



MAYOR:	James Hortsman	ALDERMEN:
CLERK:	Nicole T. Tormey	1 st Ward – Kenneth Keeler
TREASURER:	JoAnn Kelly	2 nd Ward – Joe McCarthy
CITY ADMINISTRATOR:		3 rd Ward – Charles Wolf
FINANCE DIRECTOR:	Colleen M. Julian	4 th Ward – Curt Kunz
FIRE CHIEF:	Gary Kasper	5 th Ward – Jim Emmett
POLICE CHIEF:	Scott Durano	6 th Ward – James Stuewe
BUILDING COMMISSIONER:	Mike Forbes	7 th Ward – Denise Danihel
PUBLIC WORKS DIRECTOR:	Michael Salamowicz	
ASST. COMM. DEV DIRECTOR:	Paul Ruane	
EMA DIRECTOR:	David Rana	
CITY ATTORNEY:	Klein, Thorpe and Jenkins, Ltd.	

1. Pledge of Allegiance
2. Roll call
3. Announcements
4. Motion to establish Consent Agenda
5. Consent Agenda
 - A. Approval of minutes:
 1. Committee of the Whole - April 8, 2025
 - B. Consideration of the following list of bills dated:
 1. Regular bills - FY 2024-2025
 2. Supplemental bills - FY 2024-2025
 3. Regular bills - FY 2025-2026
 4. Supplemental bills - FY 2025-2026
 - C. Consideration of the following minutes:
 1. Emergency Telephone System Board - April 1, 2025
 2. Cable Commission - May 8, 2025
 3. Veterans Commission - April 17, 2025



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| 4. Consumer Protection Commission | - | May 14, 2025 |
| 5. Planning and Zoning Commission | - | May 7, 2025 |
| 6. Civil Service Commission | - | April 10, 2025 |

6. Administration

- A. Approval of removal of Vince Joyce from the Oak Forest Planning and Zoning Commission. See attached memorandum with supporting details from Mayor James Hortsman.
- B. Approval of appointment of Robert McGrath to the Oak Forest Planning and Zoning Commission. See attached memorandum with supporting details from Mayor James Hortsman.
- C. Approval of appointment of Bryan LaRoche to the Oak Forest Planning and Zoning Commission. See attached memorandum with supporting details from Mayor James Hortsman.
- D. Approval of appointment of Donald Guisinger to the Oak Forest Planning and Zoning Commission. See attached memorandum with supporting details from Mayor James Hortsman.
- E. Approval of Ordinance 2025-05-1091O authorizing a Class F liquor license ownership change for RDK Ventures LLC d/b/a Circle K #4706880, 6798 W. 159th Street. See attached memorandum with supporting details from Mayor James Hortsman.
- F. Approval of Ordinance 2025-05-1092O authorizing a Class F liquor license ownership change for RDK Ventures LLC d/b/a Circle K #4706823, 5600 W. 159th Street. See attached memorandum with supporting details from Mayor James Hortsman.
- G. Approval of Ordinance 2025-05-1093O authorizing a Class B liquor license ownership change for Sake Bob & BBQ Japanese Restaurant, 6210 W. 159th Street. See attached memorandum with supporting details from Mayor James Hortsman.

7. Information Technology

- A. Approval to enter into agreement with Verizon Connect's Fleet Management application in the amount of \$14,775.24. See attached memorandum with supporting details from IT Director Tom Rieman and Deputy Chief of Police Ryan Burnett.

CITY OF OAK FOREST
City Council Meeting

Meeting Agenda

Tuesday, May 27, 2025 – 7:30 p.m.

City Council Chambers



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

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- B. Approval of inventory list to be properly recycled using local disposal company. See attached memorandum with supporting details from IT Public Safety Communications Manager Aaron Beatty and IT Director Tom Rieman.

8. Community Development

- A. Approval of Ordinance 2025-05-10880 authorizing a variation request to allow the reduction of 15 parking spaces to 36 spaces where 51 are required in the C1 – Central Business District at 14741 S. Central Avenue. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- B. Approval of Ordinance 2025-05-10890 authorizing a variation request to allow a third garage in the R2 – Single Family District at 5310 W. 149th Street. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- C. Approval of Ordinance 2025-05-10900 authorizing a variation request to allow a garage beyond the allowed floor area square footage in the R2 – Single Family District at 5310 W. 149th Street. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.

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

10. Old business

11. New business

12. Executive session

13. Adjournment



Mayor Kuspa called the Committee of the Whole meeting to order at 6:06 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Mayor Henry Kuspa
Alderman Keeler
Alderman Emmett
Alderman Hortsman
Alderman Danihel

Absent: Alderman McCarthy
Alderman Wolf
Alderman Selman

Also Present: City Clerk Nicole Tormey
Treasurer Ericka Vetter
City Administrator Tim Kristin
Finance Director Colleen Julian
Building Commissioner Mike Forbes

4. Discussion of fiscal year 2025-2026 city budget and water rates

Finance Director Colleen Julian reported the budget needs to be passed by May 1st. The summary of funds is the best overall picture of the city's finances in total. Projections for next year revenues totals \$44 million and expenditures total \$47 million which leaves a deficit of \$3.3 million. Ending fund balance is \$103 million. The deficit relates to capital projects.

The General Fund is projected to have a deficit of \$307,000 next year. General liability increased and income, use and cannabis tax estimates decreased. Fund balance is estimated to be \$13.6 million at the end of fiscal year 2026, which exceeds policy requirement by \$8 million. Salary increases are 3.5%. No adjustment has been made for grocery tax.

Water rates will incur a 4% increase from Chicago, \$.19 per 1,000 gallons. Oak Lawn has increased \$.076 per 1,000 gallons. Proposed \$.71 per 1,000 gallons for tier 1, \$.80 per 1,000 gallons for tier 2 and \$2.28 per 1,000 gallons for sewer rate. No change to quarterly base or shut off fee. Projected increase in water bills would be \$3.96 increase for 5,000 gallons, \$15.84 for 20,000 gallons and \$24.19 for 30,000 gallons.

Alderman Hortsman asked the county water usage at the Oak Forest Hospital. Colleen Julian clarified they are not using water and there is no revenue.

Alderman Emmett clarified there is a meter so if county was using water, the city would know about it.

5. Capital Improvement Plan presentation

Finance Director Colleen Julian reported total projects for the Capital Improvement Plan fiscal year 2026 through 2030 total \$29.3 million. Each department submits their proposed projects. There are funding sources such as General Fund, water and sewer, MFT and 911. \$9.1 million of \$29.3 is unfunded. Colleen Julian asked for direction from council. There are a few choices. One is to decline projects, raise water rates and taxes or use reserves. There is \$8 million in the general fund. She recommends using some of the general fund reserves.

Alderman Emmett asked if all the mandates are including in the proposed projects. Colleen said yes it is included in the projects.

Colleen clarified the city is shy \$9.1 million over five years. \$4 million is needed for the current fiscal year 2026 to complete all projects proposed. She suggested taking it out of reserves. She also clarified just because a budget is passed there is still purchase approval that needs to happen. Every department still has to go through the bidding process and has to come before City Council for approval.

Alderman Hortsman asked about digital revenues and asked if Colleen sees that a consistent revenue stream. She replied yes.

Mayor Kuspa asked for any other questions from the alderman.

Colleen Julian stated she will have a booklet providing more detail.

Alderman Hortsman questioned the budget and the TIFs showing a deficit. He questioned if she thinks that will change. Colleen answered that the TIFs are looking good.

Colleen Julian asked if she is pulling \$4 million from reserves for capital projects. City Administrator Tim Kristin asked for a show of hands.

Alderman Hortsman clarified that some of the projects in 2026 may not get done in 2026. They get pushed forward.



Alderman Danihel asked if department heads can scale down their lists. Colleen replied yes.

Alderman Emmett reported about water and sewer. He sits on other committees and was educated about lift stations and the cost of them.

Colleen Julian asked if there are comments to please send them to her.

Mayor Kuspa asked again for a show of hands approving \$4 million from reserves. It was unanimous show of hands of all aldermen present.

Colleen Julian reported on TIFs. TIF 3 is estimated to have a positive fund balance. It has been negative since 2013. Other TIFs have a positive fund balance except for TIFs 4, 5 and 8. Long term projection is positive. All loans are paid off.

Colleen Julian reported on MFT. The annual road program budget is \$1.5 million which is \$600,000 higher than usual because of carry over from prior years. \$200,000 is set aside for the city's portion of grants for sidewalks.

Alderman Hortsman asked if the gun club will start generating revenue soon. Colleen replied yes.

Mayor Kuspa asked if there are any other questions. Seeing none. He reported the budget will be on the agenda at the next meeting. Mayor Kuspa asked if the aldermen have any questions or concerns to get them to Colleen before the next meeting.

6. Citizen Participation

None.

7. Old business

None.

8. New business

None.

9. Executive session

None.



10. Motion to Adjourn

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

Roll call vote was taken as follows:

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

The motion carried 4/0, 3 absent.

Meeting adjourned at 6:52 p.m.

Prepared by:


Nicole Tormey, City Clerk

Henry L. Kuspa, Mayor



Notice
Agenda Item

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
AS IT	INV-1769	05/12/25	467.98	01-01-5404 COMPUTER MAINTENANCE	Replacement UPS batteries	3826	0525
Advantel	P725421461 MW Vchr 414	05/12/25	2,689.63	01-02-5517 WORKERS COMP INSURANCE	SURC-Surgeon 3/19/25-MW-Claim#250225W023 - voucher #414	0425	0425
ADVOCATE OCCUPATIONAL HEALTH	19242148	04/20/25	113.00	01-04-5515 UNION HEALTH BENEFITS	Act#2600001788 - Drug screen, breath alco - PW	0425	0425
ADVOCATE OCCUPATIONAL HEALTH	19242148	04/20/25	99.00	01-04-5515 UNION HEALTH BENEFITS	Act#2600001788 - Hepatitis vaccine	0425	0425
Align Networks Inc	19242149	04/20/25	68.00	01-04-5515 UNION HEALTH BENEFITS	Act#2600001788 - Drug screen, -PW	0425	0425
Align Networks Inc	GG0116021288 MW Vchr	05/19/25	216.27	01-02-5517 WORKERS COMP INSURANCE	PT-Physical Therapy - Claim #250225W023- MW-4/21/25- Voucher #423	0425	0425
Align Networks Inc	GG0116033910 MW Vchr	05/19/25	216.27	01-02-5517 WORKERS COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 - 4/23/25- Voucher # 425	0425	0425
Align Networks Inc	GG0116053092 MW Vchr	05/12/25	216.27	01-02-5517 WORKERS COMP INSURANCE	PT-Physical Therapy-Claim#250225W023 - MW-4/28/25- Voucher #415	0425	0425
Align Networks Inc	GG0116079845	05/19/25	216.27	01-02-5517 WORKERS COMP INSURANCE	PT-Physical Therapy - Claim #250225W023-MW-5/12/25- Voucher#424	0525	0525
Alliance Environmental Inc	A20250171	05/05/25	700.00	01-11-5503 PROFESSIONAL SERVICES	Asbestos Survey Inspection - 16040 S Cicero	0525	0525
Alliant Insurance Services Inc	3084735	05/13/25	36.00	01-01-5518 LIABILITY INSURANCE	OakFore-04 Joann Kelly Bond #285077415	0525	0525
AMAZON CAPITAL SERVICES INC*	11L4-LHDT-1WV3	05/16/25	86.00	01-01-5301 OFFICE SUPPLIES	Dunkin-K-cups	0525	0525
AMAZON CAPITAL SERVICES INC*	196L-JN6P-36YJ	05/20/25	20.96	01-01-5301 OFFICE SUPPLIES	stapler	0525	0525
AMAZON CAPITAL SERVICES INC*	1907-Q47H-6KMX	05/13/25	11.98	01-01-5301 OFFICE SUPPLIES	picture frames	0525	0525
AMAZON CAPITAL SERVICES INC*	1FV7-Y6WL-LWM7	05/15/25	28.79	01-03-5301 OFFICE SUPPLIES	SATA converter external hard drive adapter	0525	0525
AMAZON CAPITAL SERVICES INC*	1JTY-VN1J-9GV1	05/12/25	46.93	01-01-5301 OFFICE SUPPLIES	shark vacuum, paper towels	0525	0525
AMAZON CAPITAL SERVICES INC*	1NCG-HP4C-9B3J	05/13/25	64.71	01-01-5301 OFFICE SUPPLIES	pretzels, chai, bowls	0525	0525
AMAZON CAPITAL SERVICES INC*	1RCH-Q43N-MWMTG	05/15/25	69.95	01-08-5336 FLAGS & DECORATIONS	flag pole rings	0525	0525
AMAZON CAPITAL SERVICES INC*	1TLN-NXWW-61VN	05/14/25	25.98	01-01-5301 OFFICE SUPPLIES	micro sd card 5-pk	0525	0525
AMAZON CAPITAL SERVICES INC*	1TDD-KDRX-4MTX	05/13/25	889.00	01-01-5602 COMPUTERIZATION	Metra station UPS replacement-battery backup	0525	0525
AMAZON CAPITAL SERVICES INC*	1VK4-WX1G-7H36	05/12/25	7.99	01-01-5301 OFFICE SUPPLIES	vinyl gloves	0525	0525
AMAZON CAPITAL SERVICES INC*	1YJP-1V14-LXV1	05/19/25	9.99	01-01-5301 OFFICE SUPPLIES	OSHA notice sign	0525	0525
ARCTERA US LLC*	4200004662	05/21/25	30.16	01-01-5404 COMPUTER MAINTENANCE	Customer #34413 - Enterprise Vault Cloud Arch Hosted Subscription - Usage above min contracted no of users	0525	0525
Basic Irrigation Services Inc	33038	05/12/25	265.00	01-04-5429 MAINTENANCE OF PONDS	Replaced capacitor and reset GFCI and timer for lights in center unit	0525	0525
BAXTER & WOODMAN INC*	0272177	05/16/25	785.40	02-17-5503 PROFESSIONAL SERVICES	Project #0210426.00 - Support services	0525	0525
BEATTY, AARON*	05162025 EXP BEATTY	05/16/25	2,668.31	01-01-5312 TRAINING & TRAVEL	EXP REIMBURSEMENT - TYLER TECHNOLOGIES-conference	0525	0525
Bella Brew Coffee & Beverage Co	731873	05/15/25	196.00	01-02-5399 MSC EXPENSE	PL house blend	0525	0525
BlueCross BlueShield of Illinois*	June 2025	05/15/25	6,282.27	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 2562231 HMO/PPO INSURANCE	0525	0525
BlueCross BlueShield of Illinois*	June 2025	05/15/25	231.17-	01-00-2107 INS DEDUCTION PAYABLE	ACT# 2562231 HMO/PPO INSURANCE	0525	0525
BlueCross BlueShield of Illinois*	June 2025	05/15/25	8,877.62	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 2562231 HMO/PPO INSURANCE	0525	0525
BlueCross BlueShield of Illinois*	June 2025	05/15/25	264,030.91	01-00-2107 INS DEDUCTION PAYABLE	ACT# 2562231 HMO/PPO INSURANCE	0525	0525
BP	05202025	05/20/25	158.69	01-03-5303 GAS AND OIL	Police car- gas	0525	0525
Brightly Software Inc	INV-236639	03/13/24	10,731.55	01-04-5404 COMPUTER MAINTENANCE	Dude Solutions	0425	0425
Brightly Software Inc	INV-236639	03/13/24	7,872.90	02-17-5404 COMPUTER MAINTENANCE	Dude Solutions	0425	0425
Brightly Software Inc	INV-236639	03/13/24	10,731.54	02-18-5404 COMPUTER MAINTENANCE	Dude Solutions	0425	0425

