPET SELECTIONS

- Carpet : .N/A
- Cove Base : .N/A
- Installation Method : .N/A

|        |     |           |     |                     |     |
|--------|-----|-----------|-----|---------------------|-----|
| Carpet | N/A | Cove Base | N/A | Installation Method | N/A |
|--------|-----|-----------|-----|---------------------|-----|



8187 Southpark Circle  
Lithia Springs, GA 30139  
1.800.786.2610 FAX: 404.543.5454  
www.xybix.com

Sales : Amanda Schwartz  
Email : AmandaS@xybix.com  
Designer : Jamie Anderson  
Email : JamieA@xybix.com

MUNICIPAL SERVICES CONSULTING, INC.  
OAK FOREST CITY HALL  
15440 CENTRAL AVE  
OAK FOREST, IL 60452

Opportunity: 0029694

Carpet Opp: N/A

Drawing Name:

FINISH SELECTION

SHEET: 10.0  
SCALE: 3/8" = 1'-0"

NOTE: This design & layout is the property of XYBIX Systems, Inc. & is not to be used in any written manner without express written permission by XYBIX Systems, Inc.

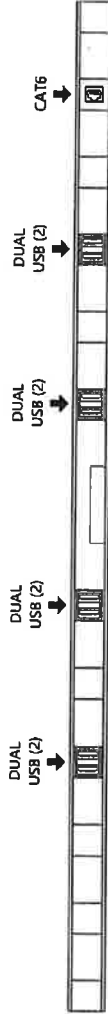
Sign-Off Initials: REV




0

# CABLE EXTENSIONS (PER POSITION)

# POSITION(S) TYPE: WS1







## DUAL SURFACE DATADOCK CABLES (For Keyboard, Mouse and Phone connections)











|   |   |                |
|---|---|----------------|
|  | <b>DUAL USB (2)</b><br>(Cable Managed to City Cabinet)<br>Keyboard & Mouse                  | <b>8 Total</b> |
|  | <b>CHARGE ONLY - DUAL USB (2)</b><br>(Cable Managed to Power Outlet)<br>Cell Phone charging | <b>N/A</b>     |
|  | <b>CAT6 (Max. 2)</b><br>(Cable Managed to City Cabinet)<br>Phone ONLY, not for Networking   | <b>1 Total</b> |

\*\*\*Datadock has (5) additional slots for expansion if more than (8) USB's and (1) CAT6 is needed. Please note that additional cables will be charged separately.\*\*\*

## KEYBOARD SURFACE CABLES (ONLY applies for Monitor or Touchscreen sitting on Keyboard Surface)

|   |   |  |  |  |  |  |  |
|---|---|--|--|--|--|--|--|
|  | <b>VGA</b><br>Male / Female Extension<br>Standard Connections for monitors          |  |  |  |  |  |  |
|  | <b>DVI-D</b><br>Male / Female Extension<br>Typical for Hi-Resolution                |  |  |  |  |  |  |
|  | <b>DVI-I</b> 19" Max Length<br>Male / Female Extension<br>Typical for Hi-Resolution |  |  |  |  |  |  |
|  | <b>HDMI</b><br>Male / Female Extension<br>Typical for Hi-Resolution                 |  |  |  |  |  |  |
|  | <b>USB</b><br>Keyboard & Mouse  |  |  |  |  |  |  |
|  | <b>CAT6</b><br>Phone ONLY   |  |  |  |  |  |  |

## MONITOR SURFACE CABLES

|   |   |                 |  |  |  |
|---|---|-----------------|--|--|--|
|  | <b>VGA</b><br>Male / Female Extension<br>Standard Connections for monitors          |                 |  |  |  |
|  | <b>DVI-D</b><br>Male / Female Extension<br>Typical for Hi-Resolution                |                 |  |  |  |
|  | <b>DVI-I</b> 19" Max Length<br>Male / Female Extension<br>Typical for Hi-Resolution |                 |  |  |  |
|  | <b>HDMI</b><br>Male / Female Extension<br>Typical for Hi-Resolution                 |                 |  |  |  |
|   |   | <b>QUANTITY</b> |  |  |  |
|  | <b>Display Port</b><br>Male / Female Extension<br>Typical for Hi-Resolution         |                 |  |  |  |
|  | <b>Display Port to Mini Display Port</b>  |                 |  |  |  |
|  | <b>USB</b><br>Typical for Speakers  |                 |  |  |  |
|  | <b>AUDIO</b><br>Typical for Speakers  |                 |  |  |  |
|   |   | <b>QUANTITY</b> |  |  |  |

## OPTIONAL ITEMS FOR MONITOR SURFACE (EX: CABLE ADAPTORS, USB'S)

|                           |    |    |
|---------------------------|----|----|
| <b>CABLE ADAPTOR TYPE</b> | TO | TO |
| <b>QUANTITY</b>           |    |    |



8237 Southside Court  
Lubbock, TX 79424  
1.800.785.2810 F.303.883.5454  
www.xybix.com

Sales: Amanda Schwitz  
Email: AmandaS@xybix.com  
Designer: Jamie Anderson  
Email: JamieA@xybix.com

MUNICIPAL SERVICES CONSULTING, INC.  
OAK FOREST CITY HALL  
1540 CENTRAL AVE  
OAK FOREST, IL 60452

Opportunity: 0028694  
Carpet Opp: N/A  
Drawing Name: CABLE SHEET

SHEET: SCALE:  
11.0

NOTE: This design & layout is the property of xybix Systems, Inc., & is not to be used in any written manner without the written permission by xybix Systems, Inc.

Sign-Off Initials: \_\_\_\_\_  
REV: 0

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

If different cable connector types are required it is your responsibility to contact your Designer or Sales Rep. You agree that any changes to this order following receipt of sign-off drawing and PO may result in additional cost that will be expensed to the client.

Xybix Systems, Inc.  
 8207 SouthPark Circle  
 Littleton CO 80120  
 Phone: 303-683-5656  
 Fax: 303-683-5454  
 JamieA



Quote Number: 34389

Quote Date: 4/16/2024  
 Revision: A  
 Orig Create Date: 4/15/2024  
 Expires: 7/14/2024  
 Opp #: 0029694

Quote

Terms: 90% Net 30; 10% Retention

Page: 1 of 3

|  |   |
|--|---|
| <p><b>QUOTE TO:</b><br/>         Acct: MUNSERTRMI<br/><br/>         Municipal Services Consulting, Inc.<br/>         2682 Garfield Rd.<br/>         Suite #22<br/>         Traverse City MI 49686<br/>         USA</p> <p>Phone:<br/>         Email:</p> | <p><b>SHIP TO:</b><br/>         Oak Forest City Hall<br/>         15440 Central Ave<br/>         Oak Forest, IL 60452<br/>         USA</p> <hr/> <p>Salesperson: AMANDA SCHWARTZ<br/>         Phone: (720) 326-1165<br/>         Email: amandas@xybix.com</p> |
|--|---|

STD 2023-12 Price List  
 Product Line: Eagle Line w/axys  
 Install Type: Standard - Live Room  
 Removal & Disposal: Customer Responsible  
 Tax Exempt

04.15.24: R0 - Drawing Creation - JEA

| Line | Part Num  | Desc  | Qty U/M | List Ea.   | Disc. % | Disc. Price | Net Price  |
|------|-----------|---|---------|------------|---------|-------------|------------|
| 1.00 | 12343.    | Panel System Priced by the Linear Foot:<br>Grade 3 Fabric<br>12343-1-SS - 29-48in - 7.5 LF @<br>\$299.00/LF<br>12343-1-DS - 29-48in - 10.5 LF @<br>\$404.00/LF<br><br>Upper Tiles Fabric Color: TBD Grade 3<br>G2<br>Lower Tiles Fabric Color: TBD Grade 3<br>G2<br>Panel Trim Color: Black | 1.00 EA | \$6,484.50 | 36.00 % | \$4,150.08  | \$4,150.08 |
| 2.00 | 14486-3D. | Adj. Table Worksurface - Corner Dual<br>Surface - 72L x 72R - Cable<br>Management Included  | 1.00 EA | \$3,119.00 | 45.00 % | \$1,715.45  | \$1,715.45 |
| 3.00 | 15844     | L5S Table Base for 72X72 Corner<br>Worksurface  | 1.00 EA | \$9,494.00 | 45.00 % | \$5,221.70  | \$5,221.70 |
| 4.00 | 16744.    | Monitor Mount 3 - Rollervision - Corner<br>Dual Surface - 72L x 72R<br><br>16674 - Std VESA Mount Qty = 3 Total:<br>\$1,293.00<br>16676 - Std VESA Mount 2 HI 2 Knuckle<br>Qty = 1 Total: \$1,056.00  | 1.00 EA | \$5,248.00 | 45.00 % | \$2,886.40  | \$2,886.40 |
| 5.00 | 13074     | Cable, TBD  | 5.00 EA | \$129.00   | 45.00 % | \$70.95     | \$354.75   |

Xybix Systems, Inc.  
 8207 SouthPark Circle  
 Littleton CO 80120  
 Phone: 303-683-5656  
 Fax: 303-683-5454  
 JamieA



Quote Number: 34389

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 Expires: 7/14/2024  
 Opp #: 0029694

**Quote**

Terms: 90% Net 30; 10% Retention

Page: 2 of 3

| Line  | Part Num     | Desc  | Qty  | U/M | List Ea.   | Disc. % | Disc. Price | Net Price  |
|-------|--------------|---|------|-----|------------|---------|-------------|------------|
| 5.01  | 16130-8      | Datadock 2 - Keyboard Snap-In Cable Organizer<br>Includes:<br>8 - USB Ports<br>1 - RJ45 Port                              | 1.00 | EA  | \$875.00   | 45.00 % | \$481.25    | \$481.25   |
| 6.00  | 11792-BLK    | Power Bar - 10 Outlet With Black Sticker  | 1.00 | EA  | \$193.00   | 45.00 % | \$106.15    | \$106.15   |
| 6.01  | 11792-OR     | Power Bar - 10 Outlet With Orange Sticker   | 1.00 | EA  | \$193.00   | 45.00 % | \$106.15    | \$106.15   |
| 7.00  | 16708.       | Axys Control System with Fan<br>Base Price: \$2,206.00<br>16707AXS - Heat - \$702.00<br>16709AXS - Task Lights - \$281.00 | 1.00 | EA  | \$3,189.00 | 45.00 % | \$1,753.95  | \$1,753.95 |
| 8.00  | 16909        | Shelf, Under Surface, With Power, 1 AC Outlet, 1 USB Charge, 1 USB-C Charge, Metal, Black                                 | 1.00 | EA  | \$379.00   | 45.00 % | \$208.45    | \$208.45   |
| 10.00 | 12033-3D-FT. | Flip Top Return Worksurface - 21.25Wx36D  | 1.00 | EA  | \$814.00   | 45.00 % | \$447.70    | \$447.70   |
| 11.00 | 16209        | Cable Bridge Corner Angled Left Side  | 1.00 | EA  | \$301.00   | 45.00 % | \$165.55    | \$165.55   |
| 11.01 | 16210        | Cable Bridge Corner Angled Right Side   | 1.00 | EA  | \$301.00   | 45.00 % | \$165.55    | \$165.55   |
| 11.02 | 15483-3D-FT. | CPU Cabinet - ERGO ACCESS Under Work Surface 21.25Wx34.5D With Flip Top Hinge   | 1.00 | EA  | \$1,882.00 | 45.00 % | \$1,035.10  | \$1,035.10 |
| 18.00 | 14655        | Wall Screw Anchor Kit   | 1.00 | EA  | \$18.00    | 45.00 % | \$9.90      | \$9.90     |
| 90.00 | 16139        | Installers Kit Eagle Line   | 1.00 | EA  | \$0.00     | 0.00 %  | \$0.00      | \$0.00     |
| 99.00 | Other        | Other Charges & Services  | 1.00 | EA  | \$0.00     | 0.00 %  | \$0.00      | \$0.00     |

**Line (17) - Miscellaneous Charge -**

| Description             | Ext. Price |
|-------------------------|------------|
| 1.) Freight - Box Truck | 2,882.81   |
| 2.) Installation        | 5,204.38   |

|                   |             |                                   |                    |
|-------------------|-------------|-----------------------------------|--------------------|
| List Price Total: | \$33,135.50 | Lines Total:                      | \$18,808.13        |
|                   |             | Line Miscellaneous Charges Total: | \$8,087.19         |
|                   |             | Taxes Total:                      | \$0.00             |
|                   |             | <b>Quote Total:</b>               | <b>\$26,895.32</b> |

xybix Systems, Inc.  
8207 SouthPark Circle  
Littleton CO 80120  
Phone: 303-683-5656  
Fax: 303-683-5454  
JamieA



Quote Number: 34389

Quote Date: 4/16/2024  
Revision: A  
Orig Create Date: 4/15/2024  
Expires: 7/14/2024  
Opp #: 0029694

Quote

Terms: 90% Net 30; 10% Retention

Page: 3 of 3

| Line | Part Num | Desc | Qty | U/M | List Ea. | Disc. % | Disc. Price | Net Price |
|------|----------|------|-----|-----|----------|---------|-------------|-----------|
|------|----------|------|-----|-----|----------|---------|-------------|-----------|

Note 1:

All quoted taxes are estimated. Any applicable taxes, fees, permits, etc. must be added to this quote.

Note 2:

Where installation is listed on quote it is based in non-union labor and on one trip for installation only. Client is responsible for coordination of Technicians and other Vendors/Contractors. Waiting time will be charged at the rate of \$75 per man hour straight time and \$115 per man hour for OT plus subsistence expenses.

Additionally, this quote is based upon a remodel in an existing space and/or new building - completely finished with a Certificate of Occupancy. Any project where the General Contractor is still on the job is subject to additional charges.

We appreciate this opportunity to provide this quote. Our goal is to substantially improve working conditions for your valuable staff. We look forward to meeting with you to review this proposal in detail. In the meantime please don't hesitate to call us with any questions.



**ALL GOOD THINGS CLOSE TO HOME**

## ***CITY COUNCIL AGENDA MEMO***

---

**DATE:** MAY 14, 2023  
**TO:** CITY COUNCIL  
**FROM:** MAYOR HENRY L. KUSPA  
**SUBJECT:** ORDINANCE 2024-05-10320 CLASS F LIQUOR LICENSE FOR 16700 OAK FOREST INC., 16702 S. CICERO AVENUE (SHELL GAS STATION)

### **Background**

Attached for City Council review and concurrence is Ordinance 2024-05-010320 Class F Liquor License in the City of Oak Forest. The property has recently been granted a Special Use Permit to run the existing gasoline station. The previous operator is moving on and proposed user will close and take over on July 1<sup>st</sup>. The attached interior layout shows the location of the products for sale including beer and small bottles.

The business currently operates 24 hours a day. The liquor license code requires that no alcohol sales shall be allowed:

From 2:00 AM till 7:00 AM on Monday - Friday

From 3:00 AM till 7:00 AM on Saturday

From 3:00 AM till 9:00 AM on Sunday

---

CITY OF OAK FOREST

---

ORDINANCE NO. 2024-05-10390

---

**AN ORDINANCE AMENDING CHAPTER 111.51(A)  
OF THE OAK FOREST CODE TO INCREASE  
THE NUMBER OF AUTHORIZED LIQUOR LICENSES**

Passed by the City Council, \_\_\_\_\_, 2023

Printed and Published, \_\_\_\_\_, 2023

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

CITY OF OAK FOREST  
COOK COUNTY, ILLINOIS

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

---

City Clerk

ORDINANCE NO. 2024-05-10390

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

**AN ORDINANCE AMENDING CHAPTER 111.51(A)  
OF THE OAK FOREST CODE TO INCREASE  
THE NUMBER OF AUTHORIZED LIQUOR LICENSES**

shall be and is hereby adopted as follows:

Section 1.     LICENSE.

The number of Class F liquor licenses authorized by Chapter 111.51(A) of the City of Oak Forest Code to authorize the issuance of a liquor license for 16700 Oak Forest, Inc. at 16702 S. Cicero Avenue, Oak Forest, IL 60452, in accordance with the Oak Forest City Code.

Section 2.     PROVISIONS.

Approval is conditioned on provisions of Chapter 111 of the Oak Forest Municipal Code, particularly noting Section 111.47, Issuance of Liquor Licenses and Section 111.50, Liquor License Classifications.

Section 3.     INVALIDITY.

If any section, paragraph, clause or provision of this Ordinance shall be invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 4.     REPEALER.

All Ordinances in conflict therewith are hereby repealed to the extent of such conflict.

Section 5.     EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**ADOPTED**

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

**APPROVED** By Mayor

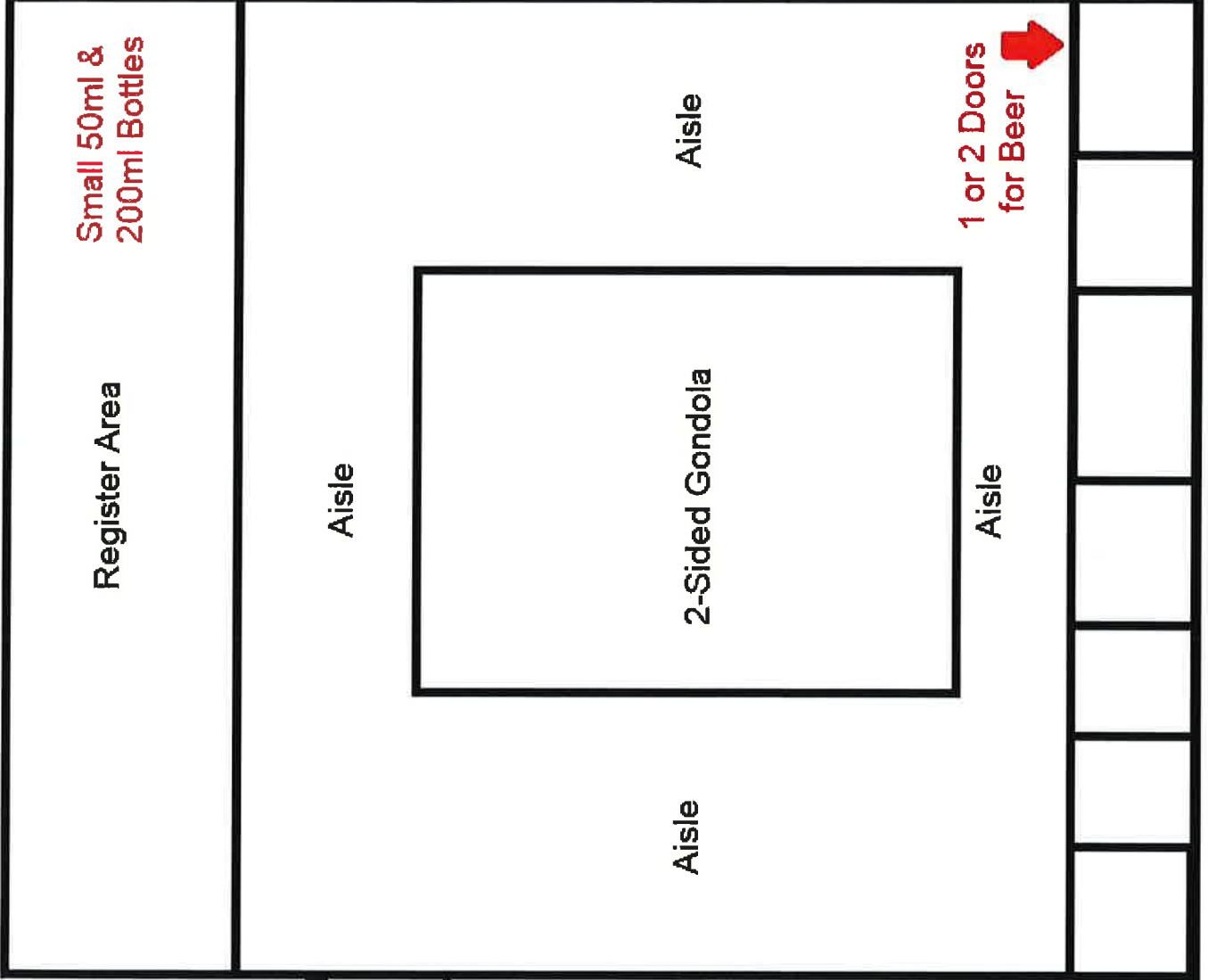
This \_\_\_\_\_ Day of \_\_\_\_\_, 2024

\_\_\_\_\_  
HENRY L. KUSPA, MAYOR

**ATTEST:**

\_\_\_\_\_  
NICOLE TORMEY, CITY CLERK

| Aldermen                       | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Kenneth Keeler<br>First Ward   |     |     |         |        |
| Joe McCarthy<br>Second Ward    |     |     |         |        |
| Charles Wolf<br>Third Ward     |     |     |         |        |
| Paul Selman<br>Fourth Ward     |     |     |         |        |
| James Emmett<br>Fifth Ward     |     |     |         |        |
| James Hortsman<br>Sixth Ward   |     |     |         |        |
| Denise Danihel<br>Seventh Ward |     |     |         |        |
| Henry L. Kuspa<br>Mayor        |     |     |         |        |





ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

---

DATE: MAY 14, 2024  
TO: MAYOR KUSPA, CITY COUNCIL  
FROM: PAUL RUANE, COMMUNITY PLANNER

SUBJECT: APPROVAL OF ORDINANCE NO. 2024-05-1029O AUTHORIZING A PRELIMINARY PLANNED DEVELOPMENT TO ALLOW 40 SENIOR APARTMENT UNITS AT 15801 LOREL AVENUE IN THE C1 – LOCAL COMMERCIAL DISTRICT AND C2- GENERAL SERVICE COMMERCIAL DISTRICT

### Background

The applicant is in the process of purchasing the subject property. The existing property has been vacant for over fifty years since the current owner's father purchased the land as well as adjacent properties. The applicant is proposing a planned development in order to construct a senior multi-family development.