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CHARGE CONSTRUCTION AND PLUMBING	25-04-0390	05/20/25	1,000.00	01-00-4824 COMMUNITY DEV REIMBURSEMENT	RETAINER REFUND FOR 5635 VICTORIA SEWER REPAIR PERMIT		0525
CHICAGO SOUTHLAND CONVENTION & VISITORS	April 2025 TM	05/19/25	258.23	01-01-5512 OTHER SERVICES	Hotel Tax Remit April 2025 Terrace Motel Only		0425
CHICAGO SOUTHLAND CONVENTION & VISITORS	April 25 HI	05/15/25	1,855.03	01-01-5512 OTHER SERVICES	Hotel tax remit April 2025 Holiday Inn Only		0425
Chicagoand Investigative Services	6336	05/19/25	1,650.00	01-01-5503 PROFESSIONAL SERVICES	Employee Background Check Applicants		0525
Cintas Corporation #21	4230228044	05/12/25	64.97	01-04-5313 UNIFORMS	Payee# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0525
Cintas Corporation #21	4230228044	05/12/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payee# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0525
Cintas Corporation #21	4230893225	05/19/25	64.97	01-04-5313 UNIFORMS	Payee# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0525
Cintas Corporation #21	4230893225	05/19/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payee# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0525
Cintas Corporation #21	9321470038	05/16/25	199.90	01-04-5327 SAFETY-OSHA REQUIREMENTS	Payee# 14485849 Gloves		0525
CITY OF OAK FOREST	05192025 PEDDA DD Vchr	05/19/25	1,212.94	02-18-5517 WORKERS COMP INSURANCE	PEDA-PEDA PAYMENTS 04/24/25-5/07/25 DD Voucher #427		0425
CITY OF OAK FOREST	05192025 PEDDA MW Vchr	05/19/25	3,047.32	01-02-5517 WORKERS COMP INSURANCE	PEDA-PEDA PAYMENTS 4/19/25-5/02/25-MW-Voucher #428		0425
CITY OF OAK FOREST	05192025 PEDDA RH Vchr	05/19/25	3,064.64	01-03-5517 WORKERS COMP INSURANCE	PEDA-PEDA payments 5/12/25-5/15/25 - RH -Voucher #426		0525
CivicPlus LLC	333787	05/01/25	7,988.00	01-01-5404 COMPUTER MAINTENANCE	Social Media Archiving	3767	0425
COMCAST	241293404	05/15/25	509.88	01-01-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	437.45	01-02-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	1,248.83	01-03-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	148.85	01-04-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	70.79	01-05-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	70.79	01-10-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	147.03	01-11-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	52.64	01-12-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	116.17	02-17-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
COMCAST	241293404	05/15/25	61.72	02-18-5404 COMPUTER MAINTENANCE	Act# 932775069		0525
Comcast	877140096005983 May 25	04/18/25	27.73	01-03-5399 MISC EXPENSE	ACT# 8771 40 096 005983 May 25		0525
Comcast	8771400960174714 May 25	05/02/25	10.92	01-04-5512 OTHER SERVICES	Act# 8771 40 096 0174714 May 25		0525
Comcast	8771400960363101 Apr 25	04/02/25	143.35	01-03-5305 TELEPHONE	Act# 8771 40 096 0363101 Apr 25		0425
Comcast	8771400960363101 May 25	05/02/25	143.35	01-03-5305 TELEPHONE	Act# 8771 40 096 0363101 May 25		0525
COMED	0387364000 Apr 25	05/08/25	1,015.22	02-17-5307 ELECTRICITY	Act# 0387364000 Apr 25		0425
COMED	0708206000 Apr 25	05/08/25	156.63	02-17-5307 ELECTRICITY	Act# 0708206000 Apr 25		0425
COMED	1167911222 Apr 25	05/07/25	784.43	01-04-5307 ELECTRICITY	Act# 1167911222 AP-25		0425
COMED	1375594000 Apr 25	05/08/25	97.28	02-17-5307 ELECTRICITY	Act# 1375594000 Apr 25		0425
COMED	1425423333 Apr 25	05/08/25	105.74	01-04-5307 ELECTRICITY	Act# 1425423333 Apr 25		0425
COMED	2140425000 Apr 25	05/08/25	92.26	02-18-5307 ELECTRICITY	Act# 2140425000 AP-25		0425
COMED	2193417000 Apr 25	05/07/25	2,824.71	02-17-5307 ELECTRICITY	Act# 2193417000 Apr 25		0425

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
COMED	2643525111 Apr 25	05/08/25	58.84	02-18-5307 ELECTRICITY	Act# 2643525111 Apr 25		0425
COMED	2846786000 Apr 25	05/05/25	227.36	01-04-5307 ELECTRICITY	Act# 2846786000 Apr 25		0425
COMED	3613948000 Apr 25	05/05/25	247.92	09-04-5307 ELECTRICITY	Act# 3613948000 Apr 25		0425
COMED	3733637000 Apr 25	05/08/25	64.54	02-18-5307 ELECTRICITY	Act# 3733637000 Apr 25		0425
COMED	4670705000 Apr 25	05/07/25	3,584.75	02-17-5307 ELECTRICITY	Act# 4670705000 Apr 25		0425
COMED	4941375000 Apr 25	05/08/25	131.66	02-18-5307 ELECTRICITY	Act# 4941375000 Apr 25		0425
COMED	5350762000 Apr 25	05/08/25	673.96	01-04-5307 ELECTRICITY	Act# 5350762000 Apr 25		0425
COMED	5842134000 Apr 25	05/08/25	356.68	02-18-5307 ELECTRICITY	Act# 5842134000 Apr 25		0425
COMED	6037597000 Apr 25	05/08/25	163.64	02-17-5307 ELECTRICITY	Act# 6037597000 Apr 25		0425
COMED	6671716000 Apr 25	05/08/25	155.92	02-17-5307 ELECTRICITY	Act# 6671716000 Apr 25		0425
COMED	7190812000 Apr 25	05/07/25	792.76	02-17-5307 ELECTRICITY	Act# 7190812000 Apr 25		0425
COMED	7427962222 APR 25	05/01/25	1,513.25	01-04-5307 ELECTRICITY	Act# 7427962222 Apr 25		0425
COMED	7813085454 Apr 25	05/13/25	309.80	02-17-5307 ELECTRICITY	Act# 7813085454 Apr 25		0425
COMED	7813085454 Apr 25	05/13/25	248.95	09-04-5307 ELECTRICITY	Act# 7813085454 Apr 25		0425
COMED	8672116000 Apr 25	05/08/25	694.38	02-17-5307 ELECTRICITY	Act# 8672116000 Apr 25		0425
COMED	9084342111 Apr 25	04/24/25	5,477.19	01-04-5307 ELECTRICITY	Act# 9084342111 Apr 25		0425
COMED	9098733000	05/08/25	102.47	02-18-5307 ELECTRICITY	Act# 9098733000 Apr 25		0425
CORE & MAIN*	INV0016667	05/03/25	95.56	02-17-5332 COMPRESSED GAS & CHEMICALS	HACH FREE CHLORINE REAGENT POWDR PILLOWS		0525
CORE & MAIN*	W372594	03/25/25	14,678.68	02-17-5504 CONTRACTUAL SERVICES	Sensus Analytic Software for year 6 of 10 agreement	3830	0425
CORE & MAIN*	W934561	05/07/25	686.28	02-17-5421 MAINTENANCE OF WATER MAINS	8X6 HW SWR SDR26		0525
CORONA, MICHAEL*	05192025 TTD-MC-Vahr 433	05/19/25	2,988.68	01-03-5517 WORKERS COMP INSURANCE	TTD - Temp. Total Dis-Claim#240212W030-MC-4/18/25-5/1/25 -Voucher# 433		0425
COUGHLIN, EION*	05122025 EXP COUGHLIN	05/16/25	827.66	01-03-5303 GAS AND OIL	EXP reimbursement - gas expenses to from the police academy 1/4/25-4/25/25		0425
Crossmark Printing Inc	99281	05/05/25	210.00	01-01-5311 SPECIAL EVENTS	3 Homelown Hero Banners		0525
Crossmark Printing Inc	99345	05/05/25	140.00	01-01-5311 SPECIAL EVENTS	1 Homelown Hero Banners		0525
Crossmark Printing Inc	99420	05/09/25	70.00	01-01-5311 SPECIAL EVENTS	1 Homelown Hero Banners		0425
Crossmark Printing Inc	99480	05/09/25	210.00	01-01-5311 SPECIAL EVENTS	3 Homelown Hero Banners		0425
Crossmark Printing Inc	99559	05/05/25	140.00	01-01-5311 SPECIAL EVENTS	2 Homelown Hero Banners		0525
Crossmark Printing Inc	99577	05/09/25	280.00	01-01-5311 SPECIAL EVENTS	4 Homelown Hero Banners		0525
Crossmark Printing Inc	99596	05/09/25	70.00	01-01-5311 SPECIAL EVENTS	1 Homelown Hero Banners		0525
Crossmark Printing Inc	99678	05/09/25	70.00	01-01-5311 SPECIAL EVENTS	1 Homelown Hero Banners		0525
CROSS TOWN ELECTRIC INC	112068	05/13/25	1,375.00	01-04-5411 STREET LIGHT REPAIRS	Electrical problem at 160th Cicero		0525
CUSTOM TIRE INC	82487	04/28/25	465.00	01-04-5402 VEHICLE MAINTENANCE	2 Cooper Tires		0425
CUSTOM TIRE INC	82573	05/12/25	1,262.50	02-17-5402 VEHICLE MAINTENANCE	5 Adianta 750dt		0525
DATA PEST CONTROL	50987	05/13/25	130.00	01-02-5406 BUILDING MAINTENANCE	Act# 100010 Pest Control for 2 FD, PW, Maintenance Bldg.		0525
DATA PEST CONTROL	50987	05/13/25	130.00	01-04-5406 BUILDING MAINTENANCE	Act# 100010 Pest Control for 2 FD, PW, Maintenance Bldg.		0525
DATA PEST CONTROL	50987	05/13/25	65.00	01-08-5406 BUILDING MAINTENANCE	Act# 100010 Pest Control for 2 FD, PW, Maintenance Bldg.		0525
DELTA DENTAL OF ILLINOIS*	1921991	05/19/25	846.86	01-00-2130 DUE TO RETIREE BENEFITS	Police Dept Bldg Dental Group #s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000		0525

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PC#	FY
DELTA DENTAL OF ILLINOIS*	1921991	05/19/25	7,501.92	01-00-2123 INSURANCE-DENTAL	Dental Group #'s: 11560-000-10000-00000, 11560-000-20000-00001, 11560-000-19999-00000		0525
EAGLE UNIFORM CO INC	28074-3	04/26/25	4.00	01-02-5313 UNIFORMS	apply patch shirts		0425
EMPLOYEE BENEFITS CORP*	4921297	05/15/25	722.25	01-01-5504 CONTRACTUAL SERVICES	BENNY CARD ADMIN FEE, FSA FEES		0525
EMS MANAGEMENT & CONSULTANTS INC	EMS-014941	04/30/25	2,166.97	01-02-5509 COLLECTION SERVICE	April 2025 Integrated payments		0425
ENCOMPASS SPECIALTY NETWORK LLC	3810641V12576 RH Vchr	05/19/25	221.92	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy-RH-4/16/25-Claim #231023W035 - Voucher #429		0425
ENCOMPASS SPECIALTY NETWORK LLC	3817824V12576 RH Vchr	05/19/25	277.98	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy -RH Claim #231023W035, 4/21/25- Voucher #430		0425
ENCOMPASS SPECIALTY NETWORK LLC	3830156V12576 RH Vchr	05/19/25	277.98	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy -RH Claim #231023W035, 4/28/25- Voucher #431		0425
ENCOMPASS SPECIALTY NETWORK LLC	5212221470 DD Vchr 416	05/12/25	236.33	02-18-5517 WORKERS COMP INSURANCE	HOSP-Hospital - Claim #250117W005 DD-4/7/25-Voucher #416		0425
EQMD INC	5SNS3T62QF TW Vchr	05/19/25	665.52	01-03-5517 WORKERS COMP INSURANCE	MD-PHYSICIAN-Claim #250116W038-TW-4/11/25-Voucher #432		0425
EVT TECH	7341	05/12/25	1,451.20	01-02-5402 VEHICLE MAINTENANCE	Instal supplied VHF radios and cradlepoint mobile router - new ambulance 39		0525
EXCLAIMER LLC	2029040	05/16/25	2,057.40	01-01-5308 ADVERTISING	Exclaimer standard ed - 127 users - 12 months 5/13/25-5/12/26		0525
FACTORY MOTOR PARTS CO	52-591003	05/19/25	232.18	01-03-5402 VEHICLE MAINTENANCE	rotorasy, fox splash wash - Rotors for unit #8		0525
FLAG DESK INC	30821	05/06/25	705.60	01-08-5336 FLAGS & DECORATIONS	6 x 1" Silver Aluminum Rotating Poles - 24' shipping		0525
FLAG DESK INC	30822	05/06/25	1,058.40	01-08-5336 FLAGS & DECORATIONS	6 x 1" Silver Aluminum Rotating Poles - 36' shipping		0525
FLAG DESK INC	30849	05/15/25	1,112.40	01-08-5336 FLAGS & DECORATIONS	1" Silver Aluminum electric way brackets - 72' shipping		0525
FLAG DESK INC	30851	05/17/25	705.60	01-08-5336 FLAGS & DECORATIONS	6x1" silver aluminum rotating pole shipping		0525
FULLERTON KIMBALL MEDICAL BILLING	130913-200019 TW Vchr	05/12/25	339.19	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy-Claim #250116W038-TW-3/20/25-Voucher#418		0425
FULLERTON KIMBALL MEDICAL BILLING	130913200021 TW Vchr	05/12/25	339.19	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy-Claim #250116W038-TW-3/18/25-Voucher#417		0425
GALLAGHER MATERIALS INC*	38581	05/13/25	149.48	09-04-5415 PATCHING MATERIALS	UPM HIGH PERF COLD PATCH		0525
GRAINER	9506854919	05/14/25	596.36	01-04-5319 SMALL TOOLS	voltage detector, digital clamp meter		0525
HERITAGE CRAFTSMAN LLC	25-01-0041	05/21/25	1,000.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15224 OAK REMODEL PERMIT		0525
HEYMAN, HUNTER*	05122025 EXP HEYMAN	05/12/25	42.00	01-01-5399 MISC EXPENSE	Exp reimbursement - background check fees		0525
HIATT, JANETTE	05132025 REF HIATT	05/13/25	11.25	09-00-4226 COMMUTER PARKING FEE	REFUND -METRA TOKENS		0525
HR Green Inc.	187668	05/08/25	156.00	01-04-5424 MAINTENANCE OF SEWERS	#2502364-0000 NPDES Updates 2025		0425
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006350	05/12/25	31,016.04	02-17-5518 LIABILITY INSURANCE	2024-2025 ICRMT Property and Liability Premium for Policy #P15-1000441-2425-01-JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006350	05/12/25	39,474.84	01-01-5518 LIABILITY INSURANCE	2024-2025 ICRMT Property and Liability Premium for Policy #P15-1000441-2425-01-JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006351	05/12/25	1,851.80	01-01-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P15-1000441-2425-01 JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006351	05/12/25	19,283.70	01-02-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P15-1000441-2425-01 JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006351	05/12/25	24,012.56	01-03-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P15-1000441-2425-01 JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006351	05/12/25	2,884.50	02-17-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P15-1000441-2425-01 JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006351	05/12/25	1,753.62	02-18-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P15-1000441-2425-01 JUNE		0525
ILLINOIS COUNTIES RISK MGMT TRUST	S-INV006351	05/12/25	7,631.07	01-04-5517 WORKERS COMP INSURANCE	2024 ICRMT Workers' Comp P15-1000441-2425-01 JUNE		0525

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Illinois Police Accreditation Coalition	907	05/09/25	100.00	01-03-5310 PROFESSIONAL DUES	annual membership dues		0525
ILLINOIS STATE POLICE	20250406335	04/30/25	135.00	01-01-5399 MISC EXPENSE	Liquor License Fingerprinting Fee		0425
IPMG	20250501-149 TW	05/19/25	661.25	01-03-5517 WORKERS COMP INSURANCE	MCWM-Med case mgmt -Claim #250116W038 - TW - Voucher #435		0525
KEVIN SZABO JR PLUMBING	Vch#435						
	24-10-1829	05/20/25	1,000.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 6640 FORESTVIEW SEWER WORK PERMIT		0525
LANGUAGE LINE SERVICES	11588252	04/30/25	19.50	89-00-5305 TELEPHONE	Account # 9020861058 Over-the-Phone Interpretations		0425
LAW BULLETIN	2343924	05/01/25	666.40	01-01-5506 LEGAL FEES-REGULAR	Acct 133785-00 - Serv of process-foreclosure - Case #2025CH04039		0525
M.E. Simpson Co Inc	44543	05/14/25	795.00	02-17-5421 MAINTENANCE OF WATER MAINS	Leak Location Services - 15457 Laramie Ave		0525
MARKHAM ASPHALT COMPANY*	66031	05/07/25	718.82	01-04-5415 PATCHING MATERIALS	HMA SC N50 D 9.5R		0525
MARKHAM ASPHALT COMPANY*	66102	05/08/25	720.98	01-04-5415 PATCHING MATERIALS	HMA SC N50 D 9.5R		0525
MARTINEZ, TRACEY	25-04-0373	05/20/25	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR POOL PERMIT		0525
MEADE INC*	713006	05/19/25	536.90	01-04-5411 STREET LIGHT REPAIRS	Street lighting - 159th & 400 East of Oak Park -street light hit air filters		0525
MENARDS - CRESTWOOD	65048	05/05/25	135.80	01-08-5406 BUILDING MAINTENANCE	chip brush, hose pro, 15A tr ac usb-wh		0525
MENARDS - CRESTWOOD	65151	05/06/25	161.76	01-08-5406 BUILDING MAINTENANCE	mult cut diamond whl, softsoap		0525
MENARDS - CRESTWOOD	65205	05/07/25	42.97	01-08-5406 BUILDING MAINTENANCE	gooseneck rip bar, castler		0525
MENARDS - TINLEY PARK	65777	05/15/25	19.97	02-17-5399 MISC EXPENSE	8' FRP inside cmr		0425
MENARDS - TINLEY PARK	72930	03/12/25	17.96	01-03-5607 BUILDING IMPROVEMENTS	drywall, screw, metal cutting, adhesive, notch spreader		0525
MENARDS - TINLEY PARK	75615	05/06/25	171.99	01-03-5607 BUILDING IMPROVEMENTS	charmin, fly swatter, zap, hoover stick vac		0525
MENARDS - TINLEY PARK	75669	05/07/25	219.33	01-02-5406 BUILDING MAINTENANCE	surge 9 out, grey splifflex, cap nuts, titanium drill bit gorilla tape, flashlight		0525
MENARDS - TINLEY PARK	75805	05/10/25	109.80	01-02-5406 BUILDING MAINTENANCE	2025 Dues Fire Chief Garrick Kasper		0525
MENARDS - TINLEY PARK	76039	05/15/25	98.90	02-17-5401 EQUIPMENT MAINTENANCE	Client ID# 67294, Patient # 188772 Digital radiograph, penicillin, injection		0425
METROPOLITAN FIRE CHIEFS ASSOC	2025 Dues G.K.	05/13/25	50.00	01-02-5310 PROFESSIONAL DUES			0525
Midwest Animal Hospital	1297643	03/27/25	283.20	01-01-5224 FRIENDS OF ANIMAL CONTROL			0425
MUNICIPAL COLLECTION SERVICES	029689	04/30/25	18.88	01-03-5509 COLLECTION SERVICE	ACT# OFPT02		0425
NEXT DAY PLUS*	5344108	05/21/25	110.00	01-01-5301 OFFICE SUPPLIES	toner cartridge-admin		0525
NICOR GAS	94-28-74-5841 1 APR 25	05/12/25	61.51	02-17-5306 NATURAL GAS	Act# 94-28-74-5841 1 Apr 25		0425
NIEWINSKI, ERIC	24-10-1907	05/20/25	940.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5805 VICTORIA REMODEL PERMIT		0525
NM REGIONAL MEDICAL GROUP	P735241491 MW Vch# 420	05/12/25	127.08	01-02-5517 WORKERS COMP INSURANCE	MD-Physician - Claim #250225W023-MW-3/19/25- Voucher#420		0425
OAKLANE PRESSURE WASH LLC	24-12-2121	05/21/25	1,000.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5191 NEWPORT REMODEL PERMIT		0525
O'REILLY AUTO PARTS	3380-158386	04/14/25	52.50	01-02-5402 VEHICLE MAINTENANCE	wiper fld, anti freeze		0425
ORLAND FIRE PROTECTION DISTRICT	14986	05/06/25	11,870.00	01-02-5512 OTHER SERVICES	Dispatch service - April 295 calls		0425
Park Ave Recovery LLC dba Fundworks LLC	9899	05/09/25	200.00	01-03-5399 MISC EXPENSE	Bio-Hazard Cleaning in booking room		0525
Peerless Network Inc	75542	05/15/25	364.26	01-01-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	285.55	01-02-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	655.66	01-03-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	145.70	01-04-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	63.75	01-10-5305 TELEPHONE	ACT# 1211798		0525

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Peerless Network Inc	75542	05/15/25	236.77	01-11-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	63.75	01-12-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	430.74	02-17-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	91.06	02-18-5305 TELEPHONE	ACT# 1211798		0525
Peerless Network Inc	75542	05/15/25	18.21	01-05-5305 TELEPHONE	ACT# 1211798		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	985.33	01-00-2115 INSURANCE - LIFE	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	154.00	01-01-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	302.42	01-02-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	877.76	01-03-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	246.66	01-04-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	75.37	01-11-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	16.21	01-12-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	45.25	02-17-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
PRINCIPAL LIFE INSURANCE CO*	June 2025	05/17/25	110.09	02-18-5519 EMPLOYEE INSURANCE BENEFITS	ACT# 1029994-10001 LIFE INSURANCE		0525
Priority Care Solutions LLC	E6030341130 DD Votr 421	05/12/25	92.42	02-18-5517 WORKERS COMP INSURANCE	OV-Office Visit - 3/7/25-Claim #250117W005 - DD - Voucher #421		0425
PROSHRED SECURITY*	1753374	05/15/25	54.37	01-03-5399 MSC EXPENSE	Cus# 48-0000365960 Service 96 Gallon Bin		0525
PROVEN BUSINESS SYSTEMS*	1321669	05/14/25	177.75	01-01-5301 OFFICE SUPPLIES	Contract #13022-01 Canon DXC58601 - copies		0525
PURE WATER PARTNERS LLC	2052818	05/14/25	354.29	01-03-5399 MSC EXPENSE	Contract# 9888-01 Canon/IRA DX C37301 copies		0425
QUALITY PRINTING & DESIGN*	51325	05/13/25	175.00	02-18-5399 MSC EXPENSE	Contract #700-73524-1, Customer #700-73524 - 15722 Lorel		0525
QUILL CORPORATION	43919286	05/13/25	398.00	01-11-5302 PRINTING	500 Property Maintenance Violation Notice Doorhangers		0525
RAY O'HERRON CO INC*	2410480	05/08/25	168.00	01-03-5313 UNIFORMS	sharpen, cups, creamer, sugar, paper plates		0425
RAY O'HERRON CO INC*	2410481	05/08/25	737.88	01-03-5313 UNIFORMS	coat, pants, shirts, patch		0525
RAY O'HERRON CO INC*	2410860	05/12/25	403.05	01-03-5313 UNIFORMS	name bar, shirt, dress coat, pants, patch		0525
RAY O'HERRON CO INC*	2411506	05/14/25	40.99	01-03-5313 UNIFORMS	name bar-silver -Dornelly		0425
RAY O'HERRON CO INC*	2411633	05/14/25	179.99	01-03-5313 UNIFORMS	raincoat - Dornelly		0525
RAY O'HERRON CO INC*	2411664	05/14/25	40.99	01-03-5313 UNIFORMS	name bar-silver-Smith		0525
ROD BAKER FORD SALES INC	FOCS122052	05/13/25	556.68	01-02-5402 VEHICLE MAINTENANCE	AMB #40 - maintenance/repairs		0525
ROYAL PUBLISHING	8146276	01/06/25	125.00	01-02-5399 MSC EXPENSE	2024-25 ad for Winter program		0425
RR Landscape Supply	133196	05/13/25	238.00	02-17-5418 LANDSCAPING REPAIRS	pulverized topsoil		0525
RUSH TRUCK CENTERS*	3041635663	05/12/25	453.38	01-04-5402 VEHICLE MAINTENANCE	slack adjuster, chamber, wheel seal, lock		0525
SAW'S CLUB/Synchrony Bank	05132029 CH RECEPTION	05/13/25	7.96	01-01-5399 MSC EXPENSE	water		0525
SAW'S CLUB/Synchrony Bank	6046002049437378 Apr 25	05/08/25	90.00	01-04-5310 PROFESSIONAL DUES	Membership renewals		0425
SAW'S CLUB/Synchrony Bank	6046002049437378 Apr 25	05/08/25	100.00	01-01-5310 PROFESSIONAL DUES	Membership renewals		0425
SAW'S CLUB/Synchrony Bank	6046002049437378 Apr 25	05/08/25	50.00	01-11-5310 PROFESSIONAL DUES	Membership renewals		0425
SAW'S CLUB/Synchrony Bank	6046002049437378 Apr 25	05/08/25	50.00	01-02-5310 PROFESSIONAL DUES	Membership renewals		0425
SEMMER LANDSCAPE LLC	45009	04/30/25	4,011.09	01-04-5510 LAWN CARE	April 2025 Landscape maintenance		0425
SHARP, JANE*	05122029 EXRW-EXP	05/12/25	32.99	01-04-5517 WORKERS COMP INSURANCE	EXRW-EXP reimbursement-Claim #250506W030-5/2/25- Voucher #419		0525
SISKA, JULIANA	05152025 REF SISKA	05/15/25	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	REFUND-VEHICLE STICKER-SENIOR		0525