During the meeting the following questions were brought up. Can we redesign the roof to look less like a hotel? The applicant confirm he will work with staff to restructure the roof to correct. Additionally, the applicant was asked to confirm that all occupants will be over 62 years old. The applicant confirmed that is what is required.

### Recommendation

The Planning & Zoning Commission recommended approval of the preliminary planned unit development.

### Action Requested

Approval of Ordinance No. 2024-05-1029O granting the preliminary planned unit development.

---

CITY OF OAK FOREST

---

ORDINANCE NO. 2024-05-10290

---

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT FOR  
THE PROPERTY COMMONLY KNOWN AS 15801 LOREL AVENUE

(Water Tower Senior Apartments – PUD Concept - ZC# 24-011)

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. 2024-05-10290

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

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT FOR THE PROPERTY COMMONLY KNOWN AS 15801 LOREL AVENUE

(Water Tower Senior Apartments – PUD Concept - ZC# 24-011)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Lincoln Avenue Capital, (*"Petitioner"*), has applied for a planned unit development concept plan (*"Requested Relief"*), at the property commonly known as 15801 S. Lorel 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 April 16, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on May 1, 2024, on which date the PZC adopted PZC Resolution 24-11, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. APPROVALS.

- A. Planned Development Concept Plan. Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-503 of the Zoning Ordinance and the city's home rule authority, a planned development concept plan allowing for the following special uses as described in Paragraphs 3.B and 3.C of this Ordinance, on the Property is hereby granted to the Petitioner.
- B. Special Use Permit. Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-502 of the Zoning Ordinance and the city's home rule authority, a special use permit allowing a senior restricted (62+) apartment building on the Property is hereby granted to the Petitioner.
- C. Variations. Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-403 of the Zoning Ordinance and the city's home rule authority, the following variation is hereby approved for the Property, finding that the variance meets the applicable standards under the Zoning Ordinance:
  - a. A variation to Section 5-109(A) to allow a height of 42 ft. 2 inch. and 3 stories where a 2 stories and 35 ft. is the maximum allowed.

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. Planned Development Final Plan Approval. Petitioner must obtain approval of a planned development final plan from the City Council prior to the release of any building permits for the Property, which shall be in substantial conformance with the planned development concept plan documented in Exhibit C.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

Section 6. BINDING EFFECT; NON TRANSFERABILITY.

The privileges, obligations, and provisions of each and every section of this Ordinance are for the sole benefit of, and will be binding on, the Petitioner. Nothing in this Ordinance will

be deemed to allow this Ordinance to be transferred to any person or entity without either a new application for approval for any person or entity other than the Petitioner.

Section 7. 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:

\_\_\_\_\_  
NICOLE TORMEY, CITY CLERK

| Aldermen                       | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Kenneth Keeler<br>First Ward   |     |     |         |        |
| Joe McCarthy<br>Second Ward    |     |     |         |        |
| Charles Wolf<br>Third Ward     |     |     |         |        |
| Paul Selman<br>Fourth Ward     |     |     |         |        |
| James Emmett<br>Fifth Ward     |     |     |         |        |
| James Hortsman<br>Sixth Ward   |     |     |         |        |
| Denise Danihel<br>Seventh Ward |     |     |         |        |
| Henry L. Kuspa<br>Mayor        |     |     |         |        |

**EXHIBIT A**  
Legal Description of Property

Legal Description:

PARCEL 1: LOTS 1, 2 AND 3 IN LOREL GARDENS SUBDIVISION OF THE EAST 300 FEET OF THE SOUTH 675.81 FEET OF THE WEST 13 1/3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH LINE OF 158th STREET EXTENDED EAST, LYING EAST OF THE EAST LINE OF LOREL GARDENS SUBDIVISION OF THE EAST 300 FEET OF THE SOUTH 675.81 FEET OF THE WEST 13 1/3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, LYING WEST OF LOT 12 IN ARTHUR T. McINTOSH AND COMPANY'S LARAMIE ACRES, BEING A SUBDIVISION OF THE EAST 26 2/3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, AND LYING NORTH OF A LINE PARALLEL WITH AND 295.00 FEET NORTH OF 159th STREET, EXCEPT THAT PORTION LYING SOUTH OF THE SOUTH LINE OF LOT 3 IN SAID LOREL GARDENS SUBDIVISION EXTENDED EAST TO THE WEST LINE OF LOT 12 IN SAID ARTHUR T. McINTOSH AND COMPANY'S LARAMIE ACRES, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 390 FEET OF LOTS 11 AND 12 (EXCEPT THE SOUTH 89.00 FEET OF THE NORTH 390.00 FEET OF THE WEST 29.00 FEET OF LOT 12) IN ARTHUR T. McINTOSH AND COMPANY'S LARMIE ACRES, BEING A SUBDIVISION OF THE EAST 26 2/3 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 15801 Lorel Avenue, Oak Forest, Illinois 60452

**PINs: 28-16-303-032-0000, 28-16-303-033-0000, 28-16-305-001-0000, 28-16-305-002-0000, 28-16-305-003-0000**

**EXHIBIT B**  
Unconditional Agreement and Consent

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

WHEREAS, Lincoln Avenue Capital, (*Petitioner*) has sought a planned unit development concept plan to allow senior apartments (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-05-1029O, adopted by the Oak Forest City Council on May 14, 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.

Lincoln Avenue Capital

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

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

SUBSCRIBED and SWORN to

Before me this \_\_\_\_ day of

\_\_\_\_\_, 2024

Notary Public

<seal>

EXHIBIT C  
Site Plan

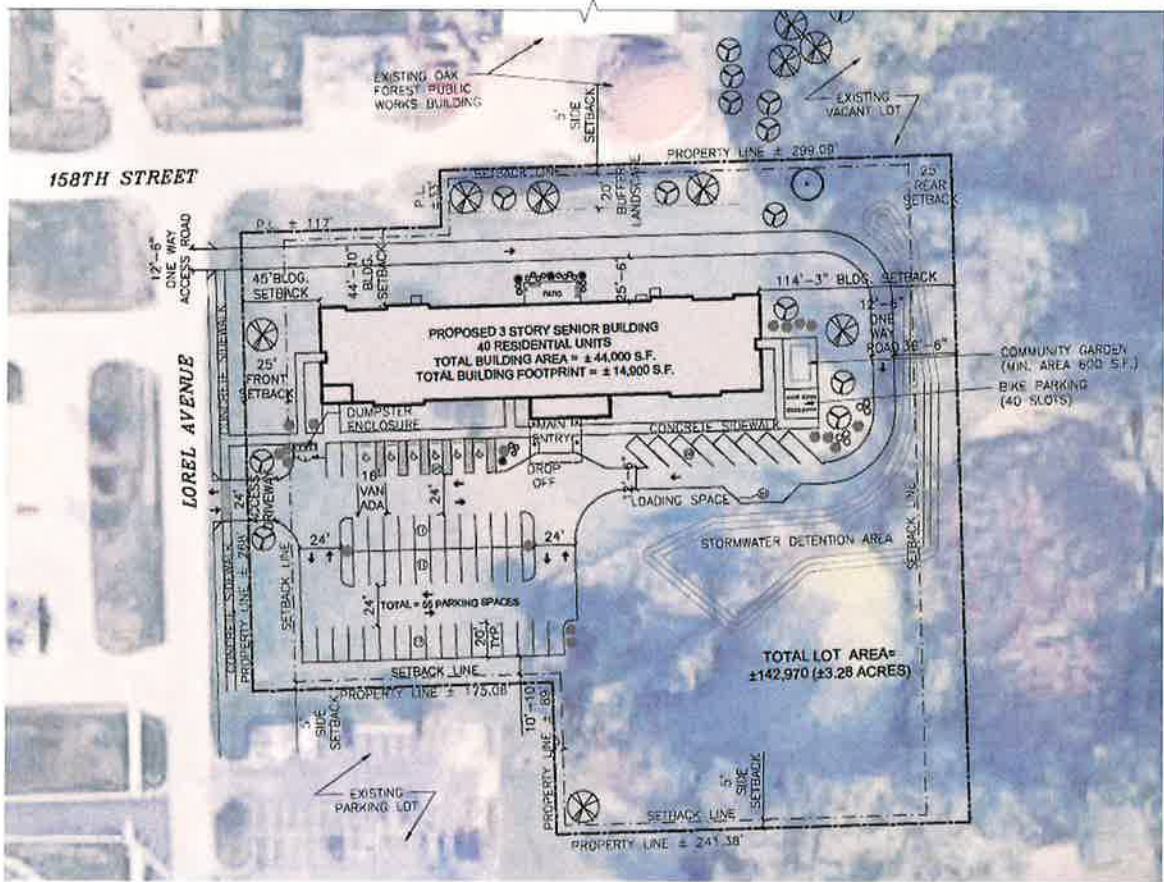


EXHIBIT D  
Conceptual Rendering



2 FRONT BUILDING RENDERING - SW VIEW  
SCALE: N.T.S.



1 FRONT BUILDING RENDERING - SE VIEW  
SCALE: N.T.S.



CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

May 1, 2024

**TITLE:** WATER TOWER SENIOR APARTMENTS – PLANNED DEVELOPMENT, CONCEPT PLAN

**CASE NUMBER:** ZC #24-011

**REQUEST:** PLANNED DEVELOPMENT FINAL PLAN  
The applicant requests review and recommendation of approval of a preliminary planned development to allow 40 senior apartment units at 15801 Lorel Avenue in the C1 – Local Commercial District and C2- General Service Commercial District.

**LOCATION:** 15801 Lorel Avenue

**APPLICANT INFORMATION**  
**APPLICANT:** Lincoln Avenue Captial

**MEETING DATE:** May 1, 2024

**NOTICE PUBLISHED:** April 16, 2024  
Daily Southtown

**STAFF:** Paul Ruane, Community Planner

**I. REQUEST**

The applicant requests review and recommendation of approval of a preliminary planned development to allow 40 senior apartment units at 15801 Lorel Avenue in the C1 – Local Commercial District and C2- General Service Commercial District at 15801 Lorel Avenue.

The Planning and Zoning Commission shall recommend 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**

The applicant is in the process of purchasing the subject property. The existing property has been vacant for over fifty years since the current owner’s father purchased the land as well as adjacent properties. The applicant is proposing a planned development in order to construct a senior multi-family development.

**III. EXISTING CONDITIONS & CONTEXT**

|                                    |   |
|------------------------------------|---|
| <b>Zoning</b>                      | C1 – Local Commercial District and C2 – General Service Commercial District   |
| <b>Current Use</b>                 | Vacant Land   |
| <b>Future Land Use</b>             | Multi-Family  |
| <b>Surrounding Zoning</b>          | <u>North</u> – IB Institutional – 15722 Lorel Avenue (Oak Forest Public Works)<br><u>South</u> – C2 General Service Commercial – 5320 W. 159 <sup>th</sup> Street (Urban & Burt, Ltd.)<br><u>West</u> – C2 General Service Commercial – 5340 W. 159 <sup>th</sup> Street (Fresenius Kidney Care)<br><u>East</u> – C1 Local Commercial – 5236 W. 159 <sup>th</sup> Street (Vacant Land)  |
| <b>Surrounding Future Land Use</b> | <u>North</u> – Institutional Building – 15722 Lorel Avenue (Oak Forest Public Works)<br><u>South</u> – Commercial – 5320 W. 159 <sup>th</sup> Street (Urban & Burt, Ltd.)<br><u>West</u> – Commercial – 5340 W. 159 <sup>th</sup> Street (Fresenius Kidney Care)<br><u>East</u> – Commercial – 5236 W. 159 <sup>th</sup> Street (Vacant Land)   |
| <b>Site Area &amp; Dimensions</b>  | <u>Frontage</u> : 150 ft. on Cicero Ave. 584 ft. on 157 <sup>th</sup> St. 150 ft. on Lamon Ave.<br><u>Total area</u> : approximately 2.01 acres (87,597 square feet)<br><u>Total depth</u> : 150 feet   |
| <b>Existing Site Features</b>      | <u>Property</u><br>According to the plat of survey and associated legal description, the subject property currently consists of five (5) parcels.<br><u>Access</u><br>The subject property currently is seamless between both Lorel Avenue and 158 <sup>th</sup> Street.<br><u>Landscaping</u><br>The entire site is green space is along Lamon with multiple trees. The east end of the property is wooded and also features a pond onsite.<br><u>Lighting</u><br>There is no existing lighting located on site or on Lorel Avenue. The nearest locations at Public Works and the dialysis center both have onsite lighting. |

Exhibit 1: Aerial



Exhibit 2: Existing Zoning

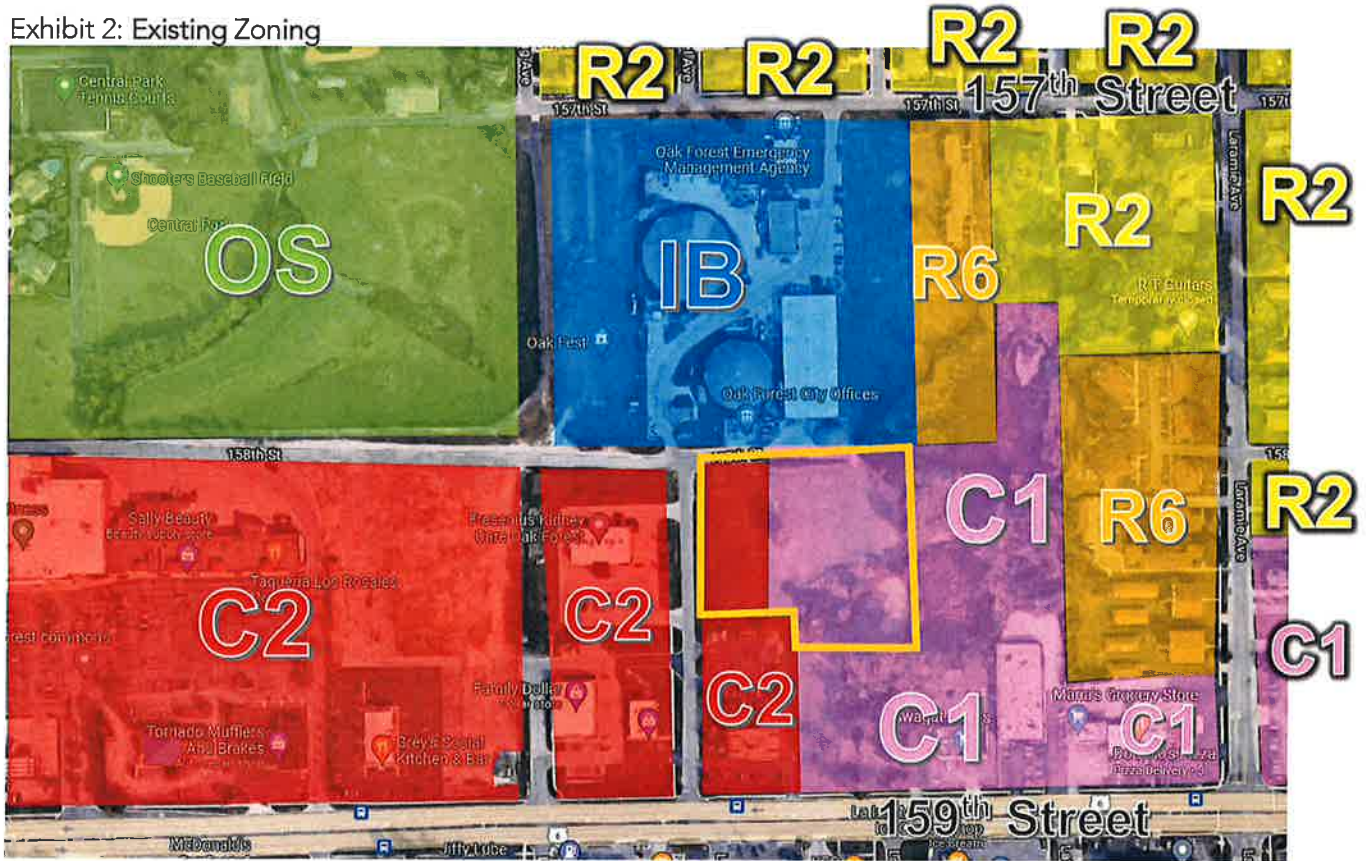


Exhibit 3: Future Land Use



IV. PROPOSAL

|                            |  |
|----------------------------|--|
| Proposed Use               | Senior Development with 40 units   |
| Proposed Site Improvements | <p><u>Buildings</u><br/>                 The applicant proposes to construct a 14,900 square foot building with three floors of senior multi-family units.</p> <p><u>Required Relief</u><br/>                 The C1 – Local Commercial District and the C2 – General Service Commercial District requires multi-family dwellings to be reviewed in accordance with the Section 11-503 (Planned Developments) of the Zoning Ordinance and be subject to the planned development standards. <i>Planned development (1)</i> approvals are also subject to the standards of special use permits Paragraph 11-502 E) receive <i>special use permit (a)</i> approval.</p> <p><u>Site Plan</u><br/>                 The applicant proposes to construct a 14,900 square foot multi-family building with a total building area of 44,000 square feet including all three floors. Parking is located south of the building. The parking lot is located as close as 15 feet from the property line whereas the building is no closer than 44 feet setback from Lorel Avenue.</p> <p>C1 – Local Commercial District requires the following setbacks (Section 5-109, Bulk, Space and Yard Requirements):<br/>                 Height 35 ft.<br/>                 Stories 2<br/>                 Total Lot Area 6,250 SF<br/>                 Lot Width 50 ft.</p> |

|  | <p>Front Setback 25 ft.<br/>                 Interior Setback 0 ft.<br/>                 Rear Setback 25 ft.</p> <p>C2 – General Service Commercial District requires the following setbacks (Section 5-109, Bulk, Space and Yard Requirements):<br/>                 Height 35 ft.<br/>                 Stories 2<br/>                 Total Lot Area 8,500 SF<br/>                 Lot Width 60 ft.<br/>                 Front Setback 25 ft.<br/>                 Interior Setback 5 ft.<br/>                 Rear Setback 25 ft.</p> <p><u>Required Relief</u><br/>                 The proposed building including the mechanical equipment is being construct at forty two feet, two inches (42' 2") in height where (35) feet is allowed. Additionally, a variation for an additional story is requesting three (3) stories where two (2) are allowed. Therefore, a <b>variation (b)</b> allowing the increase in height and stories is required.</p> <table border="1" style="width: 100%;"> <tr> <th colspan="2">PARAGRAPH 9-104(F)(1), REQUIRED SPACES FOR SPECIFIC USES</th> </tr> <tr> <td>(a)(2) Senior Housing</td> <td>1 per dwelling unit plus 1 per 2 employees</td> </tr> </table> <table border="1" style="width: 100%; text-align: center;"> <tr> <th colspan="3">REQUIRED SPACES FOR SPECIFIC USES</th> </tr> <tr> <th>USE</th> <th>DATA</th> <th>REQUIRED SPACES</th> </tr> <tr> <td>Senior dwelling unit</td> <td>40 dwelling units</td> <td>40 Spaces</td> </tr> <tr> <td>Employees</td> <td>10 employees</td> <td>5 Spaces</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>45 Spaces Required</td> </tr> <tr> <td></td> <td></td> <td>55 Spaces Provided</td> </tr> </table> | PARAGRAPH 9-104(F)(1), REQUIRED SPACES FOR SPECIFIC USES |  | (a)(2) Senior Housing | 1 per dwelling unit plus 1 per 2 employees | REQUIRED SPACES FOR SPECIFIC USES |  |  | USE | DATA | REQUIRED SPACES | Senior dwelling unit | 40 dwelling units | 40 Spaces | Employees | 10 employees | 5 Spaces |  | TOTAL | 45 Spaces Required |  |  | 55 Spaces Provided |
|--|--|--|--|-----------------------|--|-----------------------------------|--|--|-----|------|-----------------|----------------------|-------------------|-----------|-----------|--------------|----------|--|-------|--------------------|--|--|--------------------|
| PARAGRAPH 9-104(F)(1), REQUIRED SPACES FOR SPECIFIC USES |  |  |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
| (a)(2) Senior Housing                                    | 1 per dwelling unit plus 1 per 2 employees   |  |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
| REQUIRED SPACES FOR SPECIFIC USES                        |  |  |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
| USE  | DATA   | REQUIRED SPACES  |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
| Senior dwelling unit                                     | 40 dwelling units  | 40 Spaces  |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
| Employees  | 10 employees   | 5 Spaces   |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
|  | TOTAL  | 45 Spaces Required                                       |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |
|  |  | 55 Spaces Provided                                       |  |                       |  |                                   |  |  |     |      |                 |                      |                   |           |           |              |          |  |       |                    |  |  |                    |

**V. ANALYSIS**

|   |
|---|
| <p><b>Site Plan/Building Design Comments   Defer to Final Plan</b><br/>                 Staff finds that these should be discussed and considered as conditions of Concept Plan approval, to be addressed during Final Plan review and approval.</p> <p><u>Fire Department Comments:</u></p> <ul style="list-style-type: none"> <li>• Loop fire hydrants</li> <li>• Provide a turn radius for a fire truck</li> </ul> <p><u>Amenities</u></p> <ul style="list-style-type: none"> <li>• Provide proposed sidewalk width</li> </ul> <p><u>Building Elevations</u></p> <ul style="list-style-type: none"> <li>• Provide proposed building lighting on elevations and renderings.</li> <li>• Provide east, west, and north elevations.</li> <li>• Provide specific material spec sheets for final approval.</li> <li>• Provide screening for any mechanical equipment visible from the street (both rooftop &amp; ground).</li> </ul> <p><u>Site Plan</u></p> <ul style="list-style-type: none"> <li>• Submit a photometric plan.</li> <li>• Provide parking lot lighting.</li> </ul> <p><u>Landscaping</u></p> |
|---|

- Provide landscaping plan.
- Final Plan
- Condition of approval of the Final Plan will require a Plat of Consolidation.