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SMITH, NICK*	05142025 EXP SMITH	05/14/25	48.65	01-02-5313 UNIFORMS	Exp reimbursement - socks and sheets		0525
SMITTY'S TREE SERVICE	261665	05/02/25	30.00	01-04-5326 LANDFILL	dumping chips		0525
SMITTY'S TREE SERVICE	261716	05/05/25	30.00	01-04-5326 LANDFILL	dumping chips		0525
Southwest Messenger Press Inc	05152503	05/15/25	211.12	01-01-5308 ADVERTISING	Legal Notice: Advertisement for Bids Demolition Services		0525
SPECIALTY PHYSICIANS OF ILLI	E6030405340 DD Vchr	05/19/25	706.99	02-18-5517 WORKERS COMP INSURANCE	Surg-Surgeon-Claim #250117W005-DD-3/13/25- Voucher#434		0425
SUBSURFACE SOLUTIONS	27526	05/02/25	1,236.63	02-17-5522 JUIE	ring clamp, live cable connector		0525
SUBSURFACE SOLUTIONS	27625	05/14/25	389.17	02-17-5522 JUIE	Locator backpack and TX transmitter bag set		0525
Target Solutions Learning LLC	INW116334	06/05/25	2,434.24	01-02-5312 TRAINING & TRAVEL	Vector scheduling - Pro Annual		0525
Teamgear	30114	05/08/25	48.00	01-03-5302 PRINTING	lockplates		0525
THIRD MILLENNIUM ASSOC INC	32864	04/30/25	12,843.92	01-01-5512 OTHER SERVICES	Annual vehicle stickers		0525
THOMPSON ELEVATOR INSPECTION SERVICE	25-0994	05/02/25	301.00	01-11-5503 PROFESSIONAL SERVICES	7 elevator code inspections		0525
Torney, Nicole*	05142025 EXP TORNEY	05/14/25	54.98	01-01-5399 MSC EXPENSE	coffee for Kuspa Reception		0525
Traffic Control & Protection LLC*	12901	05/09/25	290.90	01-04-5410 STREET MAINT/SIGNS	12"x18" Hip RW and BW Signs		0525
Traffic Control & Protection LLC*	12904	05/09/25	168.40	01-04-5410 STREET MAINT/SIGNS	18x6, 24x6 street name signs		0525
Underground Pipe & Valve Co.	073101	05/14/25	919.00	02-17-5421 MAINTENANCE OF WATER MAINS	ss repair clamps		0525
UNIVERSITY OF ILLINOIS	H100651325301 MC Vchr	05/12/25	36.18	01-03-5517 WORKERS COMP INSURANCE	HOSP-HOSPITAL-1/28/25-Claim#240212W030-MC- Voucher#42		0425
Verizon Wireless	6113126598	05/09/25	1,147.93	01-01-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	924.62	01-02-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	1,399.76	01-03-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	183.08	01-04-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	165.83	01-05-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	25.10	01-09-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	285.47	01-11-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	84.70	01-12-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	235.08	02-17-5305 TELEPHONE	ACT# 980507380-00001		0425
Verizon Wireless	6113126598	05/09/25	164.63	02-18-5305 TELEPHONE	ACT# 980507380-00001		0425
Veterinary Clinic of Tinley Park	313375	05/13/25	293.60	01-04-5324 KENNEL SUPPLIES	Act# 6889 Ben-exam, wound care Squirrel-euthanasia		0525
Village of Oak Lawn Regional Water Sys*	0000011422	05/09/25	32,944.05	02-17-5524 WATER PURCHASES-DEBT SERVICE	2006 Go Bonds, 2011A GO Bonds, 2022 GO Bonds 06-01-25		0525
VSP OF ILLINOIS NFP	822861462	05/17/25	919.01	01-00-2126 INSURANCE-VISION	Client ID: 30077915, Customer Ref: 2886685, June Vision Care		0525
WARREN OIL CO INC*	W1749121	05/21/25	714.79	01-11-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	1,552.55	01-02-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	7,164.78	01-03-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	1,598.66	01-04-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	232.11	01-05-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	630.24	01-09-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	1,953.75	02-17-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	933.07	02-18-5303 GAS AND OIL	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	591.81	01-00-1305 DUE FROM PARK DISTRICT	Fuel		0525
WARREN OIL CO INC*	W1749121	05/21/25	2,260.47	01-02-5303 GAS AND OIL	FUEL (DIESEL)		0525

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
WARREN OIL CO INC*	W1749121	05/21/25	17.91	01-03-5303 GAS AND OIL	FUEL (DIESEL)		0525
WARREN OIL CO INC*	W1749121	05/21/25	1,623.01	01-04-5303 GAS AND OIL	FUEL (DIESEL)		0525
WARREN OIL CO INC*	W1749121	05/21/25	1,180.37	02-17-5303 GAS AND OIL	FUEL (DIESEL)		0525
WARREN OIL CO INC*	W1749121	05/21/25	368.86	02-18-5303 GAS AND OIL	FUEL (DIESEL)		0525
WARREN OIL CO INC*	W1749121	05/21/25	18.92	01-00-1305 DIE FROM PARK DISTRICT	FUEL (DIESEL)		0525
Warren's Automotive	05082025 Car 40	05/09/25	588.06	01-02-5402 VEHICLE MAINTENANCE	Car 40 - maintenance repairs		0525
WILLE BROTHERS CO*	383226	05/07/25	1,619.50	02-18-5416 CONCRETE REPAIRS	y4 4500 PSI AE Ready Mix		0525
WILLE BROTHERS CO*	383272	05/14/25	1,025.00	02-18-5416 CONCRETE REPAIRS	y4 4000 PSI AE READY MIX, winter service, Fuel Surcharge,		0525
Winter Public Safety Group Inc	INV679217	05/07/25	510.97	01-02-5401 EQUIPMENT MAINTENANCE	jumboik mounting bracket, storz lok, hydrant wrench mount		0525
WRIGHT MATERIALS LLC	8327	05/07/25	20.00	01-04-5326 LANDFILL	1-4 wheeler concrete dump		0525
WRIGHT MATERIALS LLC	8471	05/13/25	230.00	01-04-5326 LANDFILL	1-4 wheeler concrete dump, 6 dirt bin-pick up		0525
ZOLL MEDICAL CORPORATION*	3082863 60	05/12/25	1,598.88	01-02-5609 EMERGENCY MEDICAL EQUIPMENT	Cust# 125799 X Series Monitor/Defibrillators w/Interp. ECG, Pacing, Nibp, SpO2, Spco, CPR Expansion Pack, Etco2, Dmst - 60 Monthly Payments	1757	0525

Grand Totals: 264 657,174.77



Notice
Agenda Item

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrip.	Gen Description	FY
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05022025 SPOT HERO	124672	M 05/02/25	15.86	01-12-5312	TRAINING & TRAVEL	Spot Hero - Parking - PR	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05022025 COOK COUNTY CLERK	124673	M 05/02/25	51.05	01-12-5302	PRINTING	Cook County Clerk - Maps Tax Statement - P.R.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05022025 FEDEX	124674	M 05/02/25	11.89	01-12-5302	PRINTING	FedEx Office - B&W 24X36 - P.R.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05022025 FEDEX-PR	124675	M 05/02/25	23.77	01-12-5302	PRINTING	FedEx Office - B&W 24X36 Print - P.R.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05062025 POTBELLY	124676	M 05/06/25	127.41	01-12-5312	TRAINING & TRAVEL	Potbelly - Lunch meeting Community Dev - Paul Ruane	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05092025 WALGREENS	124677	M 05/09/25	4.94	01-01-5302	PRINTING	Walgreens - internet photo-C.M.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05192025 VACHAS	124678	M 05/19/25	96.44	01-01-5399	MISC EXPENSE	Vachas Forest Flowers - arrangement-C.M.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05192025 VACHA-C.M	124679	M 05/19/25	84.94	01-01-5399	MISC EXPENSE	Vachas Forest Flowers - arrangement-C.M.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	04182025 SOUTHWEST-PD	124681	M 04/18/25	200.00	01-03-5312	TRAINING & TRAVEL	Southwest Airlines- D.L. - PD	0425
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05032025 ADOBE	124682	M 05/03/25	79.99	01-01-5503	PROFESSIONAL SERVICES	Adobe Stock - 40 Assets a Month - C.M.	0525
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	2936789-D4Y2	124680	M 05/20/25	39,121.92	01-00-2104	IMRF WITH PAYABLES	MAY CONTRIBUTIONS	0525

Grand Totals:

39,818.21

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

APRIL 1, 2025

ATTENDANCE

Police Chief Durano, Fire Chief Kasper, EMA 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 4, 2025 Meeting made by Scott Durano, seconded by Joe Pilch and agreed to by all.

APPROVAL OF BILLS

\$40,455.00 – MSC – repair, deconstruction and reconstruction of 911 Center and \$35.00 – APCO EMD recertification for TC were approved for payment. Motion made by Tom Rieman, seconded by Scott Durano and agreed to by all.

NEW BUSINESS

Tom Rieman submitted a quote for Software Updates/Remote Tech Support/Hardware Tech Support in the amount of \$9,315.32, seconded by Scott Durano and agreed to by all. There was discussion regarding the protection of server equipment in regards to fire/water damage. Tom Rieman will acquire more information for the protection for the buildings with the two 911 server rooms invoiced separately.

OLD BUSINESS

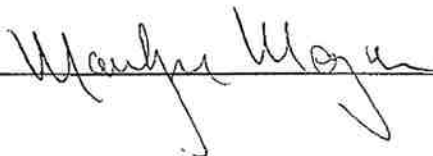
Scott Durano gave an update on the success of the headsets. Also indicated there are still issues with ISPERN that are being checked. There was also discussion about placing speakers in Roll Call and in the Locker Rooms.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0927 hours made by Mike Salamowicz, seconded by Joe Pilch and agreed to by all. Next scheduled Meeting is Tuesday, May 6, 2025 in the Oak Forest City Council Chambers.



5-6-25

**City of Oak Forest
Cable Commission
Meeting Minutes
Thursday May 8, 2025 - 7:00PM
City Council Chambers**

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

Attendance

Dolores Cozzolino, Tom Finn, Tom McMahon

Announcements

None

Cable Company Updates

COMCAST - none

ASTOUND - none

A T & T - none

Audience Participation

None

Secretary's Report

Approved March minutes

Treasurer's Report

No reports for January through April 2025.

Oak Forest Broadcast Network

Nothing new

Old Business

New members, new secretary - still nothing
Comcast public stations are good now

New Business

We should have city IDs in case we have to visit residents
No E-mail
No Voice Mail

Executive Session

Not necessary

Meeting Adjourned - Next meeting June 12, 2025

CITY OF OAK FOREST
Veterans Commission
Meeting
Thursday, April 17, 2025 –19:30
Blue Room – Conference Room



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

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

Honorary Member: James (Jim) Watson

Guest: James Hanlon

- Pledge of allegiance
- Roll Call
- Approval of Minutes
- Approval of March minutes by Jim Pioth 2nd by Don Snedden.
 - All members present approved.
- Liaison to the City Report Paul Selman:
 - No report
- Old business:
 - The flag deposit box has been emptied.
 - We have a few more flags to fold.
- New business
 - Independence Day Celebration scheduled for June 28 at Gaelic Park.
 - i. RFP has been posted for the pricing of fireworks.
 - Memorial Day Don talked with Chrissy about the program.

CITY OF OAK FOREST
Veterans Commission
Meeting
Thursday, April 17, 2025 –19:30
Blue Room – Conference Room



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

-
- Once around the Table
 - Nothing from anyone.

Adjournment at 20:20, motion by Don Snedden 2nd by Tom O’Neill.

Our next meeting is Thursday May 15, 2025, at 19:30 in **the Blue Room**.

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

Meeting dates for 202 meetings start at 19:30.

January 16 February 20 March 21 April 17 May 15 June 19
July 17 August 21 September 18 October 16 November 20
Dec **19 No meeting**



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

Old business: No old business

New business: The commission discuss the e-mail Howard received from Nicole about the empty lots and business in the city.
Julie found out of date items2 Fairlife milk and 8 peach Chobani yogurt at Jewel again. The items were removed.

Meeting ended: 8:20 PM

Next meeting: June 11, 2025 at 7:30 p.m.

Minutes taken by: Lavergne Innocenti, Secretary

**CITY OF OAK FOREST
 PLANNING & ZONING COMMISSION MEETING MINUTES
 Wednesday, May 7, 2025**

The Planning & Zoning Commission meeting was called to order at 7:02 p.m. by Chairman Ziak.

Pledge of allegiance.

PRESENT: Chairman Ziak
 Commissioner Kunz
 Commissioner Larson
 Commissioner Runge
 Commissioner Bittner
 Staff Member Paul Ruane
 City Clerk/Executive Assistant Nicole Tormey

ABSENT: Commissioner Schroeder
 Commissioner Ater
 Commissioner Joyce
 Commissioner Forbes

Chairman Ziak asked for a motion to open the meeting.

Commissioner Runge made the motion. Commissioner Larson seconded.

Roll call.

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

Motion carried 5-0, 4 absent.

1. MjrDR# 25-01 15541 S. Cicero Avenue – Waverly Creek Townhomes Design Review:
 PUBLIC HEARING – The applicant requests review and approval of a Major Design Review Permit at 15541 S. Cicero Avenue in the C3 – Central Business District in accordance with Section 11-505 of the Zoning Ordinance for a roofline change.

Assistant Director of Community and Economic Development Paul Ruane reported Planning and Zoning has final approval, approval with conditions or denial of the design review permit. The proposed development was approved. The proposed change is to the roofline to simplify the number of height changes from four changes in height to two. The proposed height of the commercial building is 22 feet. The proposed roofline of the townhomes is approximately 40 feet. Residential property will be visible behind commercial property. Options were given to approve the design, approve with conditions or deny.

Chairman Ziak asked for any questions.

Commissioner Kunz stated the original proposal looked nicer.

Commissioner Larson agreed with Commissioner Kunz. He inquired as to the reason for the proposed change.

Paul Ruane stated he believed it was economic and not mechanical.

The applicant, Fernando Diaz, approached the podium. He is working with Kinsey Builders on the project. He reported there are two components. One being the grating. The 3rd floor has to be at multiple height to meet the roofline.

Commissioner Kunz asked why this issue was not already figured out.

Mr. Diaz responded his carpenter pointed out the situation. The studs cannot be precut. They will need to be individually cut.

Commissioner Kunz asked Mr. Diaz his opinion on what looks better. Mr. Diaz responded the original plan but there is not much difference. The only thing is the flushing. The comparison showed at presentation was comparing a 8 unit to a 6 unit so it looks different.

Chairman Ziak asked for a motion for any of the three options.

Commissioner Larson asked for an explanation of the three options again.

Paul Ruane stated basically the additional option was to change some of the buildings and not all of them.

Chairman Ziak confirmed buildings 1 and 4 could be changed as an example.

Commissioner Kunz motioned for the option to change building 3.

Commissioner Runge stated he would like to change buildings 1 and 4.

Commissioner Kunz changed his motion to approve design change on buildings 2 and 3. Buildings 1 and 4 will stay the same.

Commissioner Runge seconded.

Roll call.

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

Motion carried 5-0, 4 absent.

Paul Ruane stated he will speak with the Building Department regarding the above decision.

Chairman Ziak asked for citizen participation. Seeing none.

Updates: Community planner starting Monday. He will be at the next meeting. There will be a petition for additional garage and New Horizon parking variance.

Nicole Tormey acknowledged Curt Kunz's last meeting as he was elected as 4th Ward Alderman.

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

All in favor.

Motion carried 5-0, 4 absent.

Meeting adjourned at 7:26 p.m.

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


CHAIRMAN ZIAK



Quarterly Meeting

Thursday April 10, 2025 at 10:00 am
City Council Chambers

1. Called to order at 10:03 am
2. Roll call, Jeanette Beck, Diana Davidson, Joseph Donley, Police Chief Scott Durano, Deputy Police Chief Ryan Burnett, HR Bridget Parfitt
3. Approval of minutes from March 6, 2025 meeting motion Diana Davidson 2nd Jeanette Beck
4. Discussion Oak Forest Police Promotional Telecommunicator Supervisor exam Motion for written test on Saturday June 28, 2025 at 9:00 am in City council Chambers with oral interview at a later date and time Motion Jeanette Beck 2nd Joseph Donley. Motion passes HR Bridget Parfitt will get out necessary information for candidates.
5. Discussion for Promotional Oak Forest Police Court Clerk exam Will discuss more after Supervisor exam completed
6. Executive session. None
7. Citizen Participation. None
8. Old business. None
9. New business. None
10. Adjournment Motion Jeanette Beck 2nd Joseph Donley at 11:15 am

DATE: May 27, 2025
TO: Oak Forest City Council
FROM: James Hortsman, Mayor
SUBJECT: Removal of Vince Joyce from the Oak Forest Planning and Zoning Commission

Background

Vince Joyce was appointed to the Planning and Zoning Commission on November 12, 2024, and attended the first meeting on November 20, 2024. Since that time, the following attendance record has been documented:

- January 15, 2025 – Called in sick
- February 19, 2025 – Called in sick
- March 19, 2025 – No call / no show
- April 16, 2025 – No call / no show
- May 7, 2025 – No call / no show
- May 21, 2025 – No call / no show

In light of this attendance pattern, and despite previous outreach—including emails sent on April 17, 2025 and April 25, 2025 participation has not improved. Regular attendance is essential to fulfilling the responsibilities of the Commission and ensuring consistent progress on planning and zoning matters.

As such, we are proceeding with removal from the Planning and Zoning Commission in accordance with the Section 32.349 Removal From Office – of the Oak Forest City Code.

He had the right to request a public hearing regarding this action until Tuesday, May 27, 2025. If no response is received a hearing will not be necessary.

Recommendation

Staff and Commission Members recommended approval of the removal.

Action Requested

Removal of Vince Joyce from the Oak Forest Planning and Zoning Commission.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: Oak Forest City Council
FROM: James Hortsman, Mayor
SUBJECT: Appointment of Robert McGrath to the Oak Forest Planning and Zoning Commission

Background

Due to the resignation of commission member Wayne Schroeder in early May, a vacancy now exists that requires a replacement to ensure effective service and maintain meeting quorums.

Robert McGrath, a resident of Oak Forest, has expressed interest in filling this position. He brings valuable experience from his previous role as a police officer and current volunteering experience.

The Planning and Zoning Commission plays a vital role in reviewing zoning and land use applications and conducting public hearings regarding development proposals, which are then forwarded to the City Council for final approval. The Commission also undertakes long-range planning projects at the recommendation of the Council.

Recommendation

Staff and Commission Members met with the applicant and recommended approval of the appointment.

Action Requested

Approval for the appointment of Robert McGrath to the Oak Forest Planning and Zoning Commission.

ROBERT MCGRATH

Professional Summary

Seasoned professional in law enforcement recognized for high productivity and efficiency in completing tasks. Skilled in critical incident response, crime scene management, and community policing, intelligence gathering which enhance ability to serve and protect effectively. Excel in communication, problem-solving, de-escalation, and leadership, ensuring positive outcomes in high-pressure situations. Works well with an others of diverse backgrounds and upbringings making transitions easy in any situation.

Skills

- **Criminal Investigation:** Criminal investigation techniques, forensic analysis, evidence collection, crime scene management
- **Emergency Response:** Emergency response, first aid, CPR, and crisis management.
- **Report Writing:** Report writing, record-keeping, and documentation skills.
- **Community Policing:** Community awareness, community safety, and community engagement
- **Certifications:** CPR Certified, Advanced First Aid Certified, Hazmat Certified, Firearms Certified, Defensive Driving Certified
- **Communication:** Active listening, interpersonal communication, verbal and written communication, and public speaking(D.A.R.E. instructor/court testimony)
- **Problem-Solving:** Critical thinking, problem-solving, decision-making, and conflict resolution
- **Adaptability:** Adaptability, stress management, and cultural sensitivity
- **Integrity:** Integrity, empathy, and professionalism
- **Collaboration:** Collaboration and teamwork skills

Work History

Police Officer

01/2004 to 12/2022

Village of Brookfield – Brookfield, Illinois

- Organized crime scene investigation, collected evidence, and interviewed witnesses
- Arrested individuals suspected of criminal activities, following proper legal procedures
- Assisted with the enforcement of all applicable laws, ordinances, and regulations
- Worked in investigations Juvenile Detective/D.A.R.E Instructor
- Field Training Officer/ Officer In Charge
- Certified in criminal sexual assault investigations, gang specialist, bike officer, defensive driving
- Worked in concert with other departments including the building code dept., fire dept., public

works dept

- Retired 2022 due to on the job injury

Inventory Specialist

06/1998 to 12/2003

Oscor Drug – Palos Park, Illinois

- Inventory management of the product floor
- Developed and implemented inventory control procedures and policy
- Maintained inventory of store floor and stock room
- Service of customer issues that arise

Education

Business Administration

Moraine Valley Community College - Palos Hills, IL

Concentrated on business administration and history course for transfer to an accredited 4 year university

Bachelor of Arts: Criminal Justice

05/2003

Governors State University - Park Forest, IL

- Ranked in Top 10% of class
- Dean's List
- Minor in: Business Administration

Accomplishments

- 2016 Brookfield Police Officer of the Year



CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: Oak Forest City Council
FROM: James Hortsman, Mayor
SUBJECT: Appointment of Bryan LaRoche to the Oak Forest Planning and Zoning Commission

Background

Due to the transition of Curt Kunz from a primarily advisory role to a governing role in early May, a vacancy now exists that requires a replacement to ensure effective service and maintain meeting quorums.

Bryan LaRoche, a resident of Oak Forest, has expressed interest in filling this position. He brings valuable experience from managing union operations for Sprinkler Fitters Local 281 UA Chicago in Alsip Illinois.

The Planning and Zoning Commission plays a vital role in reviewing zoning and land use applications and conducting public hearings regarding development proposals, which are then forwarded to the City Council for final approval. The Commission also undertakes long-range planning projects at the recommendation of the Council.

Recommendation

Staff and Commission Members met with the applicant and recommended approval of the appointment.

Action Requested

Approval for the appointment of Bryan LaRoche to the Oak Forest Planning and Zoning Commission.

Bryan K. LaRoche

PROFESSIONAL SUMMARY

Has extensive training and knowledge in all aspects of fire sprinkler installation/service/inspection/testing.

WORK HISTORY

Business Manager/Financial Secretary/Treasurer

Sprinkler Fitters Local 281 UA Chicago - Alsip, IL 7/2022 – Present
Responsible party for all day-to-day Union operations

Director of Training/Apprentice Coordinator

Sprinkler Fitters Local 281 UA Chicago - Alsip, IL 6/2018 – 6/2022
Supervise instructors and coordinate apprenticeship and journeyman training program

Union Apprenticeship Instructor

Sprinkler Fitters Local 281 UA Chicago - Alsip, IL 1/2018 – 5/2018
Instructing apprentices in all aspects of sprinkler fitting

Superintendent

Simplex Grinnell - Addison, IL 11/2014 – 12/2017
Pump testing and inspection division; currently supervising 14 sprinkler fitters

Foreman

Simplex Grinnell - Addison, IL 5/2007 – 11/2014
Pump testing and inspection division

Owner

Profasts, Inc. - Frankfort, IL 1/2005 – 5/2007
49% owner of fire protection company; field operations, superintendent, sales, and all service inspection and testing

Sprinkler Fitter Foreman

Simplex Grinnell - Addison, IL 2/2002 – 12/2004
In charge of all city of Chicago fire pumps and inspections

Sprinkler Fitter Foreman

Highland Fire Protection - West Dundee, IL 9/1994 – 2/2002
Installing fire sprinkler systems; member of Local 281 Fire Sprinkler Fitter Union

Owner

LaRoche Roofing & Remodeling Company - Oak Forest, IL 3/1987 – 8/1994
Self-employed; sales and operations; all types of roofing and remodeling

Deep Tunnel Laborer

S. A. Healy - Chicago, IL 7/1987 – 3/1988
Connecting steel; miner; member of Laborers Local 2 Miners and Tunnelers

Deep Tunnel Laborer

Morrison Knudsen/Paschen - Boise, ID 7/1986 – 3/1987
Connecting steel; member of Laborers Local 2 Miners and Tunnelers

Bryan K. LaRoche

Dockman

Roadway Express - Chicago Heights, IL

10/1984 – 11/1986

Loading/unloading semi-trailers; operating forklift; member of Teamsters Local 710

PROFESSIONAL EDUCATION & CERTIFICATIONS

<i>Associates Degree in Industrial Technology</i>	2018
<i>United Association Instructor Training Program</i>	2018
<i>ASSE 15000 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems Certification</i>	2017
<i>NICET Level II Inspection and Testing of Water Based Systems</i>	2017
<i>Train the Trainer Infection Control Risk Assessment (ICRA)</i>	2016
<i>U.A. Star Sprinkler Fitter Mastery Certification</i>	2015
<i>Factory Training Programs (Pentair, formerly Aurora Pumps, ITW/AC Fire Pumps, years Viking Automatic Sprinkler, Reliable, Ansul Foam, and Tyco)</i>	Various

EDUCATION

<i>Washtenaw College - Ann Arbor, MI</i>	2017 – 2018
<i>University of Illinois at Chicago - Chicago, IL</i>	1986 – 1987
<i>Thornton Community College - South Holland, IL</i>	1984 – 1986
<i>Oak Forest High School - Oak Forest, IL</i>	1980 – 1984

ACCOMPLISHMENTS

- 31-year journeyman member, Fire Sprinkler Fitters Local 281, U.A.
- Chairman, NASI National Apprentice Training Fund
- Chairman, Sprinkler Fitters Local 281, U.A. Joint Apprenticeship Training Committee
- Chairman, Sprinkler Fitters Local 281, U.A. Health and Welfare Fund
- Secretary, Sprinkler Fitters Local 281, U.A. Labor-Management Cooperation Committee (LMCC)
- Chairman, Sprinkler Fitters Local 281, U.A. Political Action Committee (PAC)
- Chairman, Sprinkler Fitters Local 281, U.A. Charities
- Executive Board member, Illinois Pipe Trades Association, (IPTA)
- Executive Board member, Indiana Pipe Trades Association (ISPTA)
- Board of Directors member, Construction Industry Service Corporation (CISCO)
- Member, Sprinkler Fitters Local 281, U.A. Joint Apprenticeship Training Committee
- Over 10,000 fire pump tests performed
- Trained and mentored hundreds sprinkler fitters
- Taught Chicago Fire Department Fire Prevention Bureau Inspectors fire pump testing classes at Local 281 training center in conjunction with Tom Lia, Director of Northern Illinois Fire Sprinkler Initiative (NIFSI)



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: Oak Forest City Council
FROM: James Hortsman, Mayor
SUBJECT: Appointment of Donald Guisinger to the Oak Forest Planning and Zoning Commission

Background

Staff recommends filling the vacancy that requires a replacement to ensure effective service and maintain meeting quorums.

Donald Guisinger, a resident of Oak Forest, has expressed interest in filling this position. He brings valuable experience from his current marketing role in the hospitality field as well as his current volunteering experience.

The Planning and Zoning Commission plays a vital role in reviewing zoning and land use applications and conducting public hearings regarding development proposals, which are then forwarded to the City Council for final approval. The Commission also undertakes long-range planning projects at the recommendation of the Council.

Recommendation

Staff and Commission Members met with the applicant and recommended approval of the appointment.

Action Requested

Approval for the appointment of Donald Guisinger to the Oak Forest Planning and Zoning Commission.

Donald Guisinger, MBA

Director of Marketing

Offering 15+ years' success in digital & traditional strategies that boost brand engagement and increase revenue. A unique gift for creating quality standard operation procedures amidst complex, technical services. A supportive leader with a passion for empowering teams and exceeding expectations, using emerging technologies to maximize outreach and optimize branding.

Product Development • Team Leadership & Provision • Turnover Reduction & Positive Culture Development
Data Analytics Sales • Training & Support • Digital Advertising & Marketing • Generative AI Implementation
Campaign Management • Strategic Planning & Execution • Collateral & Content Creation • People Management

Education & Credentials

Master's Degree in Business Administration - Western Governors University, Salt Lake City, UT, 2019

Bachelor's Degree in Political Science - International Relations - The University of Akron - Akron, OH, 2005

Multilingual – English, Spanish (CEFR C1 level)

Professional Experience

Amadeus Hospitality, Schaumburg, IL

04/2016 to Present

Manager- Travel Seller Media Customer Delivery - Americas

Amadeus Hospitality offers the hospitality industry solutions for reservations, sales & catering, property management & operations, all focused on a better end-to-end experience for guests, employees, managers, owners & partners.