**VI. CONCLUSION**

|  |  |
|--|--|
| <b>1. Planned Unit Development – Concept [Subsection 11-503(E)]</b>  |  |
| 1. <i>Special Use Permit Standards</i>                               | <b>Met.</b> The proposed use of the subject property, forty senior residential units, meets the special use standards as outlined herein.  |
| 2. <i>a. Unified Ownership.</i>                                      | <b>Met.</b> The single property is under unified ownership.  |
| 3. <i>b. Minimum Area</i>  | <b>Met.</b> The minimum lot area for the C1 – Local Commercial District is 6,250 sq. ft. The minimum lot width is fifty (50) feet. The minimum lot area for the C2 – General Service Commercial District is 8,500 sq. ft. The minimum lot width is sixty (60) feet. The subject property more than exceeds these minimums. |
| 4. <i>c. Covenants and Restriction to be Enforceable by the City</i> | <b>Not applicable.</b> No public dedications are required for the proposed use.  |
| 5. <i>d. Public Open Space and Contributions</i>                     | <b>Met.</b> The applicant has proposed to make contribution of the property to the north.  |
| 6. <i>e. Common Open Space</i>                                       | <b>Met.</b> There is a proposed community garden for the residents as well as a terrace for the residents.   |
| 7. <i>f. Landscaping and Perimeter Treatment</i>                     | <b>Met.</b> A more through landscape plan including plant type, size, and quantity would be required for final approval.   |
| 8. <i>g. Private Streets</i>   | <b>Not applicable.</b> No private streets are required to be dedicated for the proposed use and the use is contained on one single property.   |
| 9. <i>h. Utilities</i>   | <b>Met.</b> This request would require connection to water and sewer.  |

|   |   |
|---|---|
| <b>a. Special Use Permit – Residential with Commercial [Subsection 11-502(E)(1)]</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 of the subject property, a senior multi-family residential building, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the C1 – Local Commercial District and the C2 – General Service Commercial District was established and with the general purpose and intent of the 2008 Comprehensive Plan. |
| <i>No Undue Adverse Impact</i>  | <b>Met.</b> Provided that compliance of all conditions are proven, no undue adverse impact is shown.  |
| <i>No Interference with Surrounding Development.</i>  | <b>Met.</b> Provided that compliance of all conditions are proven, no interference with surrounding development is shown.   |
| <i>Adequate Public Facilities.</i>  | <b>Met.</b> The subject property is presently served by adequate public utilities and any necessary upgrades to service will be addressed at the time of final engineering and building permitting.   |
| <i>No Traffic Congestion.</i>   | <b>Met.</b> The proposed use, a senior multi-family building, will add additional traffic as the property is currently vacant any development would cause additional traffic. 159 <sup>th</sup> Street as the main access point can handle additional cars in comparison to a development into local streets.   |

|  |   |
|--|---|
| <i>No Destruction of Significant Features.</i> | <b>Not Applicable.</b> There are no significant natural features on the property.     |
| <i>Compliance with Standards.</i>              | <b>Met.</b> All standards outlined herein and all other applicable standards are met. |

|  |   |
|--|---|
| <b>b. Variation – Increasing the Allowed Height and Story Count   Section 5-109(A)(1-2) Bulk, Space, and Yard Requirements</b><br>The applicant requests a height of 42 ft. 2 inch. and 3 stories where a 2 stories and 35 ft. is the maximum allowed of properties zoned C1 – Local Commercial District and C2 – General Service Commercial District. |   |
| <i>General Standard</i>  | <p><i>No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection F.</i></p> <p><b>Met.</b> Carrying out the letter of the code to construct a three (3) story senior development building while maintaining the same number of dwelling units (40) would result in a larger overall building footprint and minimize the land available of the property for a sufficient number of parking spaces.</p>   |
| <i>Unique Physical Condition</i>   | <p><i>The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.</i></p> <p><b>Met.</b> The irregular shape due to the access point for Fire and the existing pond limit the size of the subject property further prevents the applicant from enlarging the building footprint in area.</p> |
| <i>Not Self-Created.</i>   | <p><i>The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.</i></p> <p><b>Met.</b> The subject property does have unique physical conditions that were not self-created by this applicant.</p>   |
| <i>Denied Substantial Rights</i>   | <p><i>The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.</i></p> <p><b>Met.</b> The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant’s ability to utilize the property as intended by the design</p>   |

|  |   |
|--|---|
|  | guidelines.   |
| <i>Not Merely Special Privilege</i>    | <p><i>The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.</i></p> <p><b>Met.</b> The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. Such as the 5 story building located in front of this property.</p>   |
| <i>Code Plan and Purposes</i>          | <p><i>The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.</i></p> <p><b>Met.</b> The proposed use matches current zoning regulations as well as the future land use plan.</p>  |
| <i>Essential Character of the Area</i> | <p><i>The variation would not result in a use or development on the subject property that: (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity; (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; (c) Would substantially increase congestion in the public streets due to traffic or parking; (d) Would unduly increase the danger of flood or fire; (e) Would unduly tax public utilities and facilities in the area; or (f) Would endanger the public health and safety.</i></p> <p><b>Met.</b> The requested variation will not negatively impact the character of the area nor would the variation result in a use or development on the subject property that negatively affect the essential character of the area.</p> |
| <i>No Other Remedy</i>                 | <p><i>There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</i></p> <p><b>Met.</b> There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</p>  |

**VII. PZC MOTION**

Motion to affirm PZC Resolution 24-11 recommending approval, with conditions, of a planned unit development request.

CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-11

**WHEREAS**, Lincoln Avenue Capital ("*Applicant*") filed an application for a planned development concept plan for 40 unit senior apartments in the C1 – Local Commercial District and 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 15801 Lorel Avenue ("*Property*").

**WHEREAS**, a public notice was duly published in the Daily Southtown on April 16, 2024, and a public hearing was convened before the Planning and Zoning Commission ("PZC") on May 1, 2024; and

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

**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 Plans attached hereto as *Exhibit C*, the PZC hereby finds that the Applicant's request does satisfy the stanrds for the requested Zoning Relief as in the Oak Forest Zoning Code.

Section 2.      RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC herby recommends approval of the Applicant's requested Zoning Relief, with the conditions herein in Section 3.

Section 3.      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. Limitation of Approval. The planned development concept plan as documented in Exhibit A is limited to the property.
4. Planned Development Final Plan Approval. Petitioner must obtain approval of a planned development final plan, which shall be in substantial conformance with the planned development concept plan documented in Exhibit B, prior to the release of the any building permits for the Property.

ADOPTED THIS 1<sup>st</sup> day of May, 2024

AYES: (6)

NAYS: (2)

ABSENT: (1)

ABSTAIN: (0)



Chairman, Oak Forest PZC



**EXHIBIT B**  
Preliminary Elevations



**1** FRONT BUILDING RENDERING - SE VIEW  
SCALE: N.T.S.



**2** FRONT BUILDING RENDERING - SW VIEW  
SCALE: N.T.S.

**EXHIBIT C**  
Findings of Fact

|  |  |
|--|--|
| <b>1. Planned Development – Concept [Subsection 11-503(E)]</b>       |  |
| 1. <i>Special Use Permit Standards</i>                               | <b>Met.</b> The proposed use of the subject property, forty senior residential units, meets the special use standards as outlined herein.  |
| 2. <i>a. Unified Ownership.</i>                                      | <b>Met.</b> The single property is under unified ownership.  |
| 2. <i>b. Minimum Area</i>  | <b>Met.</b> The minimum lot area for the C1 – Local Commercial District is 6,250 sq. ft. The minimum lot width is fifty (50) feet. The minimum lot area for the C2 – General Service Commercial District is 8,500 sq. ft. The minimum lot width is sixty (60) feet. The subject property more than exceeds these minimums. |
| 2. <i>c. Covenants and Restriction to be Enforceable by the City</i> | <b>Not applicable.</b> No public dedications are required for the proposed use.  |
| 2. <i>d. Public Open Space and Contributions</i>                     | <b>Met.</b> The applicant has proposed to make contribution of the property to the north.  |
| 2. <i>e. Common Open Space</i>                                       | <b>Met.</b> There is a proposed community garden for the residents as well as a terrace for the residents.   |
| 2. <i>f. Landscaping and Perimeter Treatment</i>                     | <b>Met.</b> A more through landscape plan including plant type, size, and quantity would be required for final approval.   |
| 2. <i>g. Private Streets</i>   | <b>Not applicable.</b> No private streets are required to be dedicated for the proposed use and the use is contained on one single property.   |
| 2. <i>h. Utilities</i>   | <b>Met.</b> This request would require connection to water and sewer.  |

|   |   |
|---|---|
| <b>a. Special Use Permit – Residential with Commercial [Subsection 11-502(E)(1)]</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 of the subject property, a senior multi-family residential building, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the C1 – Local Commercial District and the C2 – General Service Commercial District was established and with the general purpose and intent of the 2008 Comprehensive Plan. |
| <i>No Undue Adverse Impact</i>  | <b>Met.</b> Provided that compliance of all conditions are proven, no undue adverse impact is shown.  |
| <i>No Interference with Surrounding Development.</i>  | <b>Met.</b> Provided that compliance of all conditions are proven, no interference with surrounding development is shown.   |
| <i>Adequate Public Facilities.</i>  | <b>Met.</b> The subject property is presently served by adequate public utilities and any necessary upgrades to service will be addressed at the time of final engineering and building permitting.   |
| <i>No Traffic Congestion.</i>   | <b>Met.</b> The proposed use, a senior multi-family building, will add additional traffic as the property is currently vacant any development would cause additional traffic. 159 <sup>th</sup> Street as the main access point can handle additional cars in comparison to a development into local streets.   |

|  |   |
|--|---|
| <i>No Destruction of Significant Features.</i> | <b>Not Applicable.</b> There are no significant natural features on the property.     |
| <i>Compliance with Standards.</i>              | <b>Met.</b> All standards outlined herein and all other applicable standards are met. |

|   |   |
|---|---|
| <b>b. Variation – Increasing the Allowed Height and Story Count   Section 5-109(A)(1-2) Bulk, Space, and Yard Requirements</b>                                  |   |
| The applicant requests a height of 56 ft. and 4 stories where a 3 stories and 45 ft. is the maximum allowed of properties zoned C3 – Central Business District. |   |
| <i>General Standard</i>   | <p><i>No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection F.</i></p> <p><b>Met.</b> Carrying out the letter of the code to construct a three (3) story senior development building while maintaining the same number of dwelling units (40) would result in a larger overall building footprint and minimize the land available of the property for a sufficient number of parking spaces.</p>   |
| <i>Unique Physical Condition</i>  | <p><i>The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.</i></p> <p><b>Met.</b> The irregular shape due to the access point for Fire and the existing pond limit the size of the subject property further prevents the applicant from enlarging the building footprint in area.</p> |
| <i>Not Self-Created.</i>  | <p><i>The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.</i></p> <p><b>Met.</b> The subject property does have unique physical conditions that were not self-created by this applicant.</p>   |
| <i>Denied Substantial Rights</i>  | <p><i>The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.</i></p> <p><b>Met.</b> The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant’s ability to utilize the property as intended by the design guidelines.</p>   |

|   |   |
|---|---|
| <p><i>Not Merely Special Privilege</i></p>    | <p><i>The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.</i></p> <p><b>Met.</b> The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. Such as the 5 story building located in front of this property.</p>   |
| <p><i>Code Plan and Purposes</i></p>          | <p><i>The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.</i></p> <p><b>Met.</b> The proposed use matches current zoning regulations as well as the future land use plan.</p>  |
| <p><i>Essential Character of the Area</i></p> | <p><i>The variation would not result in a use or development on the subject property that: (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity; (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; (c) Would substantially increase congestion in the public streets due to traffic or parking; (d) Would unduly increase the danger of flood or fire; (e) Would unduly tax public utilities and facilities in the area; or (f) Would endanger the public health and safety.</i></p> <p><b>Met.</b> The requested variation will not negatively impact the character of the area nor would the variation result in a use or development on the subject property that negatively affect the essential character of the area.</p> |
| <p><i>No Other Remedy</i></p>                 | <p><i>There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</i></p> <p><b>Met.</b> There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</p>  |

## **DESCRIPTION OF PROJECT - 15801 LOREL AVENUE**

Lincoln Avenue Capital intends to rezone the subject property - a 3.28-acre vacant land site located at 15801 Lorel Ave. in Oak Forest, IL (see attached plat of survey and legal description) - from C1 – Local Commercial District and C2 – General Service Commercial to a PUD to accommodate our proposed use of a three-story, 40-unit apartment building age restricted to those 62 years and older with a building height not to exceed 42' 2" and 55 surface parking spaces.

The building height will not exceed the 42' 2". With our proposed unit count of 40 units and with a site area of 227,383 sf (3.28 acres), we meet the minimum lot area required for our proposed unit count. We will provide 55 surface parking space.

The building will incorporate a high level of green/environmentally sustainable design, including a high efficiency HVAC system, 100% LED lighting, high level of insulation, high efficiency hot water heating, high efficiency water fixtures, low- VOC paints and finishes, and smoke-free building, among other features.

The site is ideally located for our intended use given its proximity to grocery, parks, health care, shopping, restaurants, and personal services. Moreover, the site is within 0.1 mi of public transportation. It also complements surrounding uses very well as the residents will provide a new customer base for surrounding businesses.



Civil Engineering  
Surveying  
Water Resources Management  
Water & Wastewater Engineering  
Construction Management  
Environmental Sciences  
Landscape Architecture  
Land Planning

## MEMO

**To:** Hume An  
Vice President and Regional Project Partner  
Lincoln Avenue Communities  
**From:** Manhard Consulting  
**Date:** March 21, 2024  
**Re:** Engineering Memo  
Proposed Water Tower Senior Apartments  
15801 Lorel Avenue, Oak Forest, Illinois 60452

Mr. An,

Upon review of information provided by the City of Oak Forest and the Metropolitan Water Reclamation District, as well as correspondence with the City of Oak Forest Public Works Department it is our opinion that sufficient sanitary, watermain, and storm sewer facilities are available to support the proposed 3-story 40-unit "Water Tower Senior Apartments" development per the site plan dated 12-08-2023. Existing sanitary, watermain, and storm utilities are available either directly adjacent to the site or through extensions to existing infrastructure with capacities to support loads generated by the development. At the time of this memo, Michael Salamowicz and John Robinson with the City of Oak Forest Public Works department are reviewing the proposed site plan to provide their input on proposed connections to the existing public utilities.

Stormwater Detention is provided in an existing regional detention basin under MWRD Permit 1987-0645, and the site contains the ability to provide additional stormwater detention or volume control facilities required to comply with current 2024 MWRD regulations.

Additionally, we do not anticipate major traffic issues based on traffic generated by the proposed facility.

Should you have any questions please contact me at 312-824-3819 or at [meagle@manhard.com](mailto:meagle@manhard.com).

Thank You,

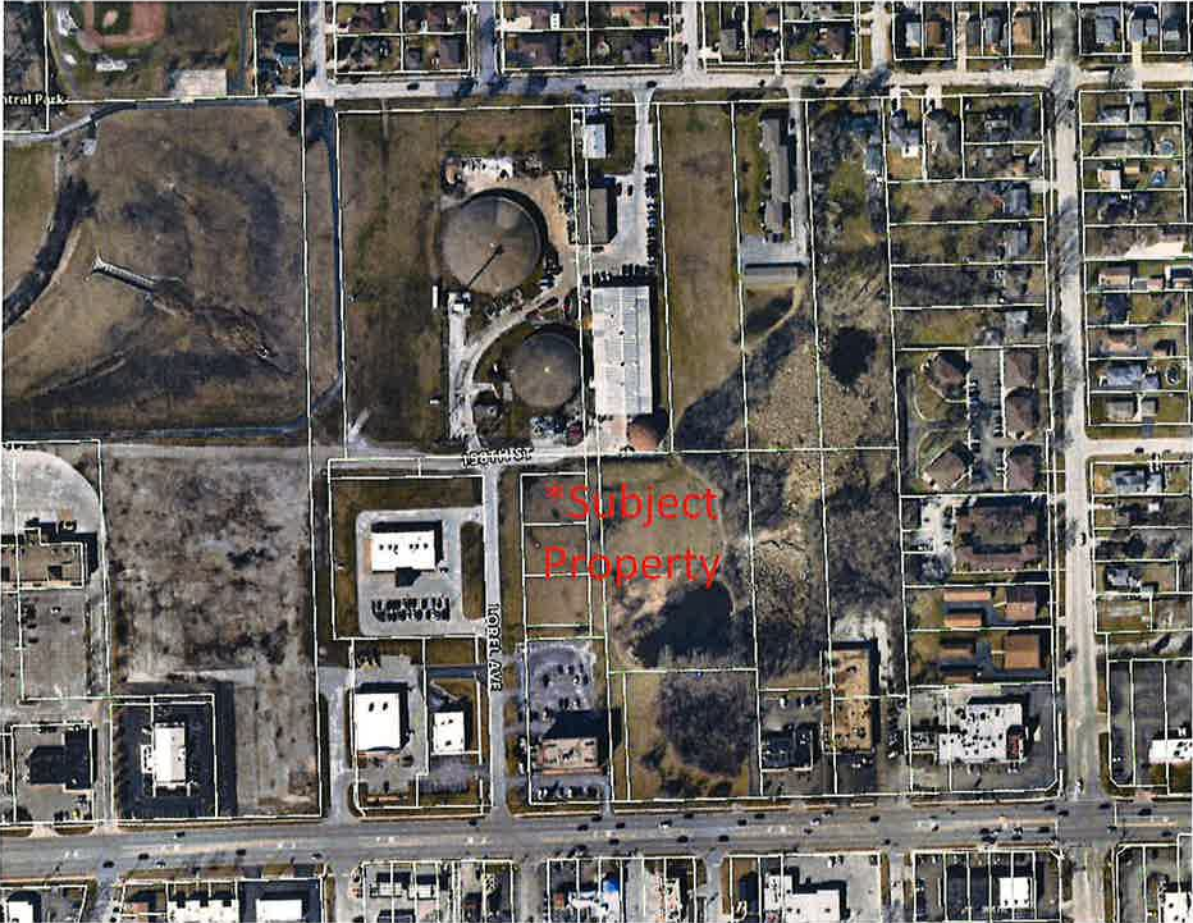
A handwritten signature in black ink that reads "Matt Eagle".

---

Matt Eagle, P.E.  
Senior Project Manager  
Manhard Consulting

**Map of Vicinity**

**15801 Lorel Ave, Oak Forest, IL 60452**



# Schematic Drawings

**ZONING DATA:**  
 ADDRESS: 15801 LOREL AVENUE, OAK FOREST, IL 60452  
 EXISTING ZONING: C2 - GENERAL SERVICE COMMERCIAL DISTRICT & B - INSTITUTIONAL BUILDING DISTRICT  
 PROPOSED ZONING: R-6  
 PERMITTED USE (R-6): MULTIFAMILY RESIDENTIAL  
 MIN. LOT AREA (R-6): 15,000 SF  
 GROSS LOT AREA / D.F.I. (R-6): 3,500 SF  
 40 UNITS MAX ALLOWED PER R-6  
 LOT SIZE: +/- 142,970 SF (+/- 3.28 ACRES)  
 MAX. BUILDING HEIGHT (R-6): 3 STORES (40 FT)  
 MAX. FLOOR AREA RATIO (R-6): 0.55  
 MAX. COVERAGE OF LOT (R-6): 50% (113,826 SF MAX.)  
 SETBACKS (R-6):  
 FRONT YARD = 25 FT  
 SIDE YARD = 5 FT  
 REAR YARD = 25 FT  
 MINIMUM SETBACKS: 5 FT  
 1 SPACE PER DWELLING UNIT (8' X 20' SMALL)  
 1 SLOT PER DWELLING UNIT  
 REQUIRED BY PARKING  
 \*LOADING SPACE REQUIRED: 1 LOADING SPACE (10W x 25L MIN. DIM.)