- Deliver strategic oversight and direction of 9 cross-functional Campaign Managers in 4 multi-national locations
- Boost partnerships by sourcing new business from Destination Marketing Organizations (DMOs).
- Subject matter expert in Destination Marketing and Convention / Trade Association marketing.
- Design and implement performance metrics for diverse hotel campaigns while driving success across travel channels.
- Orchestrate novel campaigns; consistently deliver ROAs over 10:1, while growing revenue streams and room nights.
- Sustain positive operational YOY results; <10% turnover rate and a past due execution and spoilage of <3%.

Kane County Teachers Credit Union, Elgin, IL

04/2015 to 03/2016

Marketing Director

KCT Credit Union is a member-owned, not-for-profit financial institution located in Aurora, Elgin, & Geneva, IL.

- Led strategic planning and execution of marketing initiatives for a \$202M operation.
- Implemented predictive analytics that increased sales revenue, exceeding set targets and product sales expectations.
- Boosted YOY loan growth by 19.5%, with a 105% increase in the mortgage portfolio via the execution of innovative marketing campaigns, company procedures, and client-specific solutions rendering.

....continued...

Donald Guisinger

Page Two of Two

Shaw Suburban Media, Downers Grove, IL **Digital Sales Manager**

02/2014 to 04/2015

Shaw Media is the third oldest, continuously owned & operated family newspaper in the nation.

- Provided leadership oversight of \$1M+ in revenue by directing a 15-member sales team spanning 2 operations centers.
- Cultivated a digital advertising product suite from the ground up with success in ongoing process/system improvements.
- Crafted creative marketing campaigns for both businesses and financial institutions which great ROI success.

NextMedia 360, Aurora, IL **Digital Sales Manager**

05/2010 to 01/2014

NextMedia360 creates relevant media campaigns designed to help client advertisers stand out in today's crowded marketplace.

- Sustained operations returning \$500M in annual revenue; administered workflows and support for an 8-member sales team.
- Designed award-winning advertising campaigns for hospitals, SMBs, and DMOs/CVBs.
- Forged a quality suite of advertising products and solutions from scratch.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: City Council
FROM: Mayor James Hortsman
SUBJECT: Approval of Ordinance 2025-05-1091O authorizing a Class F liquor license ownership change for RDK Ventures LLC d/b/a Circle K #4706880, 6798 W. 159th Street

Background

During the liquor license renewal process City Clerk Nicole Tormey identified this business under different ownership than what was approved previously. Staff proposes this amendment to clean up the transfer and make sure we are up to date with the business contacts.

Attached for City Council review and concurrence is Ordinance 2025-05-1091O changing ownership of a Class F liquor license in the City of Oak Forest. The property has an existing Class F liquor license.

The business would like to keep the same hours of operation as the previous ownership.

Action Requested

Approval of Ordinance 2025-05-1091O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-05-10910

AN ORDINANCE AMENDING CHAPTER 111.51(A)
OF THE OAK FOREST CODE TO UPDATE OWNERSHIP
OF AUTHORIZED LIQUOR LICENSE

Passed by the City Council, May 27, 2025

Printed and Published, May 27, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-05-10910

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 UPDATE OWNERSHIP
OF AUTHORIZED LIQUOR LICENSE

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 RDK Ventures LLC d/b/a Circle K #4706880, 6798 W. 159th Street, 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 27th day of May, 2025

APPROVED By Mayor

This 27th day of May, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: City Council
FROM: Mayor James Hortsman
SUBJECT: Approval of Ordinance 2025-05-10920 authorizing a Class F liquor license ownership change for RDK Ventures LLC d/b/a Circle K #4706823, 5600 W. 159th Street

Background

During the liquor license renewal process City Clerk Nicole Tormey identified this business under different ownership than what was approved previously. Staff proposes this amendment to clean up the transfer and make sure we are up to date with the business contacts.

Attached for City Council review and concurrence is Ordinance 2025-05-10920 changing ownership of a Class F liquor license in the City of Oak Forest. The property has an existing Class F liquor license.

The business would like to keep the same hours of operation as the previous ownership.

Action Requested

Approval of Ordinance 2025-05-10920.

CITY OF OAK FOREST

ORDINANCE NO. 2025-05-10920

AN ORDINANCE AMENDING CHAPTER 111.51(A)
OF THE OAK FOREST CODE TO UPDATE OWNERSHIP
OF AUTHORIZED LIQUOR LICENSE

Passed by the City Council, May 27, 2025

Printed and Published, May 27, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-05-10920

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 UPDATE OWNERSHIP
OF AUTHORIZED LIQUOR LICENSE

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 RDK Ventures LLC d/b/a Circle K #4706823, 5600 W. 159th Street, 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 27th day of May, 2025

APPROVED By Mayor

This 27th day of May, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: City Council
FROM: Mayor James Hortsman
SUBJECT: Approval of Ordinance 2025-05-1093O authorizing a Class B liquor license ownership change for Sake Bob & BBQ Japanese Restaurant, 6210 W. 159th Street

Background

During the liquor license renewal process City Clerk Nicole Tormey identified this business under different ownership than what was approved previously. Staff proposes this amendment to clean up the transfer and make sure we are up to date with the business contacts.

Attached for City Council review and concurrence is Ordinance 2025-05-1093O changing ownership of a Class B liquor license in the City of Oak Forest. The property has an existing Class B liquor license.

The business would like to keep the same hours of operation as the previous ownership.

Action Requested

Approval of Ordinance 2025-05-1093O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-05-10930

AN ORDINANCE AMENDING CHAPTER 111.51(A)
OF THE OAK FOREST CODE TO UPDATE OWNERSHIP
OF AUTHORIZED LIQUOR LICENSE

Passed by the City Council, May 27, 2025

Printed and Published, May 27, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-05-1093O

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 UPDATE OWNERSHIP
OF AUTHORIZED LIQUOR LICENSE

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 Sake Bob & BBQ Japanese Restaurant, 6210 W. 159th Street, 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 27th day of May, 2025

APPROVED By Mayor

This 27th day of May, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 22, 2025
TO: Mayor Jim Hortsman, City Council
FROM: Tom Rieman, IT Director & Ryan Burnett Deputy Chief of Police
SUBJECT: Switching Fleet Management Applications

Background

Aging current fleet management application, Encore/Actsoft, no longer meets the Police & Public Work's Department needs. Users find the application cumbersome and not user friendly. This application has been in use since 2018. Fleet Management applications allow users to keep track of vehicle maintenance schedules, alerts when emergency repairs are needed, allow users to assign costs of maintenance during the live of the vehicle, and can also GPS the vehicle.

Recommendation

Requesting approval to switch to Verizon Connect's Fleet Management application. Both department heads from the Police Department and from Public Works Department have reviewed Verizon's application and agreed that it will service their needs for their vehicles and users.

Action Requested

Approval to enter into agreement with Verizon Connect with their Fleet Management application. Commitment is for 1 year, after that the City can discontinue the application is needed with no penalty. Cost per year for Verizon Connect is \$14,775.24. Encore/Actsoft current yearly cost is \$17,280. Signing with Verizon Connect will save \$2,604.76 to the yearly budget.

5055 North Point Pkwy
 Alpharetta, GA 30022-3074
 Fax: (781) 577-4793

SERVICES ORDER FORM



Customer Service: 1-844-617-1100

Customer Service:

www.verizonconnect.com

GENERAL INFORMATION				
Order Date: May 7, 2025	Customer Reference Number:		VCF Salesperson Name: Timothy Watters	Region: CA
Company Name: City of Oak Forest		Officer or Owner: Tom Rieman		Telephone: (708) 687-4050
Address (Mailing or Invoicing Address): 15440 Central Ave			Officer/Owner Email Address: trieman@oak-forest.org	Cell Phone: 3123011870
City: OAK FOREST	State: IL	Zip Code: 60452-2195	Installation Contact if other than Officer/Owner:	Telephone:
<i>Please advise your VCF scheduler if there are multiple shipping or installation addresses</i>			Accounts Payable Contact, if other than Officer/Owner:	Telephone:
			Email:	

SUBSCRIPTION SERVICES:			
QUANTITY	DESCRIPTION	MONTHLY PER UNIT FEE	MONTHLY TOTALS
74	Vehicle Tracking Subscription	15.98 USD	1182.52 USD
39	DVIR Vehicle Walkaround Inspection	1.25 USD	48.75 USD

TOTAL Monthly AMOUNT		1231.27 USD
<p>Agreement Length: 12 Months from the Subscription Start Date. The "Subscription Start Date" is the earlier of (i) the date of installation of any Equipment or (ii) passage of 90 days after the date of shipment. The monthly bundled rate for is invoiced monthly on the first of the month following the month of the Subscription Start Date if Customer elects to be invoiced monthly. If Customer elects to be invoiced annually, the monthly bundled rate for twelve (12) months is invoiced as a lump sum on the first of the month following the month of the Subscription Start Date. Billing for each ordered subscription shall start at the earlier of (i) the date of installation of the applicable Equipment or (ii) the passage of 90 days after the date of shipment.</p> <p>This promotion is available to new and existing Reveal Sourcewell contract customers; excluding GSA, OEM customers, Seasonal contracts, Month to Month contracts, Networkfleet customers, and migrations. Purchasers of Reveal Vehicle Tracking Subscriptions, or Road-facing AI Dashcam or Dual Channel AI Dashcam and Video Subscriptions, may qualify for a \$40 Bill Incentive Credit, to be applied in \$4 increments over 10 months. Application of this promotional discount begins upon the Subscription Start Date and Subscriptions activated any time after the first Verizon Connect billing cycle will only receive the remaining promotional value. Purchasers of both Reveal Vehicle Tracking Subscriptions and Road-facing AI Dashcam or Dual Channel AI Dashcam and Video Subscription may qualify for a combined \$80 Bill Incentive Credit: a \$40 Bill Incentive Credit will be applied to each Subscriptions Product, to be applied in \$4 increments over 10 months. Application of this promotional discount begins upon the Subscription Start Date and Subscriptions activated any time after the first Verizon Connect billing cycle will only receive the remaining promotional value. Minimum purchase of 5 units each product required to qualify for promotion: 5 Reveal Vehicle Tracking Subscription, 5 Road-facing AI Dashcam or 5 Dual Channel AI Dashcam and Video Subscription, or 5 of both Reveal Vehicle Tracking Subscriptions and Road-facing AI Dashcam or Dual Channel AI Dashcam and Video Subscriptions. Minimum 12 month subscription. Promo credits end if eligibility requirements are no longer met. We reserve the right to charge the amount of the credit to your account if you cancel service or drop a qualifying service during the credit period. May not be combined with any other offers or promotions; must be purchased from a Verizon Connect representative; subject to credit review and a deposit may be required; excludes unit rewrites. Early cancellation or termination fees and other taxes, fees and terms may apply. In the event of a conflict between the terms of this promotion and the terms in the customer contract, including but not limited to terms regarding minimum purchase obligations, the terms in the customer contract govern. Offer valid through June 30, 2025 or while supplies last. (c) 2025 Verizon</p>		<p>Excludes Applicable Taxes and Fees</p>

ONE-TIME FEES (per Occurrence):			
QUANTITY	DESCRIPTION	AMOUNT	EXTENDED PRICE

5055 North Point Pkwy
Alpharetta, GA 30022-3074
Fax: (781) 577-4793

SERVICES ORDER FORM



Customer Service: 1-844-617-1100
Customer Service:
www.verizonconnect.com

Total One-Time Fees	0.00 USD
COVERT INSTALLATION: Unknown	EXCLUDES APPLICABLE TAXES AND FEES

ORDER TERMS:
Customer agrees that the purchase and/or licensing of the products and/or services set forth in this order is subject to the terms and conditions in the contract between Verizon Connect NWF Inc.(VCN) (formerly Networkfleet, Inc.) and Sourcewell (formerly NJPA) (Contract #020221-NWF) that are in effect as of the date the order was received by VCN ("Sourcewell Contract"). The Sourcewell Contract terms and conditions are available at <https://www.sourcewell-mn.gov/cooperative-purchasing/020221-nwf>. If, in accordance with the terms of the Sourcewell Contract, Customer and VCN have executed an additional separate written agreement ("Customer Addendum") with respect to the products and/or services set forth in this order, the terms and conditions set forth in the Customer Addendum shall also apply with respect to the products and/or services set forth in this order.
Unless otherwise specified, this Order Form is valid for 30 days after the Order Date. Please remit a signed copy of this Order Form to your VCF Salesperson within the validity period.

INSTALLATION NOTES (not valid for changes to billing, payment or other contract terms):
Customer Provided Vehicle List Attached

Customer Name: City of Oak Forest	
By (signature)	Date:



CITY COUNCIL AGENDA MEMO

DATE: 5.15.2025
TO: Mayor Hortsman, City Council
FROM: Aaron Beatty, IT Public Safety Communications Manager & Tom Rieman, IT Director
SUBJECT: Electronic Recycling

Background

IT needs to recycle old, non used electronics. The goal is to not throw these items away in the garbage, but to properly recycle them through the local disposal company.

IT Department has already gathered these items onto pallets and submitted inventory to the council via this memo. We are simply seeking approval for disposal.

Recommendation

Approval of attached inventory list to be properly recycled using the local disposal company.

Action Requested

Approval of attached inventory list to be properly recycled using the local disposal company.

Tech Trash Inventory

ITEM	Service Tag	ITEM	Service Tag
Dell Laptop	F16QNY1	32 port network switch	HKB8B00098
Dell Laptop	J16QNY1	iPhone charger cable	x1
Dell Laptop	9ZZYSG2	180w power box	x1
Dell Laptop	H16QNY1	Phone jack boxes	x2
gateway laptop	n/a	Printer drawer add-on	Ccn0a11x41x
Watchguard 4re dvr	DVR2-080025	Webcam	x2
Watchguard 4re dvr	DVR2-054501	Hp Printer	CN0A13Q4D8
Watchguard 4re dvr	dvr2-119029	vga to ethernet cord	x1
Watchguard 4re dvr	dvr2-019946	USB DVD	A8B2K7
keyboards	x50	Power strip	x1
mice	x20	At&t phone handsets	x4
HP printer	vnd3h29809	Random phone handset	x2
laptop	cnf0383w0w	Power Cords	x5
hp laserjet pro mfp m148dw printer	vnd3m03387	VGA adapter	x1
Brother color printer	u63478m5j236842	Wireless headset	x1
speakers(individual)	x7	Accesspoints	x11
Hp laserjet p2055dn printer	vnb3r64932	Surge Sentry Power Strip	x1
toshiba laptop	13120601p	Power supply	ACLO3304878
Pitney bowes di200 folding machine	3311718	Microtik Groove's	x2
Pitney bowes di200 folding machine add-on drawer	2017042	Coaxial Cable	x1
Dell optiplex 7010 pc tower	3V57DX1+B23:BB23:B52	Printer Cables	x2
Monitor Stands	x7	Red/Blk TV cord	x1
25in monitor	1	Accesspoints	2.30181E+12
Misc. box of CD's		APC	BR700G
Yorepek Backpack	1	Dell powerviewer md	76NWHL1
phone cords	x12	pc workstation	2UA7100MM0
eternet cables	x12	HP motherboard	HPXW4400
HP procurve switch	SG9351Q0G5	Dell poweredge 2650	66CP741
Net director rack mount console	AGCB6756	m500 wire	WGP02850-F-REV.01
Dell poweredge R710	CDKNHL1	Dell Pc	X16-83932

Dell poweredge 1950	GCWQHD1	Quantom DLT Tape	AB00127673
Geovision Server	x1	4-Arm monitor stand/mount	x1
VGA Cables	x5	PCI Boards	x6
Misc. box of wires		HP Photosmart pro B8350	MY6C7110GV
hp p6000 series pc	3CR0511CNP	HP Pavillion Slimline	MXU2190DV2
HP office Jet 8015e	TH3304Q16X	Two arm monitor mount	x1
Viewsonic 25in monitor		HP Office jet Pro 8025	1KR57A
Sonicwall Node	0006B1257444	Acer 32in Monitor	
HP Officejet pro 6830		22in monitor	
28in monitor		32 in monitor	x2
25 in monitor	x2	Dell laptop	DDG5512
Seagate HD (destroyed)		HP Printer	TH521690WT
Floppy drive module	7T761-A01	Toshiba Laptop	9653014
Bosch Dome Camera	VDC-445V03-20	Toshiba Laptop	4687334
Boosch Digital Color Camera	OP280719641158	Floppy disk drve module	REVA07
APC	SMT750RM2UNC	Netgear prosafe 8-port gb smart switch	29s9375j002e3
APC	10105950506	Barcode scanner	x1
APC	3B1312X07368	Black & Decker Firestorm radio	E236288
Box of wires		CYBERPOWER ups	CP1350AVRLCDa
APC	3b113520025	HP printer	Q1660A
Box of wires			
hp procurve switch	sg934is05r		
hp procurve switch	sg114is00w		
hp procurve switch	sg935is006		



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-05-1088O, authorizing a variation request to allow the reduction of 15 parking spaces to 36 parking spaces where 51 parking spaces are required in the C1 – Central Business District at 14741 S. Central Avenue

Background

The request for the parking variation was due to a transfer of ownership of both the property and the business. As a condition of approval to transfer the liquor license the zoning needs to conform to code, thus the requested variance. Ownership is not changing anything about the property.

The current parking lot of New Horizon offers 36 on-site parking spaces.

The neighboring property has an excess of 16 parking spaces (Has 40 with only 24 parking spaces required) that could potentially be used by the subject property.

Recommendation

The Planning and Zoning Commission recommended approval of the requested Variation.

Action Requested

Approval of Ordinance 2025-05-1088O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-05-10880

**AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW THE REDUCTION OF 15
PARKING SPACES TO 36 PARKING SPACES WHERE 51 ARE REQUIRED IN THE C1 –
COMMERCIAL BUSINESS DISTRICT AT 14741 S. CENTRAL AVENUE**

(New Horizon Restaurant - Parking Variation – ZC# 24-10)

Passed by the City Council, May 27, 2025

Printed and Published, May 27, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-05-10880

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

AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW THE REDUCTION OF 15 PARKING SPACES TO 36 PARKING SPACES WHERE 51 ARE REQUIRED IN THE C1 – COMMERCIAL BUSINESS DISTRICT AT 14741 S. CENTRAL AVENUE

(New Horizon Restaurant - Parking Variation – ZC# 24-10)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

New Horizon Restaurant, (*"Petitioner"*), has applied for a variation to the reduction of required parking stalls in the C1 – Local Commercial District (*"Requested Relief"*), at the property commonly known as 14741 S. Central 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 May 6, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on May 21, 2025, on which date the PZC adopted PZC Resolution 25-10, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. VARIATION.

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 variations hereby approved for the property:

- A. A. A variation to Section 9-104 (F.1.b.3) requesting a reduction of 15 parking spaces from the required 51 parking spaces. The property is only designed with 36 out of the required 51 parking spaces.

Section 4. CONDITIONS.

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

Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law,

including, without limitation, approval of final engineering plans and issuance of required permits.

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

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

Section 6. EFFECTIVE DATE.

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

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. the 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 27th Day of May, 2025

APPROVED By Mayor

This 27th Day of May, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortzman Mayor				

EXHIBIT A

Legal Description of Property

THE SOUTH 160.18 FEET OF THE WEST 165 FEET OF OUTLOT "A" IN BLOCK 2 IN MEDEMA'S VISTA NORTH, BEING A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE WEST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 14741 S. Central Avenue, Oak Forest, Illinois 60452

PIN: 28-09-314-020-0000



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

May 21, 2025

TITLE: 14741 Central Avenue Parking Variation

CASE NUMBER: ZC #25-09

REQUESTS: VARIATION APPROVAL
The applicant requests review and recommendation of approval of a variation request to allow the reduction of 15 parking to 36 spaces space where 51 are required in the C1 – Central Business District at 14741 S. Central Avenue.

LOCATION: 14741 S. Central Avenue.

APPLICANT INFORMATION
APPLICANT: Joseph Sierra, New Horizon Restaurant

MEETING DATE: May 21st, 2025

NOTICE PUBLISHED: May 6th, 2025
Daily Southtown

STAFF: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking spaces in the C1 – Central Business District at 14741 S. Central Avenue.

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

II. EXISTING CONDITIONS

Zoning	C1 – Central Business District
Current Use	Commercial
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> 160.18 feet <u>Total area:</u> approximately 0.607 acres (26,428 square feet) <u>Total depth:</u> 165.00 feet
Existing Site Features - Property	<u>Parking:</u> The current parking lot offers 36 on-site parking spaces. <u>Vehicle Access:</u> Access from a curb cut on Central Avenue and contiguous access from the adjacent parking lot.

III. CONTEXT

Surrounding Zoning & Uses	<u>North:</u> C1 – 14723 Central Avenue (Commercial) <u>South:</u> R2 – 5562 Fern Avenue (Single Family) <u>West:</u> R6 – 14740 Central Avenue (Commercial) <u>East:</u> R2 – 14740 Sunset Court (Single Family)
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Exhibit 1: Aerial

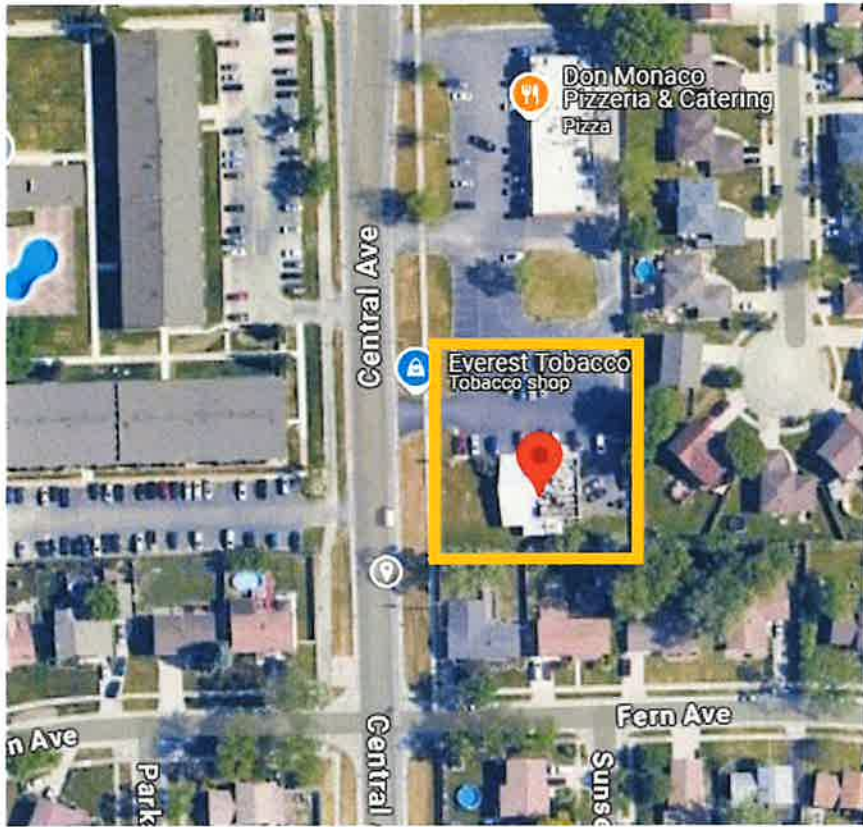


Exhibit 2: Current Zoning



IV. ANALYSIS

See aerial photo below showing the spaces on the property;



The current parking lot offers 36 on-site parking spaces.

The neighboring property has an excess of 17 parking spaces (Has 40 only requires 24) that could potentially be used by the subject property.

The table below provides detail on how the neighboring lots excess parking was calculated based on the parking requirements of Section 9-104 F.1 Off-street Parking Requirements by Land Use;

Businesses	Number of Seats or Sq. ft.	Equation	Parking Required
7-11	2500 Square feet	1 space per 250 Sq. ft.	10 Parking Spaces
Don Monico	5 employees	1 space per 2 employees	3 Parking Spaces
Everest Tobacco	750 Square feet	1 space per 250 Sq. ft.	3 Parking Spaces
Gentlemen's Flair	700 Square feet	1 space per 250 Sq. ft.	3 Parking Spaces
Cleaners	1250 Square feet	1 space per 250 Sq. ft.	5 Parking Spaces
Total			24 Parking Spaces

V. CONCLUSION

STANDARDS FOR VARIATIONS	
<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>Met. Applicant has demonstrated practical difficulty in meeting strict letter of code and satisfies variation standards.</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>Met. The subject property has the existing use of a restaurant currently on the property as well as existing parking with limited space to add new parking.</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>Met. The applicant has not modified the site in any way that has contributed in any way to its current lack of parking.</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>Met. 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 acquire a liquor license and use the space for a bar and restaurant.</p>
<i>Not Merely Special Privilege</i>	<p><i>The 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>Met. 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</p>

	<p>inability to make more money from the sale of the subject property given that there is an overall large number of spaces provided on the property and the property will continue to be used as a restaurant.</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>Met. 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>Met. The requested variation will not negatively impact the 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>Met. There is room to expand the parking lot on site along Central Avenue although there still wouldn't be enough space to remediate the amount of relief and would negatively impact the view from the street.</p>
<p>TOTAL MET: 8 of 8 standards</p>	

VI. PZC MOTION

Motion to affirm PZC Resolution 25-10 recommending approval of a parking variation in the C1 Commercial District at 14741 S. Central Avenue.

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-10

**A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW THE REDUCTION OF 15
PARKING SPACES TO 36 PARKING SPACES WHERE 51 ARE REQUIRED IN THE C1 –
COMMERCIAL BUSINESS DISTRICT AT 14741 S. CENTRAL AVENUE**

(14741 Central Avenue – Parking Variation – ZC# 25-09)

Passed by the Planning and Zoning Commission, May 21, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-10

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

A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW THE REDUCTION OF 15 PARKING SPACES TO 36 PARKING SPACES WHERE 51 ARE REQUIRED IN THE C1 – COMMERCIAL BUSINESS DISTRICT AT 14741 S. CENTRAL AVENUE

(14741 Central Avenue – Parking Variation – ZC# 25-09)

shall be, and is hereby, adopted as follows:

WHEREAS, Joseph Sierra – New Horizon Restaurant ("*Applicant*") filed an application for a reduction of 15 parking to 36 spaces space where 51 are required in the C1 – commercial 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 14741 Central Avenue ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on May 6th, 2025 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on May 21st, 2025; and

WHEREAS, the PZC has considered all of the evidence presented to it.

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

Section 1. FINDINGS.

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

Section 2. CONDITIONS.

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("*Ordinance*") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.

ADOPTED

This 21st Day of May, 2025

APPROVED By Chairman

This 21st Day of May, 2025

MIKE ZIAK, CHAIRMAN



Commissioners	Aye	Nay	Abstain	Absent
Jeffrey Ater	✓			
Jake Bittner				✓
Mike Forbes	✓			
Rick Larson	✓			
Glenn Runge	✓			
Mike Ziak	✓			

EXHIBIT A
Findings of Face

STANDARDS FOR VARIATIONS	
<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>Met. Applicant has demonstrated practical difficulty in meeting strict letter of code and satisfies variation standards.</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>Met. The subject property has the existing use of a restaurant currently on the property as well as existing parking with limited space to add new parking.</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>Met. The applicant has not modified the site in any way that has contributed in any way to its current lack of parking.</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>Met. 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 acquire a liquor license and use the space for a bar and restaurant.</p>
<i>Not Merely Special Privilege</i>	<p><i>The 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>Met. 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</p>

	<p>the subject property given that there is an overall large number of spaces provided on the property and the property will continue to be used as a restaurant.</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>Met. 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>Met. The requested variation will not negatively impact the 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>Met. There is room to expand the parking lot on site along Central Avenue although there still wouldn't be enough space to remediate the amount of relief and would negatively impact the view from the street.</p>
<p>TOTAL MET: 8 of 8 standards</p>	



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-05-1089O, authorizing a variation request to allow a third garage in the R2 – Single Family District at 5310 W. 149th Street

Background

The applicant proposes to place a third 63' x 32' (2,048) square foot garage near the center of the property. The garage will meet the minimum requirements for setbacks.