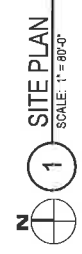
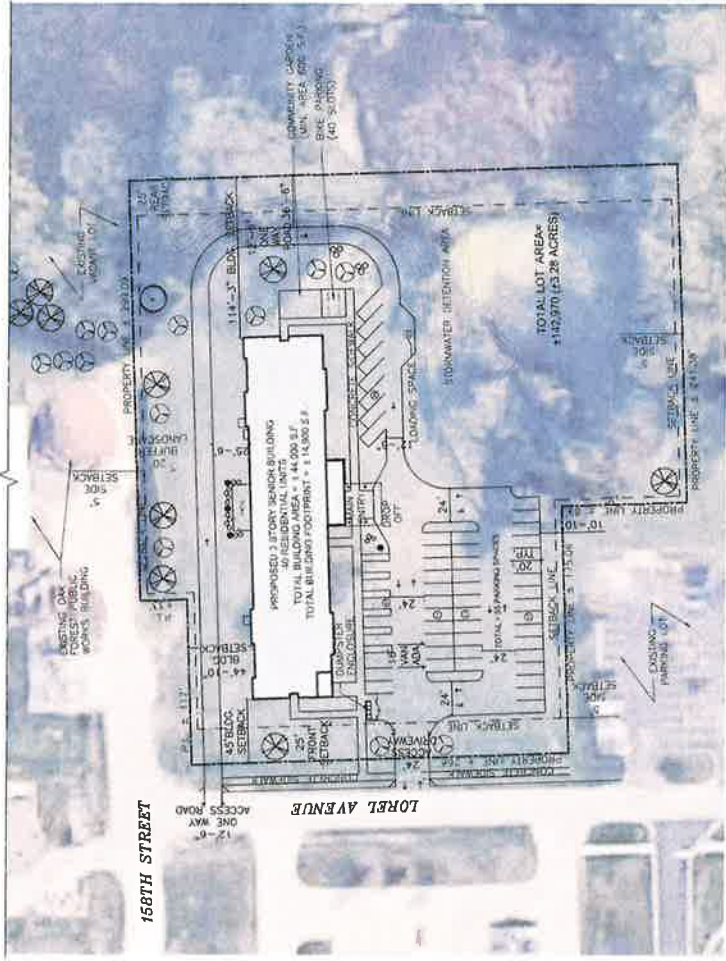
**PROJECT DATA:**  
 GROSS FLOOR AREA ± 44,000 SF  
 BUILDING FOOTPRINT ± 14,800 SF  
 LOT COVERAGE ± 20%  
 F.A.R. = 0.25

**FIRST FLOOR USE:** OFFICES, COMMUNITY SPACES FOR RESIDENTIAL TENANTS & APARTMENTS  
**SECOND FLOOR USE:** APARTMENTS & COMMON AREAS  
**THIRD FLOOR USE:** APARTMENTS & COMMON AREAS

**TOTAL DWELLING UNITS PROPOSED: 40 UNITS**  
 (A) 20 UNITS ADAPTABLE PER FAIR HOUSING & ALL UNITS ARE ADAPTABLE PER FAIR HOUSING & (B) ADAPTABLE PER ILLINOIS ACCESSIBILITY CODE  
 ONE BEDROOM UNITS: 30 (INCLUDES 4 ACCESSIBLE & 1 SENSORY UNITS)  
 TWO BEDROOM UNITS: 10 (INCLUDES 2 ACCESSIBLE UNITS)

**BUILDING HEIGHT:** 3-STORY BUILDING

**PROPOSED PARKING:**  
 TOTAL SPACES PROVIDED = 55 PARKING SPACES (INCLUDES 5 ADA SPACES, 1 VAN ADA SPACE, GUESTS & EMPLOYEES PARKING SPACES)  
 LOADING PARKING - 01 SPACE  
 BIKER PARKING - 40 SLOTS



- PROJECT AMENITIES:**
- DASHWASHER IN EVERY UNIT
  - FACILITY (INTERIOR OR EXTERIOR) WIDE SECURITY CAMERA SYSTEM (SECURITY CAMERAS AT ALL ENTRANCES, EXITS AND STAIRS)
  - DEDICATED COMMUNITY ROOM MEETING AUTHORITY STANDARDS
  - GARDEN PLOTS / DESIGNATED COMMUNITY GARDEN (MINIMUM 6\"/>



**NORTH ARROW ARCHITECTURE**  
 624 WEST ST. CHARLES ROAD  
 VILLA PARK, ILLINOIS 60181

## WATER TOWER SENIOR APARTMENTS

15801 LOREL AVENUE  
 OAK FOREST, IL 60452

|       |            |
|-------|------------|
| DATE: | 12/08/2023 |
| NO.   | A0.1       |









1 FRONT BUILDING RENDERING - SE VIEW

SCALE: N.T.S.

- 1. ROOF 4'-0"
- 2. GARAGE 3'-0"
- 3. THIRD FLOOR 2'-0" 5'-11"
- 4. SECOND FLOOR 1'-11" 5'-8"
- 5. FIRST FLOOR 0'-0"



2 FRONT BUILDING RENDERING - SW VIEW

SCALE: N.T.S.

| ELEVATION CODED NOTES:   | NOTED THIS: |
|--|-------------|
| 1. FINISH GRADE - 6" OPE AWAY FROM THE BUILDING.                               |             |
| 2. UTILITY-SIZE FULL BRICK.  |             |
| 3. PRE-FINISHED HORIZONTAL 4" FIBER CEMENT SIDING.                             |             |
| 4. PRE-FINISHED HORIZONTAL 8" FIBER CEMENT SIDING.                             |             |
| 5. PRE-FINISHED VERTICAL 8" FIBER CEMENT SIDING.                               |             |
| 6. PRE-FINISHED METAL PLUSHING.  |             |
| 7. PREMIUM LOW "E" VINYL WINDOWS TYP.  |             |
| 8. VINYL TRIM BOARDS.  |             |
| 9. 2" COMPOSITE TRIM BOARD.  |             |
| 10. ANODIZED THERMAL BREAK ALUMINUM STOREFRONT WITH INSULATED GLASS.           |             |
| 11. PRE-FINISHED METAL CANTY & COLUMNS.  |             |
| 12. PRE-FINISHED WOOD CANTY OVER TERRACE.                                      |             |
| 13. METAL DRAINING SYSTEM.   |             |
| 14. VINYL LOWER.   |             |
| 15. PRE-FINISHED SEAMLESS CUTTERS AND DOWNSPOUTS W/ SPASH BLOCK IN GRADE.      |             |
| 16. CONTINUOUS RISE VENT.  |             |
| 17. ENERGY STAR RATED ARCHITECTURAL ASPHALT SHINGLES ON DECORATIVE GABLE ROOF. |             |
| 18. DEEP ROOF OVERHANG W/ PRE-FINISHED ALUMINUM FASCIA AND VENTILATED SOFFIT.  |             |



**NORTH ARROW**  
ARCHITECTURE  
524 WEST ST. CHARLES ROAD  
VILLA PARK, ILLINOIS 60181

**WATER TOWER SENIOR APARTMENTS**  
15801 LOREL AVENUE  
OAK FOREST, IL 60452

|     |            |             |
|-----|------------|-------------|
| REV | DATE       | <b>A3.0</b> |
|     | 02/08/2024 |             |

**Written Materials**  
**Concept PUD Application**  
**Water Tower Senior Apartments**  
**15801 Lorel Ave., Oak Forest, IL 60452**

**7. Name of development:**

Water Tower Senior Apartments

**8. Proof of ownership:**

Lincoln Avenue Capital is pursuing a zoning application on behalf of the owner. Please find attached Owner's consent and proof of ownership.

**9. Ownership and Lease Statement of Intent:**

We are proposing a 40-unit senior housing development with an age restriction of 62 years and older. All 40 units will be for rent on a one-year lease.

**10. Existing Environmental Conditions Statement:**

Based on Phase I Environmental Site Assessment for 15801 Lorel Avenue performed by Pioneer Engineering & Environmental Services, LLC on 2/14/2023, the subject property was vacant agricultural land from at least 1930 to 1970. By the 1975, the subject property no longer appeared to be utilized for agricultural purposes but remained vacant and unimproved. As it has been a vacant site, no wastes have been generated on-site. Additionally, no bulk storage of petroleum/hazardous substances or obvious physical evidence of underground storage tank, emplacement was observed on the subject property. Furthermore, the subject property is not included on the Illinois Register of USTs and no UST records were reportedly on file with the Village of Oak Forest for the subject property.

The Phase I did flag concerns about the adjoining 15720 Lorel Avenue property as it is listed on the Illinois Register of USTs, under the facility name "Oak Forest Public Works Garage", as having two currently-in-use USTs. The site is currently listed on the SPILLS database. A release incident was reported at 159<sup>th</sup> and Lorel Avenue in October 1987 and was reportedly associated with the release of approximately 200 gallons of "water and gasoline" from an UST. Pioneer recommends a subsurface investigation be conducted to assess this concern.

**11. A written statement addressing the following matters:**

- **A general description of the proposed planned development, the planning objectives to be achieved by it, including the rationales and assumptions of the applicant supporting the proposed planned development, and the market it is intended to serve.**

Lincoln Avenue Capital intends to rezone the subject property - a 3.28-acre vacant land site located at 15801 Lorel Ave. in Oak Forest, IL (see attached plat of survey and legal description) -from C1 – Local Commercial District and C2 – General Service Commercial to a PUD to accommodate our proposed use of a three-story, 40-unit apartment building age restricted to those 62 years and older with a building height not to exceed 42' 2" and 55 surface parking spaces.

The building will incorporate a high level of green/environmentally sustainable design, including a high efficiency HVAC system, 100% LED lighting, high level of insulation, high efficiency hot water heating, high efficiency water fixtures, low- VOC paints and finishes, and smoke-free building, among other features. The site is ideally located for our intended use given its proximity to grocery, parks, health care, shopping, restaurants, and personal services. Moreover, the site is within 0.1 mi of public transportation. It also complements surrounding uses very well as the residents will provide a new customer base for surrounding businesses.

The planning objective of senior multifamily housing is in line with The City of Oak Forest Comprehensive Plan as it matches the proposed use of multifamily on the Future Land Use Map for the subject site. The market the development it is intended to serve are seniors aged 62 and older who make at or less than 30% and 60% of the area median income.

- **How the proposed planned development is to be designed, arranged and operated so as not to adversely affect the development and use of neighboring property in accordance with applicable regulations of this Code.**

Our proposal is for a three-story, 40-unit apartment building age restricted to those 62 years and older with a building height not to exceed 42' 2" and 55 surface parking spaces. It is designed to meet City design guidelines and visual preference survey. The parking exceeds that required for Senior Citizen Housing, which requires only 1 parking space/unit or 40 parking spaces. The provided 55 parking spaces exceeds the required number of spaces.

The subject property is currently zoned C1 and C2. There is no demonstrated demand or City/ developer interest to develop commercial on the subject property. In addition, according to the current owner, if future interest for additional commercial develops in the area, there is significant vacant land to both the west (parcel to the west of the Fresenius Kidney Care Oak Forest) and east (site at the NWC of Le Claire Ave. and 159<sup>th</sup> St.) of the subject site that are better suited for commercial given increased visibility and accessibility. Given the lack of demand or interest for commercial on the subject site the C1 and C2 zoning materially diminishes the value of the subject property.

The most recent development in the immediate vicinity appears to be the Fresenius Kidney Care Oak Forest, Family Dollar, and Sherwin Williams to the southwest of the subject property (all built in the 2010s). According to the seller, these uses were built upon what was previously City-owned land as the City, at that time, sought to encourage commercial development at that location. It should be noted that, according to the current property owner, the City did not express interest in developing commercial uses on the C1- and C2-zoned portions of the subject site then (or ever), which suggests that the City did/does not deem such property to be suitable for commercial use. Moreover, the City's 2008 Comprehensive Plan shows multifamily residential as the preferred future land use for that portion of the subject property which further confirms the City's lack of desire in having commercial on the subject site.

The other adjacent uses – multifamily residential apartment building (~2002), the Oak Forest municipal buildings (~1970s and 1980s), and the office building (~1973) – were all constructed over 20 years ago. The permanent natural wetland has existed as far back as the seller can remember.

The trend of recent development in the immediate vicinity suggests that our proposed use of senior housing is the best one as there is no demonstrated demand or City/developer interest to develop commercial on the subject property. In addition, according to the current owner, if future interest for additional commercial develops in the area, there is significant vacant land to both the west (parcel to the west of the Fresenius Kidney Care Oak Forest) and east (site at the NWC of Le Claire Ave. and 159<sup>th</sup> St.) of the subject site that are better suited for commercial given increased visibility and accessibility. It's clear that there is no immediate need for commercial.

On the other hand, additional multifamily residential on the subject site would materially increase the customer base of existing surrounding businesses, thereby strengthening such businesses and provide a stronger base for new commercial growth in the future. We anticipate our proposed use will also have a positive effect on surrounding uses as it will convert a vacant, unsecured site into high quality, secure, and professionally managed senior housing that will bring a new customer base to surrounding businesses and an enhanced property and sales tax base.

- **How the planned development sought meets the STANDARDS (below).**

1. **Standards for All Planned Developments.**

- a. **Unified Ownership Required:** The entire property will be owned by a single purpose entity controlled by Lincoln Avenue Capital.
- b. **Minimum Area:** The area of the parcels for which we are seeking a PUD is 3.28 acres. We believe this meets the minimum area requirements for our proposed use of a three-story, 40-unit senior housing apartment for those aged 62 year and older.
- c. **Covenants and Restrictions to be Enforceable by City:** All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed or released without the express consent of the City Council and that they may be enforced by the City as well as by future landowners within the proposed development.
- d. **Public Open Space and Contributions:** If the Official Comprehensive Plan or Official Map indicates that our PUD will create a need for land for public purposes of the City within the proposed planned development, we will work with the City to meet this requirement. We are open to working with the City to potentially contribute 5301 157<sup>th</sup> St. (PIN 28-16-303-005-0000), which will not be part of the PUD but is adjacent to it.
- e. **Common Open Space**
  - i. **Amount, Location and Use:** We are willing to either contribute and/or dedicate 5301 157<sup>th</sup> St. as common open space.
  - ii. **Preservation:** We will put in place adequate safeguards, including recorded covenants or dedication of development rights, to prevent the subsequent use of common open space for any use, structure, improvement or development other than that shown on the approved Final Plan.

- iii. **Ownership and Maintenance:** The Final Plan shall include provisions for the ownership and maintenance of such open space and improvements to meet City standards and requirements.
- iv. **Property Owner's Association:** N/A, there will be no property owner's association as the apartment building will be owned by one owner.
- f. **Landscaping and Perimeter Treatment:** The final landscaped plan will meet City requirements, including ensuring compatibility with surrounding uses, setbacks, screening, and appropriate buffering. We will also provide a perimeter landscaped open space along each of the site's boundaries and will ensure that each such open space shall have a minimum depth equal to the minimum applicable yard required in the district in which it is located.
- g. **Private Streets:** There will be no private streets, only driveways into and out of the property.

**2. Additional Standards for Specific Planned Developments.**

We are not aware of any special standards associated with our proposed use. If there are, we will work with the City to comply.

Mr. Paul Ruane  
Community Planner  
City of Oak Forest  
15440 S. Central Avenue  
Oak Forest, IL 60452

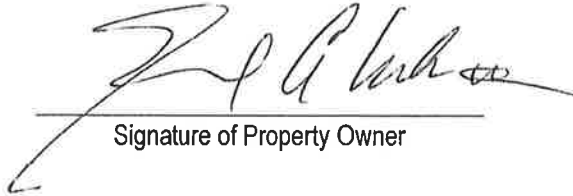
February 25, 2024

Dear Mr. Ruane:

Lincoln Avenue Capital, LLC (LAC), as agent for the property owner listed below, has approval to submit a PUD application to the City of Oak Forest, Cook County, State of Illinois for the following property:

The real property having Parcel Identification Numbers of 28-16-303-032, 28-16-303-033, 28-16-305-001, 28-16-305-002, and 28-16-305-003, comprising approximately 3.28 acres located 15801 Lorel Avenue, Oak Forest, Illinois 60452, and depicted as Parcel 1 (Lots 1, 2, and 3 of Lorel Gardens), Parcel 2, and Parcel 3 (Lots 11 and 12 of Laramie Acres) on the attached plat of survey.

LAC will apply to rezone the property from its existing zoning to a Planned Unit Development to allow for a three-story, 40-unit, senior housing development not to exceed 42' 2", and 55 surface parking spaces.



Signature of Property Owner

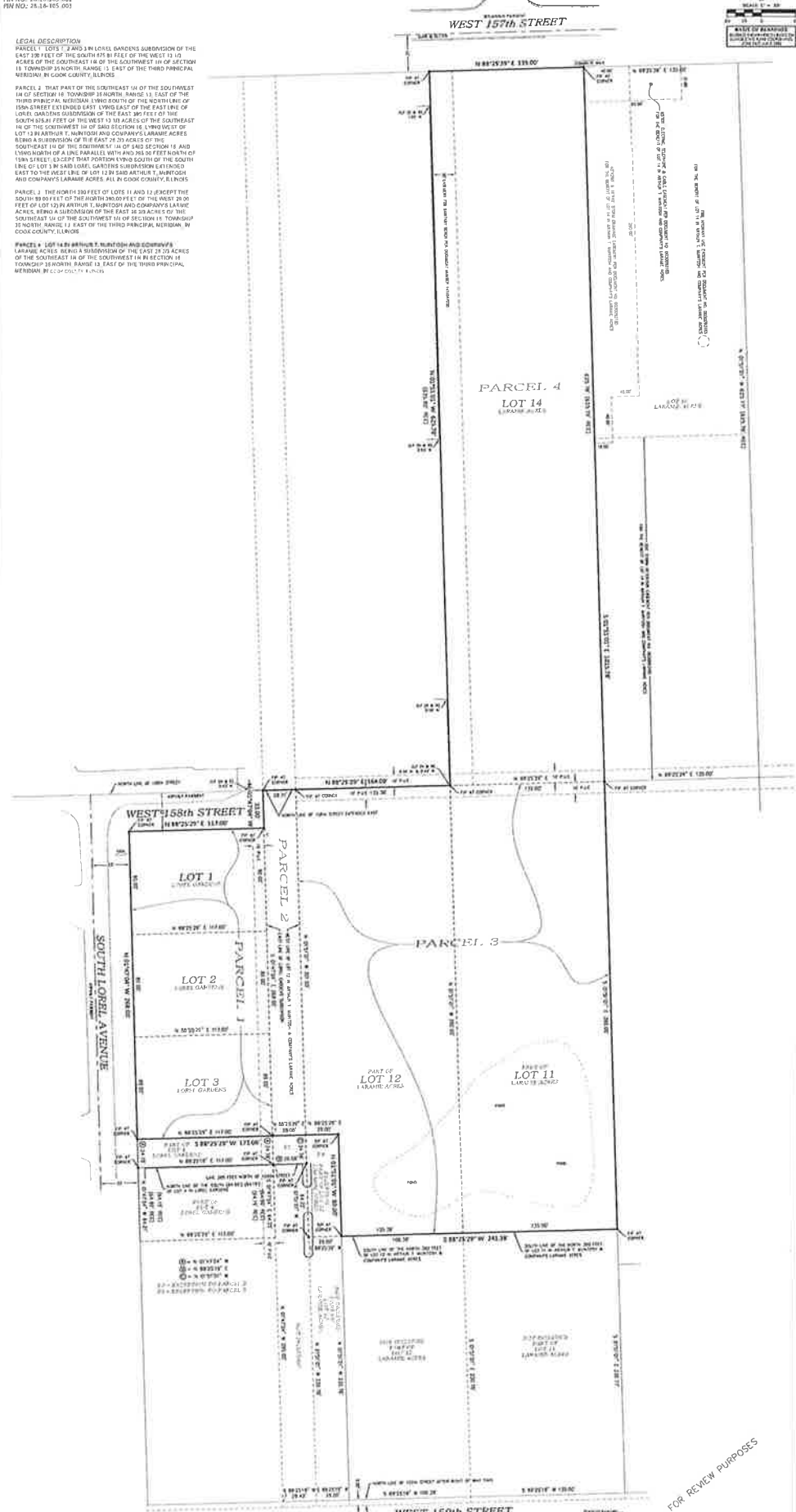
Edmund G. Urban III, Trustee of The Edmund G. Urban Oak Forest Land  
Trust u/a/d February 8, 2007, as amended December 14, 2010  
Printed Name of Property Owner

PIN NO: 28.16.101.005  
 PIN NO: 28.16.101.012  
 PIN NO: 28.16.101.031  
 PIN NO: 28.16.105.001  
 PIN NO: 28.16.105.002  
 PIN NO: 28.16.105.003

# PLAT OF SURVEY



**LEGAL DESCRIPTION**  
**PARCEL 1** LOTS 1, 2 AND 3 IN LOBEL GARDENS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE WEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.  
**PARCEL 2** THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH LINE OF 150th STREET EXTENDED WEST, LYING EAST OF THE EAST LINE OF LOBEL GARDENS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE WEST 1/4 OF SAID SECTION 14, LYING WEST OF LOT 13 IN ARTHUR T. HARTSON AND COMPANY'S LARABEE ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF SAID SECTION 14 AND LYING NORTH OF A LINE PARALLEL WITH AND 261.30 FEET NORTH OF 15th STREET, EXCEPT THAT PORTION LYING SOUTH OF THE SOUTH LINE OF LOT 13 IN SAID LOBEL GARDENS SUBDIVISION EXTENDED EAST TO THE WEST LINE OF LOT 12 IN SAID ARTHUR T. HARTSON AND COMPANY'S LARABEE ACRES, ALL IN COOK COUNTY, ILLINOIS.  
**PARCEL 3** THE NORTH 330 FEET OF LOTS 11 AND 12, EXCEPT THE SOUTH 18.00 FEET OF THE NORTH 180.00 FEET OF THE WEST 20.00 FEET OF LOT 12 IN ARTHUR T. HARTSON AND COMPANY'S LARABEE ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF SAID SECTION 14, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
**PARCEL 4** LOT 14 IN ARTHUR T. HARTSON AND COMPANY'S LARABEE ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF SAID SECTION 14, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



| NO. | DESCRIPTION          | DATE       | BY              |
|-----|----------------------|------------|-----------------|
| 1   | PREPARED BY SURVEYOR | 10/15/2024 | JAMES M. HARRIS |
| 2   | REVIEWED BY SURVEYOR | 10/15/2024 | JAMES M. HARRIS |
| 3   | APPROVED BY SURVEYOR | 10/15/2024 | JAMES M. HARRIS |
| 4   | REVIEWED BY ENGINEER | 10/15/2024 | JAMES M. HARRIS |
| 5   | APPROVED BY ENGINEER | 10/15/2024 | JAMES M. HARRIS |

I, JAMES M. HARRIS, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ILLINOIS AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY HEREIN SHOWN AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



FOR REVIEW PURPOSES



**ALL GOOD THINGS** CLOSE TO HOME

# **CITY COUNCIL AGENDA MEMO**

---

**DATE:** MAY 14, 2024  
**TO:** MAYOR KUSPA, CITY COUNCIL  
**FROM:** PAUL RUANE, COMMUNITY PLANNER

**SUBJECT:** APPROVAL OF ORDINANCE NO. 2024-05-10300 AUTHORIZING A FINAL PLANNED DEVELOPMENT TO ALLOW MIXED USE AT 15139 S. CICERO AVENUE IN THE C3 – CENTRAL BUSINESS DISTRICT

## **Background**

The applicant approached City staff about purchasing the subject property in Oak Forest in March. The current single family home is not a permitted use in the C3 – Central Business District. The applicant is required to file for planned unit development approval for continued use of the home. Due to the current requirements of the code, it currently could not be built back as a single family home. The request allows the applicant to build back the single family home with the commercial space.

During the meeting the following questions were brought up. Will the parking be separated for the residence? The applicant confirmed she will have them parking on the side and potentially extending the parking into the rear of the house.

## **Recommendation**

The Planning & Zoning Commission recommended approval of the final planned unit development.

## **Action Requested**

Approval of Ordinance No. 2024-05-10300 granting the final planned unit development.

---

CITY OF OAK FOREST

---

ORDINANCE NO. 2024-05-10300

---

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR THE  
PROPERTY COMMONLY KNOWN AS 15139 S. CICERO AVENUE

(State Farm – Final PUD - ZC# 24-013)

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. 2024-05-10300

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

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR THE PROPERTY COMMONLY KNOWN AS 15139 S. CICERO AVENUE

(State Farm – Final PUD - ZC# 24-013)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

State Farm Insurance (Kira Schnell-Harrison), ("*Petitioner*"), has applied for a planned unit development final plan for a mixed use allowing an office in front and one residential unit in the rear of the building ("*Requested Relief*"), at the property commonly known as 15139 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 April 16, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on May 1, 2024, on which date the PZC adopted PZC Resolution 24-13, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. APPROVALS.

- A. Planned Development Final Plan. Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-503 of the Zoning Ordinance and the city's home rule authority, a planned development final plan allowing for the following special use as described in Paragraph 3.B of this Ordinance, on the Property is hereby granted to the Petitioner.
- B. Special Use Permit. Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-502 of the Zoning Ordinance and the city's home rule authority, a special use permit allowing one residential unit behind the office along Cicero Avenue is hereby granted to the Petitioner.

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.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

Section 6. BINDING EFFECT; NON TRANSFERABILITY.

The privileges, obligations, and provisions of each and every section of this Ordinance are for the sole benefit of, and will be binding on, the Petitioner. Nothing in this Ordinance will be deemed to allow this Ordinance to be transferred to any person or entity without either a new application for approval for any person or entity other than the Petitioner.

Section 7. 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:

\_\_\_\_\_  
NICOLE TORMEY, CITY CLERK

| Aldermen                       | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Kenneth Keeler<br>First Ward   |     |     |         |        |
| Joe McCarthy<br>Second Ward    |     |     |         |        |
| Charles Wolf<br>Third Ward     |     |     |         |        |
| Paul Selman<br>Fourth Ward     |     |     |         |        |
| James Emmett<br>Fifth Ward     |     |     |         |        |
| James Hortsman<br>Sixth Ward   |     |     |         |        |
| Denise Danihel<br>Seventh Ward |     |     |         |        |
| Henry L. Kuspa<br>Mayor        |     |     |         |        |

**EXHIBIT A**  
Legal Description of Property

Legal Description:

LOTS 8 IN BLOCK 6 IN A.T. MCINTOSH AND COMPANY'S CICERO AVENUE SUBDIVISION IN THE WEST ½ OF SECTION 15, AND THE EAST ½ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

...commonly referred to as 15139 S. Cicero Avenue, Oak Forest, Illinois 60452

**PIN: 28-15-100-010-0000**

**EXHIBIT B**  
Unconditional Agreement and Consent

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

WHEREAS, State Farm Insurance (Kira Schnell-Harrison), (*Petitioner*) has sought a planned unit development final plan to for a mixed use allowing an office in front and one residential unit in the rear of the building (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-05-10300, adopted by the Oak Forest City Council on May 14, 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.

State Farm Insurance (Kira Schnell-Harrison)

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

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

SUBSCRIBED and SWORN to

Before me this \_\_\_\_\_ day of

\_\_\_\_\_, 2024

Notary Public

<seal>

EXHIBIT C  
Site Plan





CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

May 1, 2024

**TITLE:** STATE FARM – PLANNED DEVELOPMENT, FINAL

**CASE NUMBER:** ZC #24-013

**REQUEST:** PLANNED DEVELOPMENT FINAL PLAN  
The applicant requests review and recommendation of approval of a final planned development to allow a residential dwelling unit to a commercial property located 15139 S. Cicero Avenue in the C3 – Central Business District.

**LOCATION:** 15139 S. Cicero Avenue

**APPLICANT INFORMATION**  
**APPLICANT:** State Farm (Kira Schnell-Harrison)

**MEETING DATE:** May 1, 2024

**NOTICE PUBLISHED:** April 16, 2024  
Daily Southtown

**STAFF:** Paul Ruane, Community Planner

**I. REQUEST**

The applicant requests review and recommendation of approval of a final planned development to allow to allow a residential dwelling unit on a commercial property located at 15139 S. Cicero Avenue in the C3 – Central Business District.

The Planning and Zoning Commission shall recommend 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**

The applicant approached City staff about purchasing the subject property in Oak Forest in March. The current single family home is not a permitted use in the C3 – Central Business District. The applicant is required to file for planned unit development approval for continued use of the home. Due to the current requirements of the code, it currently could not be built back as a single family home. The request allows the applicant to build back the single family home with the commercial space.

**III. EXISTING CONDITIONS & CONTEXT**

|                                   |   |
|-----------------------------------|---|
| <b>Zoning</b>                     | C3 – Central Business District  |
| <b>Current Use</b>                | Mixed-Use   |
| <b>Future Land Use</b>            | Commercial  |
| <b>Surrounding Zoning</b>         | <u>North</u> – C3 Central Business District – 15133 Cicero Ave (Single Family Home)<br><u>South</u> – C3 Central Business District – 15139 Cicero Ave (BoFill’s BBQ)<br><u>West</u> – C3 Central Business District – 15146 Cicero Ave (Catherine’s Gardens)<br><u>East</u> – R3 Single Family District – 15130 Kilpatrick Ave (Single Family Home)  |
| <b>Site Area &amp; Dimensions</b> | <u>Frontage</u> : 50 ft.<br><u>Total area</u> : approximately 0.33 acre (14,273.5 square feet)<br><u>Total depth</u> : 285.47 feet  |
| <b>Existing Site Features</b>     | <u>Property</u><br>According to the plat of survey and associated legal description, the subject property currently consists of one (1) parcel.<br><u>Access</u><br>The subject property currently is accessed by a driveway on Cicero Avenue.<br><u>Existing Building</u><br>The approximately 1,800 square foot building serves as both a residential home and a commercial space in front. |

Exhibit 1: Aerial



Exhibit 2: Existing Zoning



Exhibit 3: Proposed Use



IV. PROPOSAL

|              |  |
|--------------|--|
| Proposed Use | Mixed-use (Commercial Office) with a single family home)   |
|              | <p><u>Planned Development Final Plan</u></p> <p><i>Residential Structure</i></p> <p>One single family home attached to a commercial space is currently on the property where single-family homes are not allowed without a Planned Unit Development.</p> |

V. ANALYSIS & STANDARDS

| Planned Unit Development – [Subsection 11-503(E)]              |   |
|--|---|
| <i>Special Use Permit Standards</i>                            | <b>Met.</b> The proposed use of the subject property, residential home with a proposed insurance office, meets the special use standards as outlined herein.  |
| <i>Unified Ownership.</i>                                      | <b>Met.</b> The single property is under unified ownership.   |
| <i>Minimum Area</i>  | <b>Met.</b> The minimum lot area for the C3 – Central Business District is 6,250 sq. ft. The minimum lot width is fifty (50) feet. The subject property more than exceeds these minimums with an area of 14,273.5 square feet and a width of 50 ft. |
| <i>Covenants and Restriction to be Enforceable by the City</i> | <b>Not applicable.</b> No public dedications are required for the proposed use.   |
| <i>Public Open Space and Contributions</i>                     | <b>Not applicable.</b> The plan does not require the creation of new land for public purposes.  |
| <i>Common Open Space</i>                                       | <b>Not applicable.</b> There is no proposed changes.  |
| <i>Landscaping and Perimeter Treatment</i>                     | <b>Met.</b> The requirements for landscaping are being addressed in the conditions.   |
| <i>Private Streets</i>   | <b>Not applicable.</b> No private streets are required to be dedicated for the proposed use and the use is contained on one single property.  |
| <i>Utilities</i>   | <b>Met.</b> Utility connections are adequately provided to the subject property. If necessary, as determined by Fire, Public Works, and Building Departments any additional utilities would require approval.                                       |

| Special Use Permit – Residential with Commercial [Subsection 11-502(E)(1)]  |   |
|---|---|
| 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 of the subject property, a single family residence with an attached office, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the C3 – Central Business District was established and with the general purpose and intent of the 2008 Comprehensive Plan. |
| <i>No Undue Adverse Impact</i>  | <b>Met.</b> Provided that compliance of all conditions are proven, no undue adverse impact is shown.  |
| <i>No Interference with Surrounding Development.</i>  | <b>Met.</b> Provided that compliance of all conditions are proven, no interference with surrounding development is shown.   |
| <i>Adequate Public Facilities.</i>  | <b>Met.</b> The subject property is presently served by adequate public utilities and any necessary upgrades to service will be addressed by public works.  |
| <i>No Traffic Congestion.</i>   | <b>Met.</b> The proposed use, a single family home with an attached office will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.   |
| <i>No Destruction of Significant Features.</i>  | <b>Not Applicable.</b> No significant natural features exist on the property at present.  |
| <i>Compliance with Standards.</i>   | <b>Met.</b> All standards outlined herein and all other applicable standards are met.   |

VI. PZC MOTION

Motion to affirm PZC Resolution 24-13 recommending approval for a Final Planned Unit Development in the C3 Central Business District at 15139 S. Cicero Avenue with the following conditions:

1. Provide a landscape plan to the satisfaction of the Community Development Department.
2. Provide a Bike Rack. Installation shall be completed prior to occupancy

CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-13

WHEREAS, State Farm – Kira Schnell-Harrison ("*Applicant*") filed an application for a final planned development in the C3 – Central Business 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 15139 S. Cicero Avenue ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on April 16, 2024, and a public hearing was convened before the Planning and Zoning Commission ("PZC") on May 1, 2024; and

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

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 Plans attached hereto as *Exhibit A*, the PZC hereby finds that the Applicant's request is in substantial conformance with the Final Planned Development as required by Section 11-503 of the Oak Forest Zoning Ordinance.

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 conditions herein in Section 3.

Section 3.     CONDITIONS

- A. No Authorization of Work. The Resolution recommending approval to the Oak Forest City Council of the Zoning Relief ("*Resolution*") 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 Resolution precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance and operation of the Property will be in substantial compliance with those documents and plans, attached hereto as *Exhibit A*.
- D. Limitation of Approval. The planned development as documented in the *Exhibit B*, is limited to the Property.
- E. Other.
  - 1. Provide a landscape plan to the satisfaction of the Community Development Department.
  - 2. Provide a Bike Rack.

ADOPTED THIS 15<sup>th</sup> day of May, 2024

AYES: (8)

NAYS: (0)

ABSENT: (1)

ABSTAIN: (0)

  
Chairman, Oak Forest PZC

**EXHIBIT A**  
Statement of Need and Responses to Standards

Currently, we are in contract negotiations to purchase the property at 15139 Cicero Avenue, Oak Forest.

This property is currently zoned residential-mixed use. It is our understanding through conversations with Paul Ruane that in order to maintain the mixed used zoning we must obtain the special use permit.

Should we be able to obtain the permit and move forward with purchasing the building, we will be moving my State Farm Agency into the building along with using the residential portion as a rental property. Our purchase is contingent upon approval for the special use permit.

Any and all updates to the building will be in harmony with the general and specific purpose of this code- there will be no undue adverse impact to adjacent properties, character of the area, public health and safety and general welfare.

Any updates made to the building will not interfere with the use and development of the neighboring property in accordance with the applicable district regulations.

The building will maintain its ability to be served adequately by all essential public facilities and services.

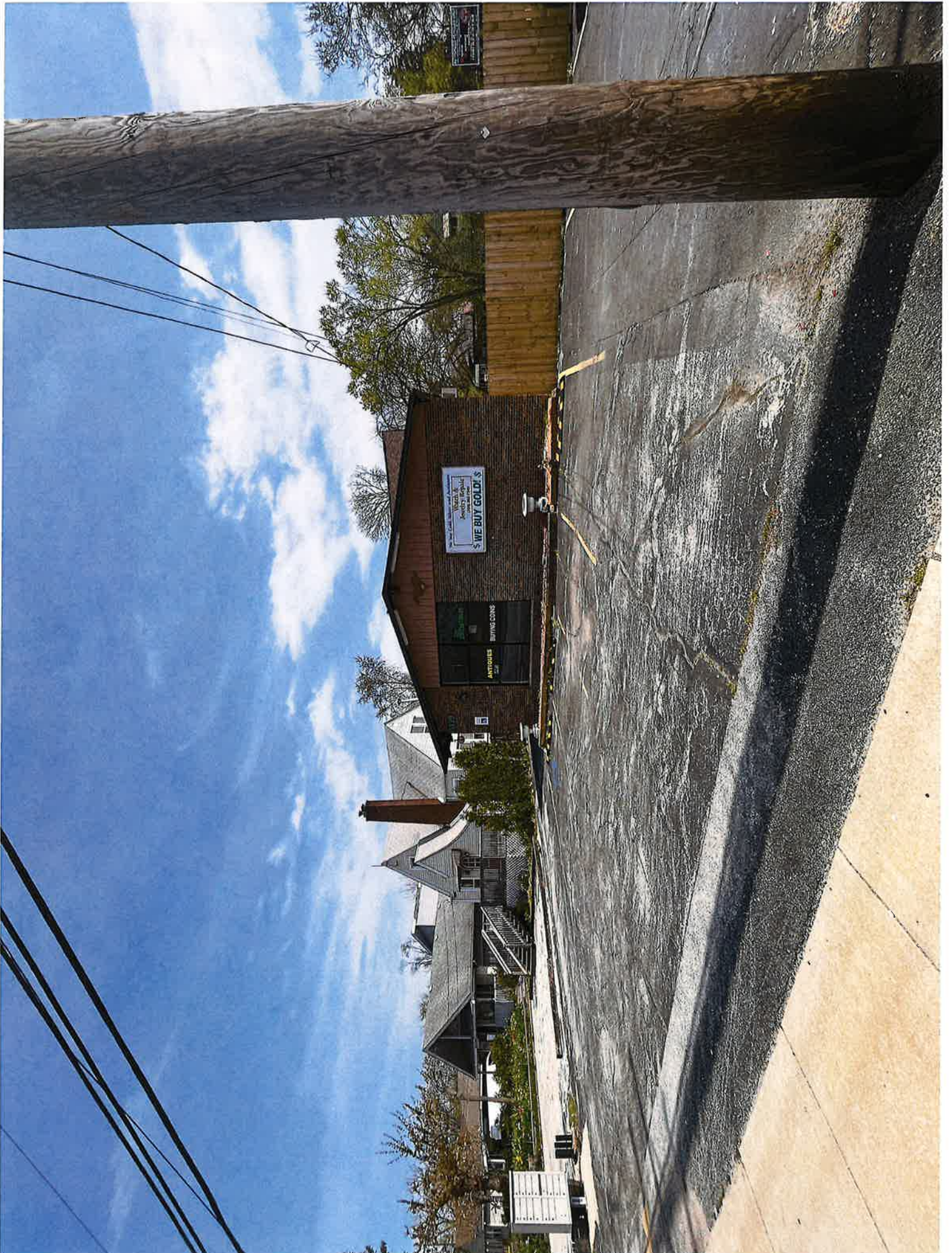
There will be not be any undue traffic congestion.

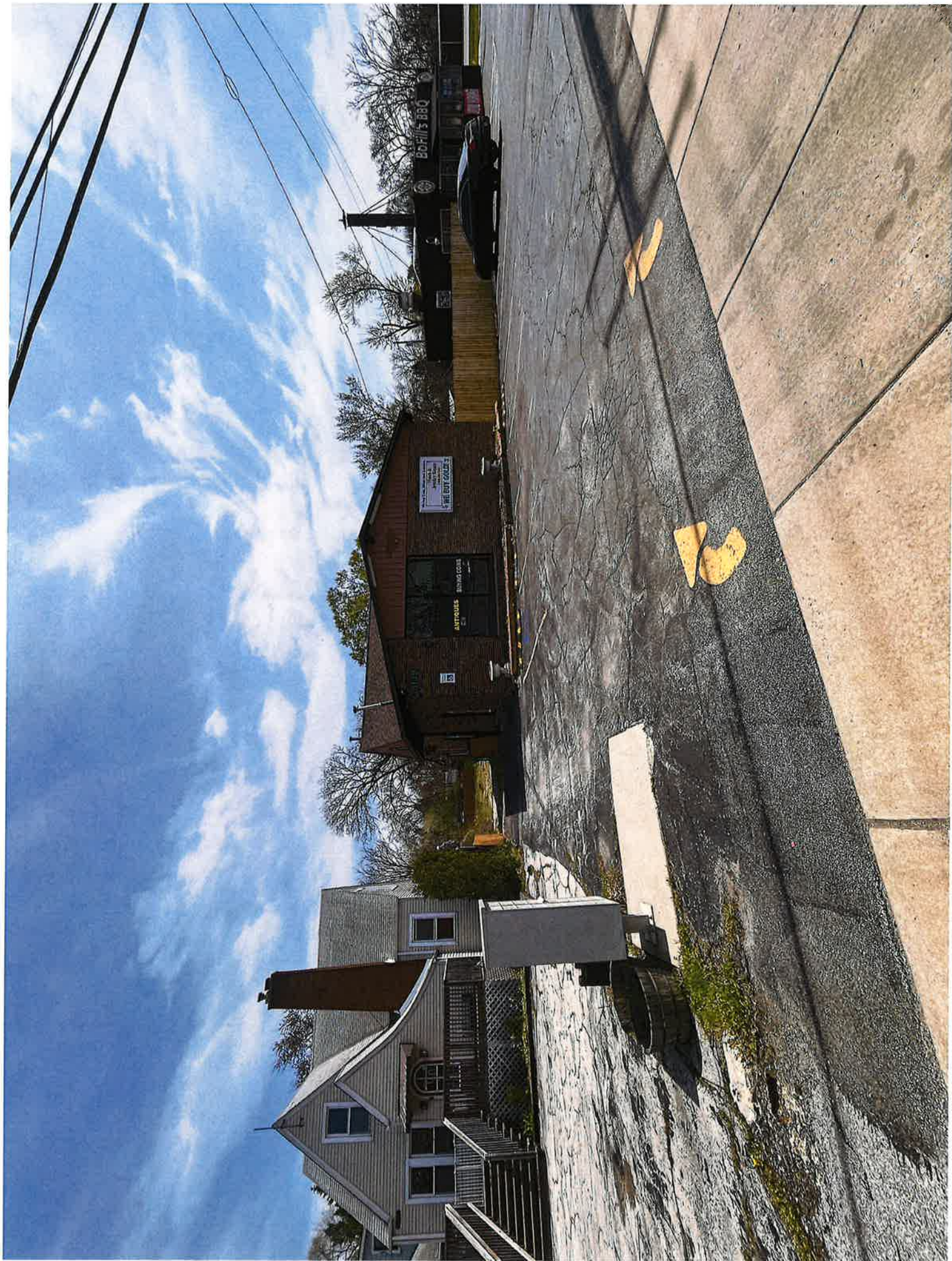
With the property obtaining a special use permit and maintaining a mixed use status, it will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

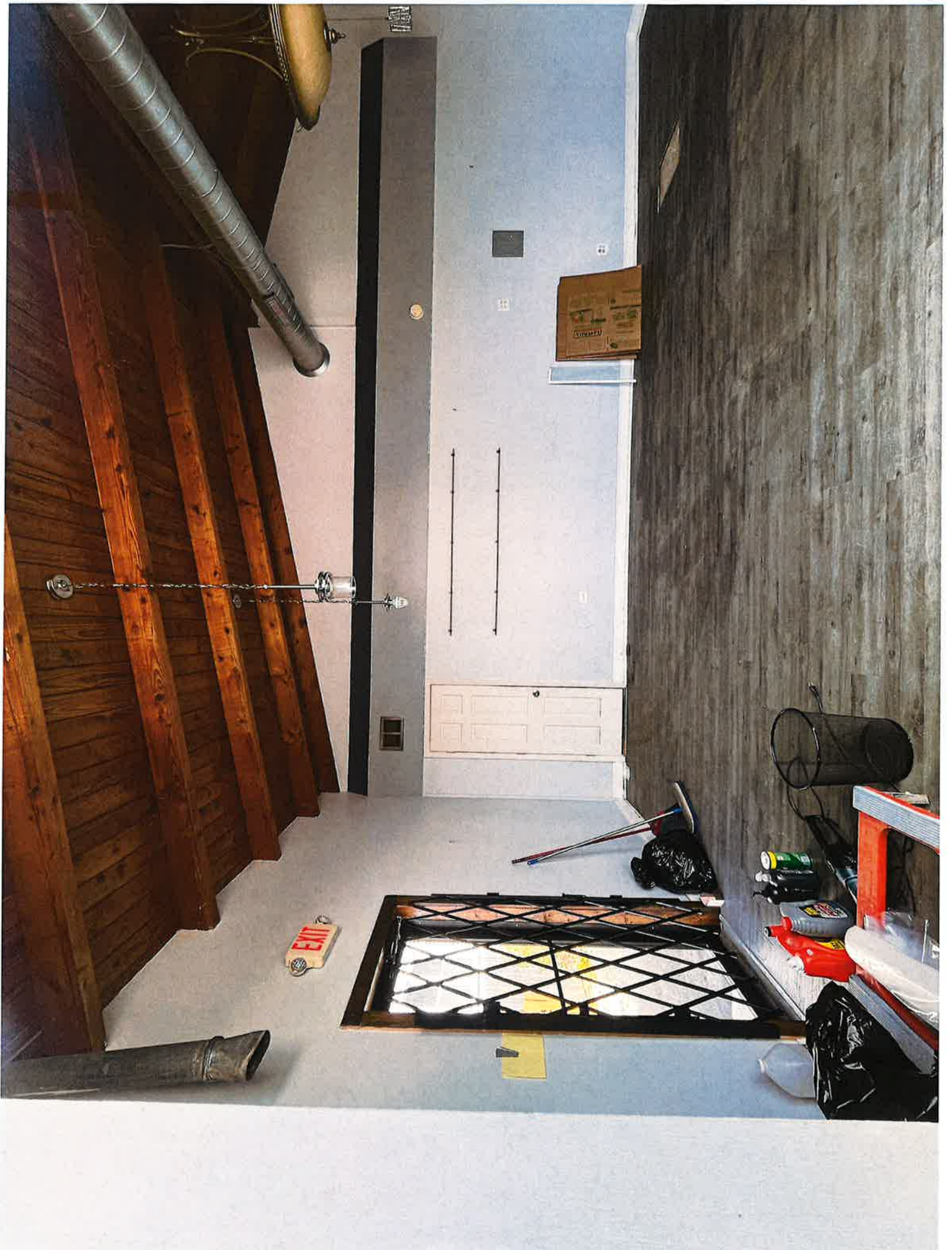
The use of the building will comply with all standards imposed on it by the particular provision of this Code.

EXHIBIT B  
Site Plan







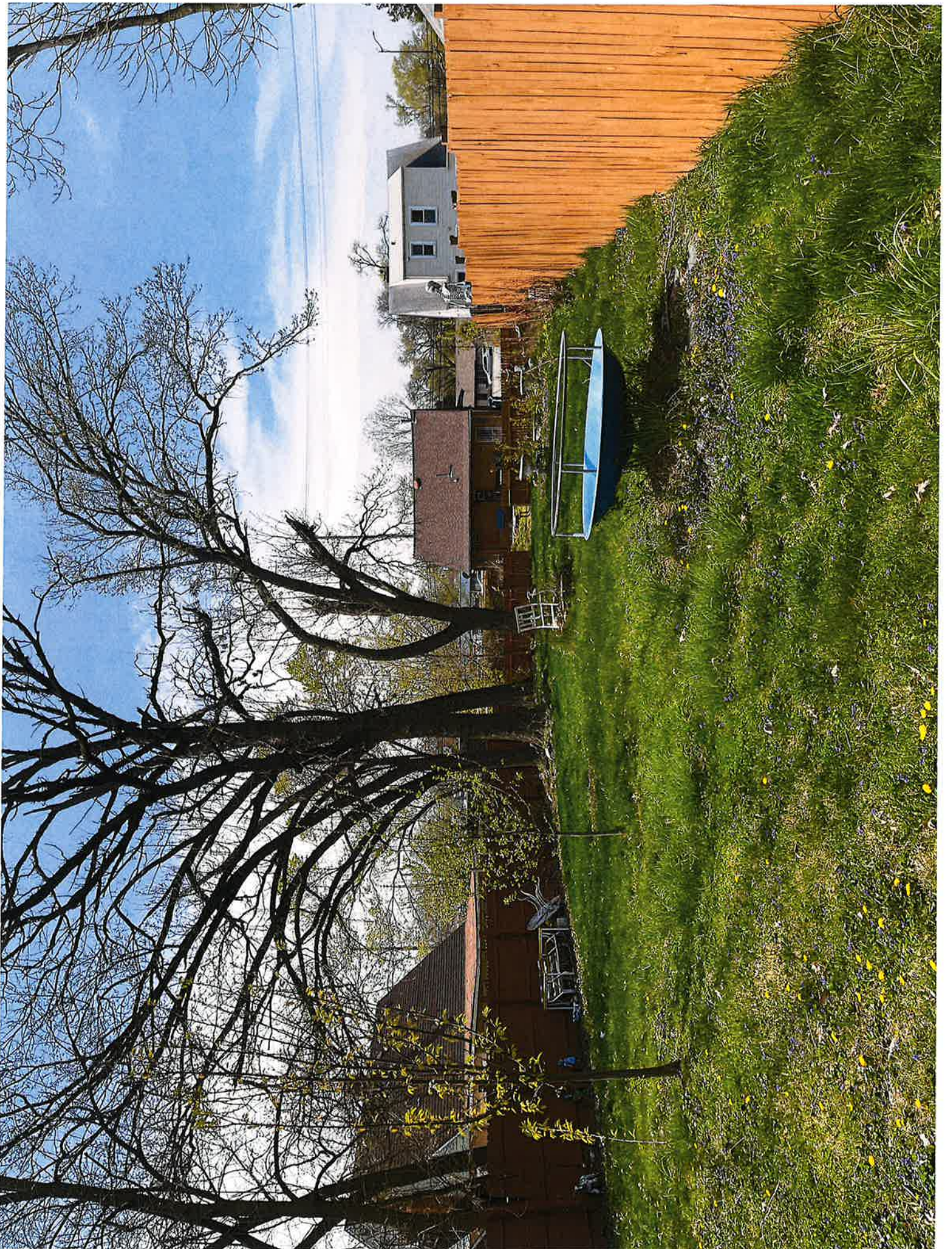


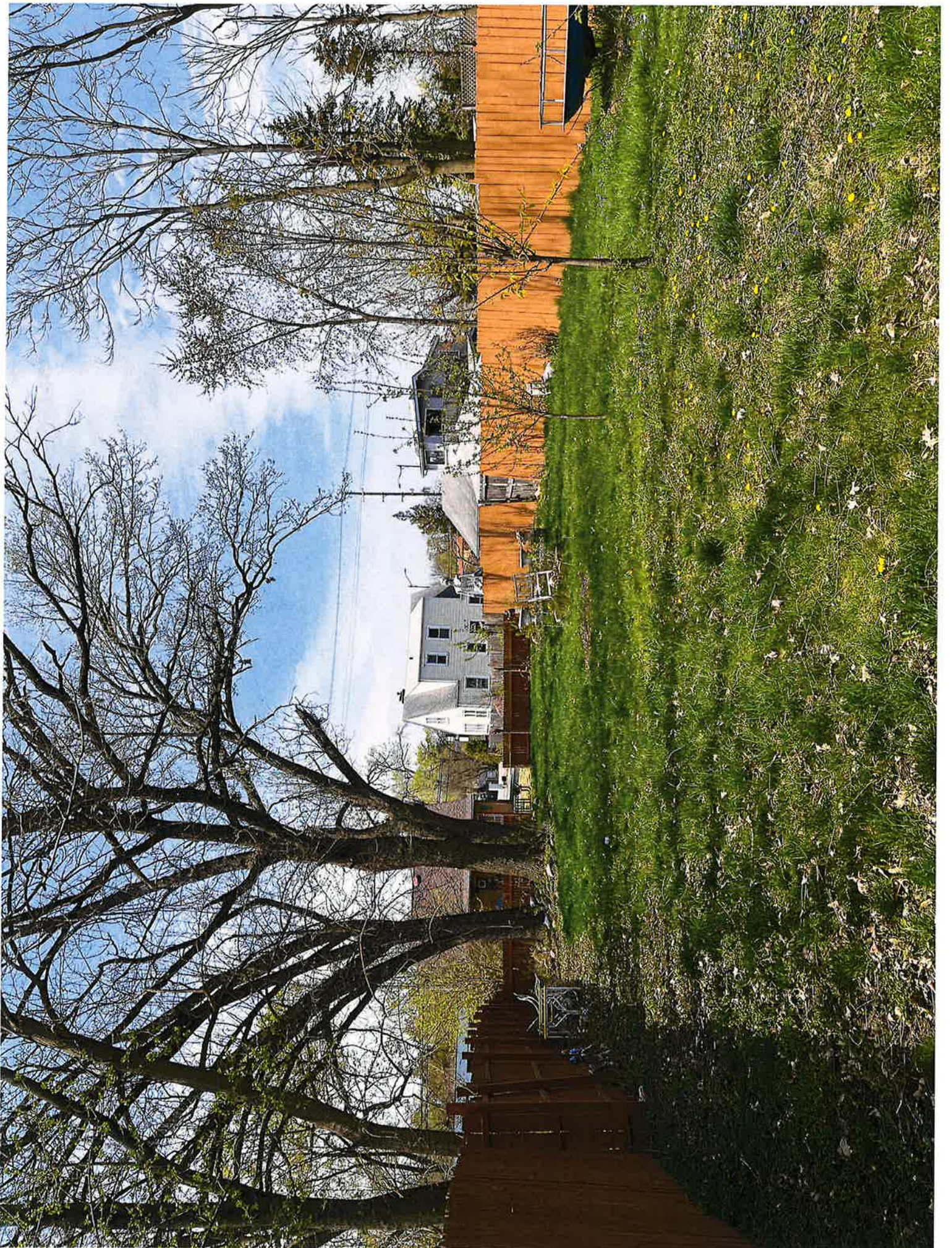




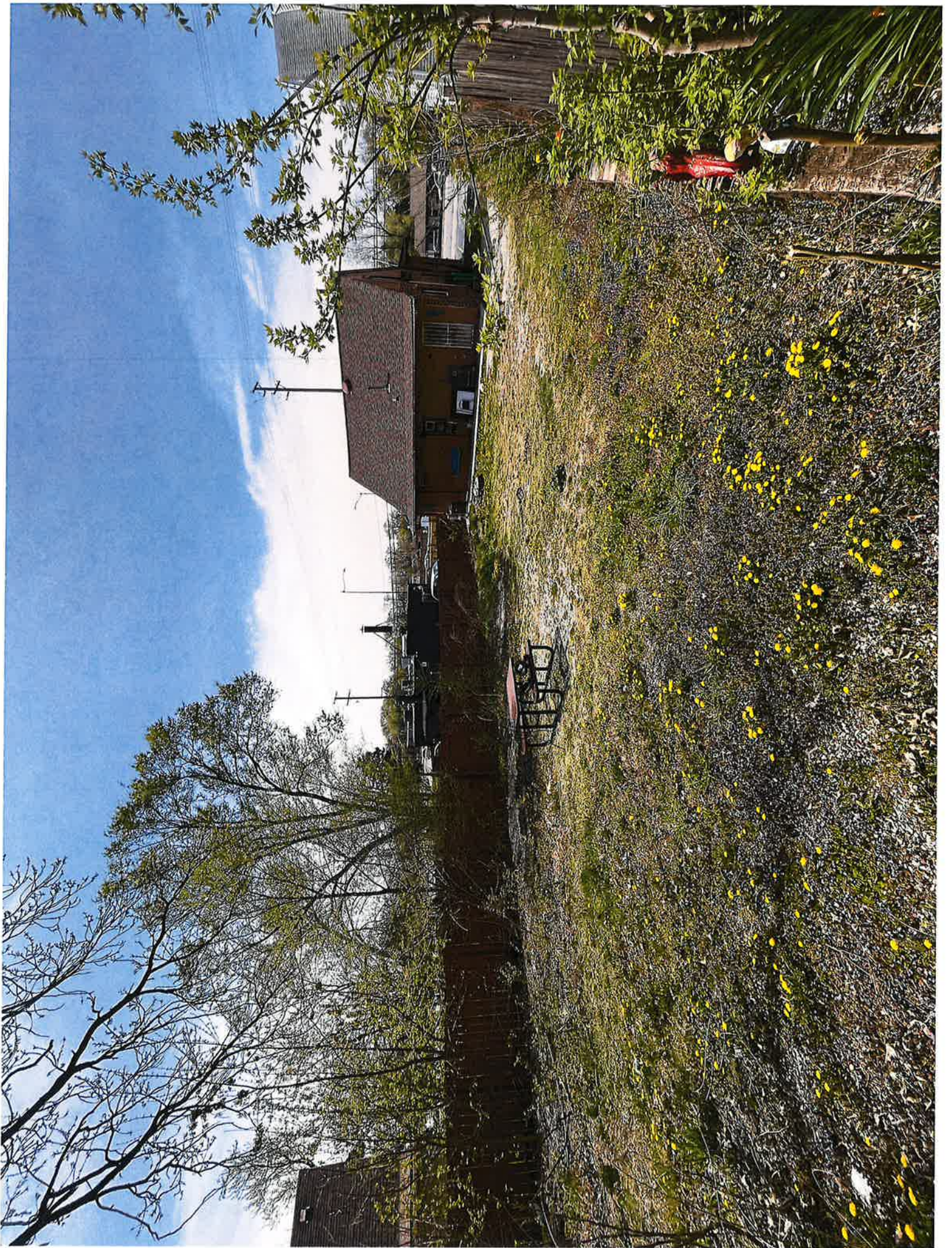






















# **CITY COUNCIL AGENDA MEMO**

---

**DATE:** MAY 14, 2024  
**TO:** MAYOR KUSPA, CITY COUNCIL  
**FROM:** PAUL RUANE, COMMUNITY PLANNER

**SUBJECT:** APPROVAL OF ORDINANCE No. 2024-05-1031O AUTHORIZING PROPOSED TEXT AMENDMENTS RELATED TO THE FOLLOWING PROVISIONS OF THE CITY OF OAK FOREST ZONING ORDINANCE: SECTION 3-102, 3-106, 4-102, 4-106, AND 12-206 RELATED TO COMMUNITY RESIDENCES AND TRANSITIONAL SERVICE FACILITIES

## **Background**

Please reference the materials provided from the Planning and Zoning Commission packet added as an attachment to this request.

During the meeting concerns of nuisance property and parking were brought up. Without any further recommendations from the Planning and Zoning Commission they made a recommendation.

## **Recommendation**

The Planning & Zoning Commission recommended approval of the text amendment as proposed.

## **Action Requested**

Approval of Ordinance No. 2024-05-1031O granting the text amendment as proposed.

---

CITY OF OAK FOREST

---

ORDINANCE NO. 2024-05-10310

---

AN ORDINANCE AMENDING SECTION 3-102, 3-106, 4-102, 4-106, & 12-206 RELATED  
TO COMMUNITY RESIDENCES AND TRANSITIONAL SERVICE FACILITIES

(Community Residence / Transitional Service Facilities – Text Amendment - ZC# 24-012)

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. 2024-05-10310

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

AN ORDINANCE AMENDING SECTION 3-102, 3-106, 4-102, 4-106, & 12-206 RELATED TO COMMUNITY RESIDENCES AND TRANSITIONAL SERVICE FACILITIES

(Community Residence / Transitional Service Facilities – Text Amendment - ZC# 24-012)

shall be, and is hereby, adopted as follows:

Section 1.     BACKGROUND.

City of Oak Forest, (*"Petitioner"*), desires to amend Section 3-102, 3-106, 4-102, 4-106, & 12-206 Community Residence and Transitional Service Facilities; of the City of Oak Forest Zoning Ordinance (*"Requested Relief"*). The Applicant's proposed amendments are fully set forth in **Exhibit A**, which is attached and by this reference incorporated in to this resolution; and

Section 2.     PUBLIC HEARING.

A public hearing was duly advertised on April 16, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on May 1, 2024, on which date the PZC adopted PZC Resolution 24-12, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 7.     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;

ADOPTED

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

APPROVED By Me

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

\_\_\_\_\_  
HENRY L. KUSPA, MAYOR

ATTEST:

\_\_\_\_\_  
NICOLE TORMEY, CITY CLERK

| Aldermen                       | Aye | Nay | Abstain | Absent |
|--------------------------------|-----|-----|---------|--------|
| Kenneth Keeler<br>First Ward   |     |     |         |        |
| Joe McCarthy<br>Second Ward    |     |     |         |        |
| Charles Wolf<br>Third Ward     |     |     |         |        |
| Paul Selman<br>Fourth Ward     |     |     |         |        |
| James Emmett<br>Fifth Ward     |     |     |         |        |
| James Hortsman<br>Sixth Ward   |     |     |         |        |
| Denise Danihel<br>Seventh Ward |     |     |         |        |
| Henry L. Kuspa<br>Mayor        |     |     |         |        |

EXHIBIT A  
Text Amendment

3-102: PERMITTED USES The following uses and no others are permitted as of right in all Single Family Residential Districts in the City:

A. Single family detached dwellings.

B. Community residences, as defined in Section 12-206, provided, however, that no such community residence shall be permitted unless it:

1. Has no more than ~~five~~ six residents; provided more than six residents are permissible subject to compliance with the following occupancy standards:

a. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.

b. Each bedroom used for multiple residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.

c. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.

~~2. Is located at least 1,500 feet from any other community residence; and~~

3. Is registered with the City Administrator. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.

4. Shall be located in a dwelling of the type permitted in the district where the facility is located and comply with the applicable provisions of the residential safety and building codes of the City of Oak Forest.

3-106: SPECIAL PERMIT USES Except as specifically limited in the following paragraphs, the following uses may be permitted in any Single Family Residential District subject to the issuance of a special permit as provided in Section 11-602 of this Code and subject to the additional standards hereinafter set forth:

~~E. Transitional Service Facilities for up to six transitional service facility residents subject to the following additional standards:~~

~~1. Required Approvals. No transitional service facility can be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit for a transitional service facility must set forth each agency that must approve the establishment or operation of the facility and must be accompanied by a formal acknowledgment of approval from each agency. In the event any approval has been delayed, the application must set forth the status of each application, and state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.~~

~~2. Structure Type. Every transitional service facility must be located in a single family dwelling of the type permitted in the district where the facility is located. The type of construction must be in compliance with the City building code. No alteration of any single family dwelling that would prevent its future use as a single family dwelling will be permitted.~~

~~3. Supervision. Every transitional service facility must provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night to meet all standards of any agency responsible for the licensing or regulation of the transitional service facility and additional services as may be required by the City Council. The special permit will specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.~~

~~4. Availability of Facilities. Every transitional service facility must be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and public transportation.~~

~~5. Financial Stability. No special permit for a transitional service facility will be granted unless the applicant establishes to the satisfaction of the City Council that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of the facility in accordance with the representations of the application and the various standards applicable to the facility by reason of this Code and other laws and regulations.~~

4-102: PERMITTED USES Except as noted below, the following uses, and no others, are permitted as of right in all Multiple Family Residential Districts in the City:

A. Single family detached dwellings.

B. Townhouse dwellings.

C. Two-family dwellings.

D. Multiple family dwellings.

E. Selected service uses that are compatible with the residential character of each zoning district.

F. Community residences, as defined in Section 12-206, provided, however, that no such community residence shall be permitted unless it:

1. Has no more than ~~five~~ six residents; provided more than six residents are permissible subject to compliance with the following occupancy standards:

a. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.

b. Each bedroom used for multiple residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.

c. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.

~~2. Is located at least 1,500 feet from any other community residence; and~~

~~3. Is registered with the City Administrator. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.~~

~~4. Shall be located in a dwelling of the type permitted in the district where the facility is located and comply with the applicable provisions of the residential safety and building codes of the City of Oak Forest.~~

#### 4-106 Special Permit Uses

4-106: SPECIAL PERMIT USES Except as specifically limited in the following paragraphs, the following uses may be permitted in any Multiple Family Residential District subject to the issuance of a special permit as provided in Article XI of this Code and subject to the additional standards hereinafter set forth.

#### ~~E. Transitional Service Facilities for Up to Six Transitional Service Facility Residents, subject to the following additional standards:~~

- ~~1. District Location. Transitional service facilities shall not be permitted in the R6 District.~~
- ~~2. Supervision. Every transitional service facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night, to meet all standards of any agency responsible for the licensing or regulation of the transitional service facility and such additional services as may be required by the City Council. The special permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the facility.~~
- ~~3. Structure Type. Every transitional service facility shall be located in a dwelling of the type permitted in the district where the facility is located. The type of construction shall be in compliance with the City Building Code. No alteration of any such dwelling that would prevent its use as a dwelling shall be permitted.~~
- ~~4. Availability of Facilities. Every transitional service facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational and cultural activities; consumer goods and services; and public transportation.~~
- ~~5. Required Approvals. No transitional service facility shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.~~
- ~~6. Financial Stability. No special permit for a transitional service facility shall be granted unless the applicant therefore shall establish to the satisfaction of the City Council that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the presentations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.~~

#### 12-206: DEFINITIONS

COMMUNITY RESIDENCE. A group home or specialized residential care home, the residents of which do not constitute a family, that serves persons with disabilities, that is licensed, certified or accredited by appropriate governmental entities ~~having authority to license and approve said facility~~, and that does not serve as an alternative to incarceration for a criminal offense, ~~persons whose primary reason for placement is substance or alcohol abuse or persons~~ whose primary

reason for placement is treatment of a communicable disease. For purposes of this definition, "disabilities" means any disability:

1. Attributable to mental, intellectual, **health** or physical impairments or a combination thereof;
2. Likely to continue for a significant amount of time or indefinitely;
3. That results in a **substantial impairment of a major life activity, as defined under the Americans With Disabilities Act functional limitations in three or more of the following areas of major life activities: self care, receptive or expressive language, learning, mobility, self direction, capacity for independent living, and economic self sufficiency;** and
4. That reflects a person's need for a combination and sequence of interdisciplinary or generic care, treatment, **rehabilitation** or other services which are of a life-long or extended duration.

~~TRANSITIONAL SERVICE FACILITY. An authorized and licensed dwelling operated by a public or private agency duly authorized and licensed by any state agency having authority to license and approve said facility that houses individuals being cared for by the agency and deemed by the agency to be capable of living and functioning in the community and that provides continuous professional guidance.~~

~~TRANSITIONAL SERVICE FACILITY RESIDENT. A person receiving care or treatment at a transitional service facility~~



CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

May 1, 2024

**TITLE:** COMMUNITY RESIDENCE / TRANSITIONAL SERVICE FACILITIES  
TEXT AMENDMENT

**CASE NUMBER:** ZC #24-012

**REQUESTS:** TEXT AMENDMENT  
The applicant requests review consideration, and any recommendation(s) regarding an update of the City Zoning Code and of the proposed text amendments related to the following provisions of the City of Oak Forest Zoning Ordinance: Section 3-102, 3-106, 4-102, 4-106, and 12-206 related to Community Residences and Transitional Service Facilities.

**APPLICANT INFORMATION**  
**APPLICANT:**

City of Oak Forest

**MEETING DATE:** May 1, 2024

**NOTICE PUBLISHED:** April 16, 2024  
Daily Southtown

**STAFF:** Paul Ruane, Community Planner

I. REQUEST

The applicant requests review and consideration to update to the following provisions of the City of Oak Forest Zoning Code: Section Section 3-102, 3-106, 4-102, 4-106, and 12-206 related to Community Residences and Transitional Service Facilities, including the draft possible text amendments to those provisions.

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

II. ZONING TEXT AMENDMENT

- Please see the attached City Zoning Code Update: Standards for text amendment changes for community residences in Residential Zoning Districts – Considerations for suggested materials.

| STANDARDS FOR TEXT AMENDMENT       |  |
|------------------------------------|--|
| <i>Code Consistency.</i>           | <p><i>The consistency of the proposed amendment with the purposes of this code.</i></p> <p><b>Met.</b> The text amendment would be consistent with the general City Zoning Code requirements for residential dwellings of the 2018 International Property Maintenance Code (IPMC), which was adopted in 2019.</p>  |
| <i>Community Need.</i>             | <p><i>The community need for the proposed amendment and for the uses and development it would allow.</i></p> <p><b>Met.</b> This Zoning Code update would address possible current Code provisions inconsistent with Federal Housing Administration (FHA) guidelines and introduce additional flexibility relative to the establishment and operation of community residences, consistent with legal parameters.</p> |
| <b>TOTAL MET: 2 of 2 standards</b> |  |

III. PZC MOTION

Motion to affirm PZC Resolution 23-06 recommending approval of the draft text amendments to the Zoning Code [or recommending additional or revised text amendments].

FAIR HOUSING ACT  
ADA  
Establishing Occupancy Limits

Issues/questions regarding dwelling:

- How large are the bedrooms?
- Are there extra rooms (e.g., den, office, or loft) that could serve as a bedroom?
- What is the unit configuration and what is overall space?
- Does the property have physical limitations (e.g., septic or sewer capacity) that will limit occupancy?
- Is the residence a single family dwelling in a single family neighborhood?

It will make sense to base the City regulations on a commonly accepted set of building/zoning standards, such as the IPMC. In addition, there should be legislative findings drafted that support the need for occupancy limits.

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Federal Law Federal law protects persons recovering from drug and alcohol addiction as disabled. The ADA classifies a person recovering from drug and alcohol addiction as disabled, who must be treated as any other disabled person. See *Hernandez v. Hughes Missile Systems Co.* (9<sup>th</sup> Cir. 2004) 362 F.3d 564, 568. The Federal Fair Housing Act also classifies a person recovering from drug and alcohol addiction as disabled. See *City of Edmonds v. Washington State Bldg. Code Council* (9<sup>th</sup> Cir, 1994) 18 F.3d 802, 804. Both the ADA and the FHA prohibit government entities from discriminating against the disabled through land use and/or zoning regulations. See *Lapid-Laurel, LLC v. Zoning Bd. of Adjustment* (3d Cir. 2002) 284 F.3d 442, 459-60; *Bay Area Addiction Research & Treatment, Inc. v. City of Antioch* (9<sup>th</sup> Cir. 1999) 179 F.3d 725, 730-32. These protections would extend to drug and alcohol addiction rehabilitation facilities, whether they are licensed or not, by virtue of the fact that they house individuals considered to be “disabled” under federal law. Accordingly, any regulation that treats housing for the disabled less favorably than any other housing type is discriminatory and unlawful.

International Property Maintenance Code® (IPMC) a widely used standard, establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.

IPMC: Chapter 4 "Light, Ventilation and Occupancy Limitations" sets forth requirements to establish the minimum environment for occupiable and habitable buildings by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding.

See, *A Guide for Determining Occupancy Limits based on Local Restrictions*  
<https://fhcwm.org/document/a-guide-for-determining-occupancy-limits-based-on-local-restrictions>

## **POTENTIAL LEGISLATIVE FINDINGS OF CITY COUNCIL REGARDING NEED FOR GROUP HOME REGULATIONS**

The \_\_\_\_\_ Municipal Code provides a mechanism for Group Homes/Transitional Facilities to seek additional accommodation above the six disabled residents upon making a showing, as required by state and federal law, that such additional accommodation is reasonably necessary to afford the disabled the right to use and enjoy a dwelling in a manner similar to that enjoyed by the non-disabled. Permitting six or fewer disabled residents in Transitional Living Facilities is reasonable and non-discriminatory on its face and in its effect. The limit of six helps preserve the single-family characteristic of single family neighborhoods while affording the disabled with housing opportunities not available to the non-disabled. This Ordinance furthers the purposes of the FHA and ADA for reasons which include, but are not limited to:

- (a) in establishing Group Homes as a residential use, the FHA has previously found that six residents was a sufficient number to provide the supportive living environment that experts agree is beneficial to an addict's recovery;
- (b) Group Addiction Homes, which also serve recovering addicts, have existed and flourished in Illinois for decades with a six person limit;
- (c) the City has received expert testimony stating that even less than six is a reasonable number for a Sober Living Facility and is sufficient to provide the supportive living environment that is beneficial to recovery and that larger numbers of recovering addicts in a single dwelling can actually reduce the chances of recovery;
- (d) to limit the odds of recovering addicts not finishing the recovery programs into which they are placed and a comfortable living environment, which this Ordinance furthers, is a factor in whether recovering addicts will finish their programs;

## **CURRENT CITY CODE REGULATIONS**

3-102: PERMITTED USES The following uses and no others are permitted as of right in all Single Family Residential Districts in the City: A. Single family detached dwellings. B. Community residences, provided, however, that no such community residence shall be permitted unless it: 1. Has no more than five residents; 2. Is located at least 1,500 feet from any other community residence; and 3. Is registered with the City Administrator.

3-106: SPECIAL PERMIT USES Except as specifically limited in the following paragraphs, the following uses may be permitted in any Single Family Residential District subject to the issuance

of a special permit as provided in Section 11-602 of this Code and subject to the additional standards hereinafter set forth:

...

C. Transitional Service Facilities for up to six transitional service facility residents subject to the following additional standards:

1. Required Approvals. No transitional service facility can be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit for a transitional service facility must set forth each agency that must approve the establishment or operation of the facility and must be accompanied by a formal acknowledgment of approval from each agency. In the event any approval has been delayed, the application must set forth the status of each application, and state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit. 10 Adopted March 11, 2014 Amended January 1, 2024

2. Structure Type. Every transitional service facility must be located in a single family dwelling of the type permitted in the district where the facility is located. The type of construction must be in compliance with the City building code. No alteration of any single family dwelling that would prevent its future use as a single family dwelling will be permitted.

3. Supervision. Every transitional service facility must provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night to meet all standards of any agency responsible for the licensing or regulation of the transitional service facility and additional services as may be required by the City Council. The special permit will specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.

4. Availability of Facilities. Every transitional service facility must be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and public transportation.

5. Financial Stability. No special permit for a transitional service facility will be granted unless the applicant establishes to the satisfaction of the City Council that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of the facility in accordance with the representations of the application and the various standards applicable to the facility by reason of this Code and other laws and regulations.

**SAMPLE ORDINANCE STANDARDS FOR GROUP HOME/TRANSITIONAL SERVICE FACILITY FOR RECOVERING ALCOHOL AND DRUG ABUSERS AS A SPECIAL USE**

- a. The facility must comply on an ongoing basis with all governmental licensing requirements. This condition cannot be waived.
- b. Clients of the facility must be actively and continuously enrolled in an outpatient rehabilitation or substance abuse program that is supervised by a licensed medical professional, or a recognized substance abuse treatment program, or both.

The facility must adopt and enforce a policy prohibiting the use of drugs or alcohol by clients while they reside in the facility.

Upon request, the facility operator shall produce evidence satisfactory to the Director that the facility is in compliance with this condition.

This condition cannot be waived.
- c. The facility must be located on a parcel with a minimum size of six thousand five hundred square feet.
- d. Off-street parking shall be provided on the basis of at least one space per three residents, plus an additional space for each employee.
- e. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.
- f. The facility shall not be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood, including applicable development standards and design guidelines.
- g. No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify the facility as a Group Home for Recovering Alcohol and Drug Abusers.
- i. A facility may not be located closer than one thousand five hundred (1,500) feet (measured by means of the shortest distance from property line to property line) from another Group Home for Recovering Alcohol and Drug Abusers, a Facility for Transitional Living or a Group Residential Care Facility..
- j. The number of occupants within a Group Home for Recovering Alcohol and Drug Abusers shall not exceed the following occupancy standards:
  - (1) For the first bedroom (deemed to be the largest bedroom), a maximum of two adults (eighteen years of age or older).
  - (2) For each bedroom thereafter;

(a) A maximum of one adult, for bedrooms less than one hundred square feet in area; and

(b) A maximum of two adults, for bedrooms one hundred square feet in area or greater.

[Optional] The number of unrelated adults residing in the Group Home shall not exceed 6 persons; provided, however, for every additional 200 square feet of gross floor area in the subject residential structure above 1600 square feet, the number of unrelated adult residents may be increased by 1 person. (For example, in a one-unit dwelling containing 2,200 square feet of gross floor area, the maximum number of Group Home residents is 8 + 3 or 11 persons.)]

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**ALTERNATE CODE PROVISIONS:**

**SAMPLE ORDINANCE STANDARDS FOR GROUP HOMES**

**GROUP HOMES**

Sections:

**Standards to constitute minimum requirements.**

**Physical plant services.**

**Food and nutrition services.**

**Medical services.**

**Psychological services.**

**Unusual occurrences.**

**Standards to constitute minimum requirements.**

All group homes and community integrated living arrangements (hereinafter referred to as "group homes") shall be required to meet the minimum requirements of this code and the applicable zoning regulations of the City of \_\_\_\_\_.

A. Codes. Each group home shall comply with the applicable provisions of residential safety and building codes of the City.

1. The application for a special use shall indicate in detail the assignment of all spaces, size of areas and rooms, the fixed equipment and the specifications of the dwelling.
2. The total gross floor area and bed count shall be shown on the drawings.

3. A brief narrative of the proposed program and dwelling use shall be submitted to the building and zoning department.

8. Group homes shall not be located within a distance of one thousand five hundred feet measured in any direction from another group home.

#### B. Bath and Toilet Rooms.

1. Each tub or shower shall be in an individual room or enclosure which provides space for the private use of the bathing fixture and for drying and dressing.

2. A bath shall be provided on each bedroom floor and shall include tub or shower, toilet and lavatory. A toilet and lavatory shall be provided on other resident use floors. One bath shall be provided for each six residents.

#### C. Bedrooms.

1. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.

2. Each multiple bedroom used for residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.

3. Maximum room capacity shall be two residents. There shall be a minimum three-foot distance between beds.

#### D. Doors and Windows.

1. Exit access doors and all doors used by residents shall be functional.

2. All toilet or bathroom and bedroom doors and hardware shall be designed to permit emergency ingress to the room. All locks shall be arranged to permit exit from the room by a simple operation without the use of a key.

3. All doors to bedrooms and exit corridors shall be a minimum of twenty-minute fire-resistive rating.

4. Doors in stairways shall have a fire protection rating of one-third hour and be self-closing and self-latching.

5. Doors and windows shall fit snugly and be weather tight, yet open and close easily.

#### E. Exit Facilities and Subdivisions.

1. Any basement used by residents for such purposes as recreation, group meetings or laundry shall be provided with two means of exit. At least one of the exits shall have direct access to the outside of the building. Basements that are not more than fifty percent below grade level may use escape windows as long as the bottom of the window is at or above grade. These windows shall meet with the approval of the City.
2. All corridors and passages to be used as a means of exit, or part of means of exit, shall not lead through any room or space used for a purpose that may obstruct free passage.
3. Means of egress shall be so arranged that there are no dead-end pockets, hallways, corridors, passageways or courts whose depth exceeds twenty feet.

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## **ALTERNATE CODE PROVISIONS:**

### **SAMPLE REGULATIONS FOR GROUP HOMES**

#### Group Home Regulations

- Group homes, including sober living homes serving five or fewer residents, will be permitted to locate in all residential zones as an accessory or ancillary use to a residential use, consistent with the existing provisions governing Residential Care, Limited uses, which currently includes group homes and sober living homes.
- Group homes, including sober living homes serving six or more residents, will be permitted in virtually all residential areas with approval of a Conditional Use Permit (Major), consistent with the existing provisions governing Residential Care, General uses, which currently includes group homes and sober living homes. If the group home is located in a lower density residential zone, the facility must also be located on a prime arterial circulation element road.
- Operating standards proposed for group homes, include the following:
  - o The permitted number of residents is five or fewer, plus one house manager, unless the group home obtains a Conditional Use Permit (Major).
  - o A house manager must be present at the home on a 24-hour basis and is responsible for the day-to-day operations of the home.
  - o Properties where group homes operate must be in compliance with all applicable laws, including, but not limited to, building, fire, zoning, land use and safety rules and regulations.
  - o Compliance with sex offender registration requirements, as applicable.
  - o Each tenant is limited to one vehicle, which must be operable and used as a primary form of transportation.

- o Parking of vehicles shall be limited to on-site garage and driveway spaces or on any street within 500 feet of the dwelling unit.
- o Drivers of vehicles picking up or dropping off persons at a group home must comply with all applicable vehicle laws.
- o The group homeowner or operator must notify an occupant's emergency contact and provide information relating to services available to an occupant prior to evicting or involuntarily terminating an occupant, unless the occupant's behavior results in immediate termination.
- o A 650-foot separation buffer must be maintained from any other group home, sober living home, residential care facility, or State-licensed alcoholism or drug abuse recovery or treatment facility, as measured from the closest property lines.
- The following additional standards would be applicable to sober living homes:
  - o All occupants, other than the house manager, must be actively participating in legitimate recovery programs.
  - o The sober living home's rules and regulations must prohibit the use of any alcohol, marijuana, or any non-prescription drugs at the sober living home or by any resident either on- or off-site.
  - o The sober living home must have a written policy regarding the possession, use, and storage of prescription medications. The facility cannot dispense medications but must make them available to the residents.
  - o The sober living home must maintain a good neighbor policy.
- An applicant may seek relief from the application of the City's regulations governing group homes or any other Zoning Code provision, which causes a barrier to equal opportunity for housing by submitting an application to the Director setting forth specific reasons as to why accommodation is necessary under Federal and/or State fair housing laws.

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**ALTERNATE CODE PROVISIONS:**

**SAMPLE REGULATIONS FOR GROUP HOMES**

Section \_\_\_\_\_ shall be added to the \_\_\_\_\_ Municipal Code to read as follows:

“N. Sober Living Facility.

1. A Sober Living Facility which would otherwise be considered an unpermitted use as a boarding or lodging house in a R1 or R2 zone, may locate in any residential zone with a Sober Living Permit and a Business License provided:

a. An application for a Sober Living Facility is submitted to the Community Development Director by the owner/operator of the Sober Living Facility. The application shall provide the following:

- (1) the name, address, phone number and driver's license number of the owner/operator;
- (2) the name, address, phone number and driver's license number of the house manager;
- (3) a copy of the Sober Living Facility rules and regulations;
- (4) written intake procedures;
- (5) the relapse policy;
- (6) an affirmation by the owner/operator that the Sober Living Facility will serve only tenants who are disabled as defined by state and federal law and documentation of the evaluation process which determines that tenants of the Sober Living Facility are disabled; and

b. There are no more than six tenants, not counting a house manager, but in no event more than seven tenants residing in the Sober Living Facility.

c. There shall be no more than two tenants per bedroom.

d. It has a house manager who resides at the Sober Living Facility or any multiple of persons acting as a house manager who are present and who are responsible for the day-to-day operation. e.g. It is not, at the time the Sober Living Permit is issued, located within 700 feet, as measured from the closest property lines, of any other Dwelling Unit housing a Group Home or Sober Living Facility.

e. All tenants, other than the house manager, must be actively participating in legitimate recovery programs, including, but not limited to, Alcoholics Anonymous, Narcotics Anonymous, or 12-Step Recovery. Current records of meeting attendance must be maintained. Refusal to actively participate in such a program shall be cause for eviction.

f. Its rules and regulations must prohibit the use, sale or distribution of any alcohol or any non-prescription controlled substances by any tenant either on or off site. These rules and regulations shall be posted in a common area inside the Dwelling Unit. Any violation of this rule must be cause for eviction and the violator cannot be re-admitted for at least 90 days. Any second violation of this rule shall result in permanent eviction. Tenants that have a second violation shall not be permitted to reside in a Sober Living Facility in the City for a period of 12 months.

g. No combination of tenants who are parolees, probationers or subject to the Uniform Controlled Substances registration requirements of \_\_\_\_\_ shall exceed two. Notwithstanding the preceding, in no event shall any tenant violate any terms or conditions of probation or parole which prohibit the tenant residing with another parolee or probationer.

h. No persons who are required to register as sex registrants under \_\_\_\_\_ shall reside in the Sober Living Facility.

i. It shall have a written visitation policy precluding visitors who are under the influence of any drug or alcohol, are probationers, or parolees. No visitors shall be permitted to spend the night or stay past 10 p.m. and a house manager must be present during visitations.

j. It shall have regular drug testing or some equivalent alternative, to ensure that tenants are not currently using drugs or alcohol.

k. It shall have a good neighbor policy that directs tenants to be considerate of neighbors, including refraining from engaging in excessively loud or obnoxious behavior that would interfere with the neighbors' enjoyment of their properties. The good neighbor policy shall establish a written protocol for the house manager to follow when a neighbor complaint is received.

m. All garage and driveway spaces shall, at all times, be available and used for the parking of vehicles. There must be at least one off-street parking spot for every three tenants. Tenants may each only store or park a single vehicle at the Dwelling Unit or on any residential street within 1,000 feet of the Dwelling Unit.

n. It shall not provide any treatment that would require a State license.

o. It shall comply with all other laws, rules and regulations which may apply to its operation, including any building and fire codes and shall be subject to inspection by a building inspector and fire inspector prior to the issuance of any Sober Living Permit.

CITY CODE UPDATE:  
STANDARDS FOR COMMUNITY RESIDENCES  
IN RESIDENTIAL ZONING DISTRICTS  
Background Information & Considerations

**Background Information**  
**Qualified Persons With Disabilities**

Federal Law Federal law protects persons recovering from drug and alcohol addiction as disabled. The ADA classifies a person recovering from drug and alcohol addiction as disabled, who must be treated as any other disabled person. See *Hernandez v. Hughes Missile Systems Co.* (9<sup>th</sup> Cir. 2004) 362 F.3d 564, 568. The Federal Fair Housing Act also classifies a person recovering from drug and alcohol addiction as disabled. See *City of Edmonds v. Washington State Bldg. Code Council* (9<sup>th</sup> Cir, 1994) 18 F.3d 802, 804. Both the ADA and the FHA prohibit government entities from discriminating against the disabled through land use and/or zoning regulations. See *Lapid-Laurel, LLC v. Zoning Bd. of Adjustment* (3d Cir. 2002) 284 F.3d 442, 459-60; *Bay Area Addiction Research & Treatment, Inc. v. City of Antioch* (9<sup>th</sup> Cir. 1999) 179 F.3d 725, 730-32. These protections would extend to drug and alcohol addiction rehabilitation facilities, whether they are licensed or not, by virtue of the fact that they house individuals considered to be “disabled” under federal law. Accordingly, at times alteration of certain practices or regulations may be needed for a disabled person in order to allow for an equal opportunity to use and enjoy a dwelling or engage in their program.

**Overall Objectives**

The purpose of updating the community residence and transitional service facility provisions is to update the current provisions and consider balanced and uniform standards to allow for the planned support and integration of persons with disabilities. The update could reasonably regulate, but provide for the possible need for appropriate accommodations for groups of unrelated disabled adults by establishing reasoned standards for such group accommodations. An update would be designed to proactively minimize and control any adverse impacts in or to residential neighborhoods, to reasonably preserve property values and to promote the health, safety, and welfare of the citizens of the City of Oak Forest. All group homes and community integrated living arrangements for disabled persons (hereinafter referred to as “community residences”) shall be required to meet the minimum requirements of the City Code of the City of Oak Forest and the applicable zoning regulations of the City of Oak Forest. Reasonable regulation and control of population density and traffic congestion serves legitimate governmental goals.<sup>1</sup> The regulation of the density of development and occupancy as a general purpose of zoning is one that is recognized as contributing to the well-being of persons, neighborhoods, communities and regions

and preservation of the environment. Density restrictions in the residential context serve to limit the intensity of the use of the land to be developed. Minimum unit sizes address proper living conditions and avoid substandard living conditions. Such goals are common features of municipal zoning.

The current zoning standards for community residence and for transitional service facilities permitting five or fewer disabled residents in community residences and six or fewer disabled residents in transitional living facilities, as a special use, are reasonable and non-discriminatory on their face and in effect. The limits allow greater flexibility for such residences and facilities, to exceed the general limitation in the zoning code for unrelated family members sharing a residence. These limits are designed to help preserve the single and multi-family characteristics of residential neighborhoods while affording the disabled with housing opportunities equal, if not enhanced opportunities not available to the non-disabled. The petition before the Commission currently requests the review, consideration and appropriate updates to the City zoning regulations related to group residential facilities for the disabled, to further the purposes of the FHA and ADA and the preserve and promote the health, safety and welfare, the property values of the residential areas of the City for reasons which may include, but are not limited to:

(a) in establishing group homes as a residential use, it is suggested the PZC consider raising the number of residents, previously allowed for community residences and transitional service facilities, to six from five, and to establish a general community residence category as a permitted use, and eliminate the special use category for transitional service facilities;

(b) there is support for group homes supporting recovery from alcohol abuse, which also serve recovering addicts, have existed and to successfully operate in Illinois for decades with a six residents<sup>2</sup> person limit;

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<sup>1</sup> *Reedy v. Borough of Collingswood*, 204 F. App'x 110, 115 (3d Cir. 2006) (citing *Belle Terre*, 416 U.S. at 9, 94 S.Ct. 1536).

<sup>2</sup> This research posits that there is no consensus on the most effective group size in SUD treatment. Literature suggests that group size should range from 6 to 12 individuals to effectively address clients' needs and to enable all members to participate (Sobell & Sobell, 2011; Velasquez et al., 2016). Group size also depends on the purpose of group therapy. For example, groups that focus on education with some processing and sharing may effectively accommodate larger groups (e.g., psychoeducational multifamily group sessions). Groups with fewer than six members are less likely to survive as a result of attrition and absenteeism, whereas larger groups are likely to have fewer member-member interactions (Wendt & Gone, 2018; Yalom & Leszcz, 2005). There is no scientific determination of maximum group size; group size restrictions vary across states, counties, and healthcare delivery systems and insurance plans.

*GROUP*

(c) even less than six can be a reasonable number for a group home and is sufficient to provide the supportive living environment that is beneficial to recovery<sup>3</sup>;

(d) to promote the success of recovering addicts to finish the recovery programs into which they are placed and a comfortable living environment, which this Ordinance furthers;

(e) to add further flexibility to the current maximum resident limitations, by incorporating the IPMC basic housing/building standards which allow for additional residents based on compliance with the fundamental IPMC standards.

## Occupancy Standards

One of the fundamental considerations regarding proper planning for and authorization of group homes in residential areas, is the establishment of appropriate density levels with occupancy standards. Occupancy standards establish rules governing the number of people that can live in a bedroom or bedrooms or at a residential property. Such standards are also commonly based on the number of bedrooms in a dwelling. To add some flexibility, such standards can also include certain square footage allocations and calculations to provide for appropriate living spaces. While a local, State or County government can create such standards, there are some occupancy standards that are generally and ordinarily accepted and used to recommend and establish appropriate and adequate living spaces for persons occupying residential homes or units, such as the IPMC.

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*THERAPY IN SUBSTANCE USE TREATMENT*, Substance Abuse and Mental Health Services Administration; <https://store.samhsa.gov/sites/default/files/pep20-02-01-020.pdf>

<sup>3</sup> Existing literature provides recommendations to guide the number of members that should be included in psychotherapy groups (Resick & Schnicke, 1993; Yalom & Leszcz, 2020). For example, Yalom and Leszcz (2020) contend that groups of five to ten participants are acceptable, with the ideal group size being around seven. The rationale for these recommendations is that at least five individuals are required for a group to function cohesively, while ten participants is the maximum number a therapist can effectively manage (Yalom & Leszcz, 2020). Similarly, for cognitive processing therapy (CPT) groups, Resick and Schnicke (1993) recommend including four to nine participants. These recommendations, empirical tests of the association between group size and psychotherapy outcomes are quite limited. *Does Group Size Matter? Group Size and Symptom Reduction Among Incarcerated Women Receiving Psychotherapy Following Sexual Violence Victimization; Int. Journal Group Psychotherapy*, 72(1), pp. 1-33 (2022)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9555233/#:~:text=Extant%20literature%20provides%20recommendations%20to,group%20size%20being%20around%20seven>

Group therapy is a form of psychotherapy conducted in a small group setting. A licensed therapist leads sessions and usually consist of 5 to 15 members. Group therapy sessions can take place in person or online. Group therapy (also known as group psychotherapy or group treatment) can be an effective tool for helping individuals struggling with similar issues. *What is Group Therapy?*

<https://www.addictionhelp.com/treatment/group-therapy/>

## U.S. Department of Housing and Urban Development (“HUD”) Occupancy Standards

HUD has addressed occupancy standards in its federal regulations. The standards, set forth in the Fair Housing Act Amendment, create a regulatory framework for reference by municipalities in the establish of appropriate occupancy standards for residential dwellings.

In 1991, HUD General Legal Counsel Frank Keating issued an internal Department memo<sup>4</sup>, which would be adopted by HUD as guidance for determining proper occupancy standards<sup>5</sup>. The HUD Exchange notes the Memo is a statement of policy by HUD which presents the factors to be considered when evaluating a housing provider’s occupancy policies to determine whether actions under the provider’s policies may constitute discriminatory conduct under the Fair Housing Act on the basis of familial status.

In providing the guidance to HUD regional counsel, General Counsel Keating indicated that the two person per bedroom standard was “rebuttable”, but noted that HUD should not rely solely on this standard in all instances to determine if a landlord was relying on occupancy standards to unlawfully discriminate. The Keating memo was used as guidance by HUD to assess proper occupancy standards. In 1998, HUD noted several other criteria HUD could use to detect whether an occupancy policy is “reasonable”, including the size and design of rooms and units, childrens’ ages and applicable local government ordinances establishing occupancy regulations.

The memo took the position that an occupancy standard of two persons per bedroom will generally be considered reasonable under the federal Fair Housing Act and was intended to address the problem of occupancy standards when impermissibly used to discriminate against persons based on family status. The memo was an attempt to clarify occupancy rules to limit discrepancies. The goal was to give examples of “reasonable” limits on occupation without strictly defining it. Conclusions that can be drawn from the memo:

- Two-person per bedroom policies unless other rooms in the home can be considered to be habitable.
- Size of bedrooms at the property should be considered (e.g. a family of five may be able to fit into a two-bedroom apartment if the rooms are large enough).

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<sup>4</sup> Occupancy Standards (Keating Memorandum): 63 FR 70982  
<https://www.hudexchange.info/resource/6632/occupancy-standards-keating-memorandum-63-fr-70982/>

<sup>5</sup> Section 589 of the Quality Housing and Work Responsibility Act of 1998 states that HUD’s policy on occupancy standards should be that of the Keating Memo. Specifically, section 589 states, in relevant part, that: [T]he specific and unmodified standards provided in the March 20, 1991, Memorandum from the General Counsel of [HUD] to all Regional Counsel shall be the policy of [HUD] with respect to complaints of discrimination under the Fair Housing Act . . . on the basis of familial status which involve an occupancy standard established by a housing provider. See Federal Register: <https://www.govinfo.gov/content/pkg/FR-1998-12-18/pdf/98-33568.pdf>

- Two-person per bedroom rule may be negated in situations where the bedrooms are too small as well.

## **General Occupancy Standards**

The International Property Maintenance Code ("IPMC") has been adopted by the City of Oak Forest as those various standards to be followed relative to building codes and construction in the City.

The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety . It is a model code that regulates the minimum maintenance requirements for existing residential structures and premises. The IPMC was established in 1999 by the International Code Council. It is widely used in more than 40 states and localities. In response to a national need for a single set of consistent construction regulations, the Council developed, the first set of coordinated and comprehensive construction, fire, and property maintenance codes for use nationwide. Most U.S. cities, counties, and states that adopt and enforce codes choose those developed by the ICC<sup>6</sup>. National Center for Healthy Housing; <https://nchh.org/information-and-evidence/healthy-housing-policy/state-and-local/icc/> The IPMC ensures consistency across all building types, and is compatible with International and State Codes. This provides clear expectations for property owners and occupants and specifically defines the Code Official's role.

The International Property Maintenance Code® (IPMC) a widely used standard, establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.

IPMC: Chapter 4 "Light, Ventilation and Occupancy Limitations" sets forth requirements to establish the minimum environment for occupiable and habitable buildings by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding.

See, A Guide for Determining Occupancy Limits based on Local Restrictions  
<https://fhcwm.org/document/a-guide-for-determining-occupancy-limits-based-on-local-restrictions>

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<sup>6</sup> The International Code Council maintains a list on its website.

The IPMC, includes a set of more specific occupancy rules. These rules can be adopted and incorporated into the regulations of a municipality to provide for the health, welfare and safety of the municipal residents and provide the necessary guidance and requirements to developers for the construction of dwellings, structures and facilities to properly facilitate and promote said health, welfare and safety of the community.

The occupancy rules set out by IPMC are designed to be specific as to basic structures and interior living spaces:

- All bedrooms with one person should have at least 70 square feet.
- Shared bedrooms must have at least 50 square feet per person.
- Kitchens and other non-habitable rooms cannot be used as a bedroom.
- Every unit should have an overall occupant limitation based on its overall size:
  - 1-2 occupants: must have at least 120 square feet living room
  - 3-5 occupants: must have at least 120 square feet living room and 80 square feet dining room
  - 6 or more occupants: must have at least 150 square feet living room and 100 square feet dining room

Considerations of overall square footage and livable vs. uninhabitable space, can be made part of occupancy standards.

By setting up specific size limitations into the building and property code, buildings that have more than the appropriate number of occupants based on the size can be classified as unlawful structures.

Issues/questions regarding standards, including occupancy standards for dwellings:

- How large are the bedrooms?
- Are there extra rooms (e.g., den, office, or loft) that could serve as a bedroom?
- What is the unit configuration and what is overall space?
- Does the property have physical limitations (e.g., septic or sewer capacity) that will limit occupancy?
- Is the residence a single family dwelling in a single family neighborhood?

The City regulations could be based on a commonly accepted set of building/zoning standards, such as the IPMC.

CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-12

**(Text Amendment – Community Residence / Transitional Service Facility)**

**WHEREAS**, City of Oak Forest ("**Applicant**") filed an application for text amendments to Section 3-102, 3-106, 4-102, 4-106, 12-206; of the City of Oak Forest Zoning Code designating permitted and special use allowances in single and multi-family residential districts, additionally Section 12-206 includes definitions of Community Residences and Transitional Service Facilities and further zoning relief as may be required; and

**WHEREAS**, the Applicant's proposed amendments are fully set forth in **Exhibit A**, which is attached and by this reference incorporated in to this resolution; and

**WHEREAS**, a public notice was duly published in the Daily Southtown on April 16, 2024 and a public hearing was convened before the Planning and Zoning Commission ("**PZC**") on May 1, 2024; and

**WHEREAS**, the PZC has considered all of the evidence presented to it, including without limitation, those demonstrative exhibits 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, the PZC hereby finds that the public good demands or requires the Applicant's proposed amendments set forth in **Exhibit A**.

Section 2.     RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends the adoption of the Applicant's proposed amendments set forth in Exhibit A.

ADOPTED THIS 1<sup>st</sup> day of May, 2024

AYES: (7)

NAYS: (0)

ABSENT: (1)

ABSTAIN: (1)

  
Chairman, Oak Forest PZC

**EXHIBIT A**  
Text Amendment

3-102: PERMITTED USES The following uses and no others are permitted as of right in all Single Family Residential Districts in the City:

A. Single family detached dwellings.

B. Community residences, **as defined in Section 12-206**, provided, however, that no such community residence shall be permitted unless it:

1. Has no more than ~~five~~ **six** residents; provided **more than six residents are permissible subject to compliance with the following occupancy standards:**

a. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.

b. Each bedroom used for multiple residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.

c. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.

~~2. Is located at least 1,500 feet from any other community residence; and~~

3. Is registered with the City Administrator. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.

4. Shall be located in a dwelling of the type permitted in the district where the facility is located and comply with the applicable provisions of the residential safety and building codes of the City of Oak Forest.

3-106: SPECIAL PERMIT USES Except as specifically limited in the following paragraphs, the following uses may be permitted in any Single Family Residential District subject to the issuance of a special permit as provided in Section 11-602 of this Code and subject to the additional standards hereinafter set forth:

...

~~E. Transitional Service Facilities for up to six transitional service facility residents subject to the following additional standards:~~

~~1. Required Approvals. No transitional service facility can be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit for a transitional service facility must set forth each agency that must approve the establishment or operation of the~~

~~facility and must be accompanied by a formal acknowledgment of approval from each agency. In the event any approval has been delayed, the application must set forth the status of each application, and state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.~~

~~2. Structure Type. Every transitional service facility must be located in a single family dwelling of the type permitted in the district where the facility is located. The type of construction must be in compliance with the City building code. No alteration of any single family dwelling that would prevent its future use as a single family dwelling will be permitted.~~

~~3. Supervision. Every transitional service facility must provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night to meet all standards of any agency responsible for the licensing or regulation of the transitional service facility and additional services as may be required by the City Council. The special permit will specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.~~

~~4. Availability of Facilities. Every transitional service facility must be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and public transportation.~~

~~5. Financial Stability. No special permit for a transitional service facility will be granted unless the applicant establishes to the satisfaction of the City Council that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of the facility in accordance with the representations of the application and the various standards applicable to the facility by reason of this Code and other laws and regulations.~~

4-102: PERMITTED USES Except as noted below, the following uses, and no others, are permitted as of right in all Multiple Family Residential Districts in the City:

A. Single family detached dwellings.

B. Townhouse dwellings.

C. Two-family dwellings.

D. Multiple family dwellings.

E. Selected service uses that are compatible with the residential character of each zoning district.

F. Community residences, as defined in Section 12-206, provided, however, that no such community residence shall be permitted unless it:

1. Has no more than ~~five~~ six residents; provided more than six residents are permissible subject to compliance with the following occupancy standards:

a. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.

b. Each bedroom used for multiple residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.

c. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.

~~2. Is located at least 1,500 feet from any other community residence; and~~

~~3. Is registered with the City Administrator. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility.~~

~~4. Shall be located in a dwelling of the type permitted in the district where the facility is located and comply with the applicable provisions of the residential safety and building codes of the City of Oak Forest.~~

#### 4-106 Special Permit Uses

4-106: SPECIAL PERMIT USES Except as specifically limited in the following paragraphs, the following uses may be permitted in any Multiple Family Residential District subject to the issuance of a special permit as provided in Article XI of this Code and subject to the additional standards hereinafter set forth.

...

~~E. Transitional Service Facilities for Up to Six Transitional Service Facility Residents, subject to the following additional standards:~~

~~1. District Location. Transitional service facilities shall not be permitted in the R6 District.~~

~~2. Supervision. Every transitional service facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day and night, to meet all standards of any agency responsible for the licensing or regulation of the transitional service facility and such additional services as may be required by the City Council. The special permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the facility.~~

~~3. Structure Type. Every transitional service facility shall be located in a dwelling of the type permitted in the district where the facility is located. The type of construction shall be in compliance with the City Building Code. No alteration of any such dwelling that would prevent its use as a dwelling shall be permitted.~~

~~4. Availability of Facilities. Every transitional service facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational and cultural activities; consumer goods and services; and public transportation.~~

~~5. Required Approvals. No transitional service facility shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.~~

~~6. Financial Stability. No special permit for a transitional service facility shall be granted unless the applicant therefore shall establish to the satisfaction of the City Council that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the presentations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.~~

#### 12-206: DEFINITIONS

COMMUNITY RESIDENCE. A group home or specialized residential care home, the residents of which do not constitute a family, that serves persons with disabilities, that is licensed, certified or accredited by appropriate governmental entities **having authority to license and approve said facility**, and that does not serve as an alternative to incarceration for a criminal offense, ~~persons whose primary reason for placement is substance or alcohol abuse or persons~~ whose primary reason for placement is treatment of a communicable disease. For purposes of this definition, "disabilities" means any disability:

1. Attributable to mental, intellectual, **health** or physical impairments or a combination thereof;
2. Likely to continue for a significant amount of time or indefinitely;
3. That results in a **substantial impairment of a major life activity, as defined under the Americans With Disabilities Act functional limitations in three or more of the following areas of major life activities: self care, receptive or expressive language, learning, mobility, self direction, capacity for independent living, and economic self sufficiency;** and
4. That reflects a person's need for a combination and sequence of interdisciplinary or generic care, treatment, **rehabilitation** or other services which are of a life-long or extended duration.

...

~~TRANSITIONAL SERVICE FACILITY. An authorized and licensed dwelling operated by a public or private agency duly authorized and licensed by any state agency having authority to license and approve said facility that houses individuals being cared for by the agency and deemed by the agency to be capable of living and functioning in the community and that provides continuous professional guidance.~~

~~TRANSITIONAL SERVICE FACILITY RESIDENT. A person receiving care or treatment at a transitional service facility~~

**EXHIBIT B**  
Responses to Standards

| <b>STANDARDS FOR TEXT AMENDMENT</b> |  |
|-------------------------------------|--|
| <i>Code Consistency.</i>            | <p><i>The consistency of the proposed amendment with the purposes of this code.</i></p> <p><b>Met.</b> The text amendment would be consistent with the general City Zoning Code requirements for residential dwellings of the 2018 International Property Maintenance Code (IPMC), which was adopted in 2019.</p>  |
| <i>Community Need.</i>              | <p><i>The community need for the proposed amendment and for the uses and development it would allow.</i></p> <p><b>Met.</b> This Zoning Code update would address possible current Code provisions inconsistent with Federal Housing Administration (FHA) guidelines and introduce additional flexibility relative to the establishment and operation of community residences, consistent with legal parameters.</p> |
| <b>TOTAL MET: 2 of 2 standards</b>  |  |