The applicant's request is based on an inability to build on a reasonable portion of their lot which prevents them from storing possessions namely the applicant's cars and yard equipment. Looking at the plat of survey provided the applicants large lot 150' x 633' or 97,950 square feet results in the current code preventing the applicant from building on a substantial portion of their lot.

Note that the applicant's current driveway for their detached garage is non-conforming. As a condition of approval paving the driveway will be required. The larger garage will not put the lot coverage over the required maximum, nor will it require a site drainage plan.

Recommendation

The Planning and Zoning Commission recommended denial of the requested Variation. During the public hearing portion on this matter as well as Ordinance 2025-05-1090O, The public reported the following concerns: driveway location, the existing old garage, height of the proposed garage, traffic, noise, flooding, neighboring uses such as parks and schools, and the operation of running a business out of the existing garage and furthermore with the proposed garage.

Action Requested

Approval of Ordinance 2025-05-1089O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-05-10890

**AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW A THIRD GARAGE IN
THE R2 – SINGLE FAMILY DISTRICT AT 5310 W. 149TH STREET**

(5310 W. 149th Street – 3rd Garage Variation – ZC# 24-10)

Passed by the City Council, May 27, 2025

Printed and Published, May 27, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-05-10890

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

AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW A THIRD GARAGE IN THE R2 – SINGLE FAMILY DISTRICT AT 5310 W. 149TH STREET

(5310 W. 149th Street – 3rd Garage Variation – ZC# 24-10)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Daniel Plazinski, (*"Petitioner"*), has applied for a variation to allow a third garage in the R2 – Single Family District (*"Requested Relief"*), at the property commonly known as 5310 W. 149th Street 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 May 6, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on May 21, 2025, on which date the PZC failed to adopt PZC Resolution 25-11, which thereby recommended denial of the Petitioner's application for the Requested Relief.

Section 3. VARIATION.

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 variations hereby approved for the property:

- A. A variation to Section 9-101 (D.2.a.vii) No more than two (2) garages on a lot, either attached or detached on a lot greater than 21,870 SF.

Section 4. CONDITIONS.

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

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

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

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

Section 6. EFFECTIVE DATE.

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

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. the 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 27th Day of May, 2025

APPROVED By Mayor

This 27th Day of May, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				

EXHIBIT A

Legal Description of Property

THE EAST ½ of LOT 16 IN ARTHUR T. MCINTOSH'S MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 5310 W. 149th Street, Oak Forest, Illinois 60452

PIN: 28-09-301-008-0000



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

May 21, 2025

TITLE: 5310 149th Street 3rd Garage Variation Request

CASE NUMBER: ZC #25-10

REQUESTS: VARIATION APPROVAL
The applicant requests review and recommendation of approval of a variation request to allow a third garage as well as a garage beyond the allowed floor area square footage in the R2 - Single Family Zoning District at 5310 149th Street.

LOCATION: 5310 149th Street.

APPLICANT INFORMATION

APPLICANT: Daniel Plazinski, property owner

MEETING DATE: May 21, 2025

NOTICE PUBLISHED: May 6th, 2025
Daily Southtown

STAFF: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval of a variation request to allow the installation of a detached third 63' x 32' (2,048) square foot garage in the R2 – Single Family Zoning District at 5310 149th Street.

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

II. EXISTING CONDITIONS

Zoning	R2 – Single Family Residence District
Current Use	Single family home
Future Land Use	Single family residential
Area & Dimensions	<u>Frontage:</u> 93.00 feet <u>Total area:</u> approximately 0.22 acres (9,419 square feet) <u>Depth x Width:</u> 101.28 feet x 93.00 feet
Existing Site Features - Property	<u>Property</u> The subject property currently sits on one parcel. <u>Buildings</u> One single-story, single-family home with a building footprint of 3,279 sq. ft. serves as the primary structure with an attached garage. Additionally, there is an approximately 1000 square foot detached garage on the property with a non-conforming driveway. <u>Zoning</u> Current zoning allows for no more than 2 garages on a lot and the garages can be no more than 1,000 square feet each. <u>Access</u> The subject property has access from a conforming driveway on 149 th Street and from another non-conforming driveway also along 149 th street.

III. CONTEXT

Surrounding Zoning & Uses	<u>North:</u> R2 – Single Family District (single-family home) <u>South:</u> OS – Open Space District (Neighborhood Park) <u>West:</u> R2 – Single Family District (single-family home) <u>East:</u> R2 – Single Family District (single-family home)
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Exhibit 1: Aerial



Exhibit 2: Current Zoning



IV. Proposal

The applicant proposes to place a third 63' x 32' (2,048) square foot garage near the center of the property. The garage will meet the minimum requirements for setbacks.

V. Analysis

The applicant's request is based on an inability to build on a reasonable portion of their lot which prevents them from storing possessions namely the applicant's cars and yard equipment. Looking at the plat of survey provided the applicants large lot 150' x 633' or 97,950 square feet results in the current code preventing the applicant from building on a substantial portion of their lot.

Note that the applicant's current driveway for their detached garage is non-conforming. As a condition of approval paving the driveway will be required. The larger garage will not put the lot coverage over the required maximum, nor will it require a site drainage plan.

VI. CONCLUSION

STANDARDS FOR VARIATIONS	
<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>Not Met. Carrying out the letter of the code to not construct a garage does create a particular hardship or practical difficulty as storage is necessary to meet requirements of city code. However, the owner could remedy the hardship by replacing one of the two garages currently on the site and building a larger garage.</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>Met. The subject property's large lot size is unique to the subject property and the accessory structure code limits the owner's ability to develop on a large percentage of his property.</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>Met. The lot size is not the result of the action or inaction of the applicant, nor was it created by natural forces or the result of governmental action.</p>

<p><i>Denied Substantial Rights</i></p>	<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>Met. Owners of other lots subject to the same provision are allowed to build a significantly larger portion of their lot compared to the property owner. Thus, 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</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>Met. The practical difficulty resulting from the situation of not being able to build on the applicants large is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.</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>Met. The current use matches current zoning regulations and the future land use, and the applicant has agreed to pave his non-conforming as a condition for approval. However multiple neighbors have shared that they believe the owner is running his business from his house and expressed concerned that the garage may be used for the applicants' roofing business.</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>Met. The requested variation would not 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>	<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>
Third Garage	Not Met. The owner could remedy the alleged hardship by extending one or replacing one of the two garages currently on the site and building a larger garage.
TOTAL MET: 6 of 8 standards	

VII. PZC MOTION

Motion to affirm PZC Resolution 25-11. recommending approval of a variation request to allow the installation of a larger than allowed garage in the R2 – Single Family District, at 5310 149th Street.

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-11

**A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW A THIRD GARAGE IN THE
R2 - SINGLE FAMILY ZONING DISTRICT AT 5310 149TH STREET.**

(5310 149th Street – Garage Variation – ZC# 25-10)

Passed by the Planning and Zoning Commission, May 21, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-11

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

A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW A THIRD GARAGE IN THE R2 - SINGLE FAMILY ZONING DISTRICT AT 5310 149TH STREET.

(5310 149th Street – Garage Variation – ZC# 25-10)

shall be, and is hereby, adopted as follows:

WHEREAS, Daniel Plazinski. ("*Applicant*") filed an application for a third garage; 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 5310 149th Street ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on May 6th, 2025 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on May 21st, 2025; and

WHEREAS, the PZC has considered all of the evidence presented to it.

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

Section 1. FINDINGS.

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

Section 2. CONDITIONS.

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("*Ordinance*") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.
- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.

C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.

ADOPTED

This 21st Day of May, 2025

APPROVED By Chairman

This 21st Day of May, 2025

MIKE ZIAK, CHAIRMAN



Commissioners	Aye	Nay	Abstain	Absent
Jeffrey Ater		✓		
Jake Bittner				✓
Mike Forbes	✓			
Rick Larson		✓		
Glenn Runge		✓		
Mike Ziak		✓		

EXHIBIT A
Findings of Fact – Applicant Responses

5310 149th Street

STATEMENT OF STANDARDS

- 1. GENERAL STANDARD- the standard R2 lot is 60'x110'.**
- 2. UNIQUE PHYSICAL CONDITION- My Lot size is 150' x 637'**
- 3. NOT SELF-CREATED- My lot is an existing lot.**
- 4. DENIED SUBSTANTIAL RIGHTS- My large lot size deprives me of enjoying the same rights as other properties.**
- 5. NOT MERELY SPECIAL PRIVILEGE-NO special privileges are in place.**
- 6. CODE AND PLAN PURPOSES- YES the variation is in harmony with general and specific purposes for which the code and provision from which the variation is being sought and the general purpose and intent of the Official Comprehensive Plan.**
- 7. ESSENTIAL CHARACTER OF AREA:**
 - a. NO**
 - b. NO**
 - c. NO**
 - d. NO**
 - e. NO**
 - f. NO**
- 8. NO OTHER REMEDY- NO other means other than requested variation**

EXHIBIT B
Findings of Fact – Staff Report

STANDARDS FOR VARIATIONS	
<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>Not Met. Carrying out the letter of the code to not construct a garage does create a particular hardship or practical difficulty as storage is necessary to meet requirements of city code. However, the owner could remedy the hardship by replacing one of the two garages currently on the site and building a larger garage.</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>Met. The subject property's large lot size is unique to the subject property and the accessory structure code limits the owner's ability to develop on a large percentage of his property.</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>Met. The lot size is not the result of the action or inaction of the applicant, nor was it created by natural forces or the result of governmental action.</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>Met. Owners of other lots subject to the same provision are allowed to build a significantly larger portion of their lot compared to the property owner. Thus, 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</p>
<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,</i></p>

	<p><i>the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.</i></p> <p>Met. The practical difficulty resulting from the situation of not being able to build on the applicants large is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.</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>Met. The current use matches current zoning regulations and the future land use, and the applicant has agreed to pave his non-conforming as a condition for approval. However multiple neighbors have shared that they believe the owner is running his business from his house and expressed concerned that the garage may be used for the applicants' roofing business.</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>Met. The requested variation would not 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>Not Met. The owner could remedy the alleged hardship by extending one or replacing one of the two garages currently on the site and building a larger garage.</p>
TOTAL MET: 6 of 8 standards	

this zoning code as obstructions in yards, courts, or other open areas. The permitted accessory structures, and additional standards, are as follows:

- (i) Not to exceed more than one (1) story or fifteen (15) feet in height from the ground to the peak of the roof;
- (ii) Accessory buildings and structures shall be located not less than three (3) feet from a lot line of an adjoining lot;
- (iii) Only covered porches or decks shall be allowed in any required front yard, and these accessory structures can only encroach a maximum of 10 feet in the required front yard and in no event may be located nearer than 15 feet from the closest edge of any adjacent sidewalk to the front yard. In the event when no sidewalk exists, the structure may not be located closer than 20 feet from the closest edge of the curb on any adjacent street to the front yard;
- (iv) Patios constructed of concrete, asphalt, brick pavers, or any other impervious materials excluding driveways;
- (v) Hot tubs, or any other structures (no more than 120 square feet); and
- (vi) Attached accessory structures, seasonal rooms, covered porches or decks;
- (vii) In no circumstance shall any accessory structure be located in a drainage easement or public utility easement without permission from the utility company and
- (viii) One gazebo will be allowed and size regulated by 9-101D2(b).

2. Storage. Except as otherwise expressly permitted by this Code, outdoor storage shall not be allowed as an accessory use; where so permitted. Accessory structure storage structures shall comply with the structural guidelines of the City Building Code.

(a) Detached Garages. Detached garages are required to connect the street to any garage. Driveways are subject to the requirements of 9-104 B3. Detached garages shall comply with the following floor area square footage limitations. Any second garage being constructed on a lot will require the approval of the Planning and Zoning Commission:

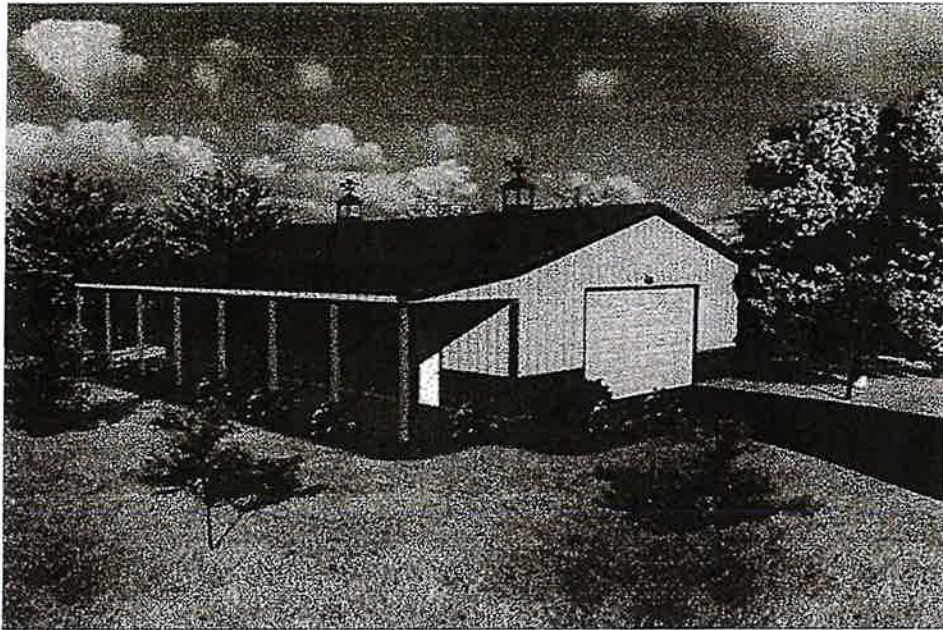
- (i) Not more than 528 square feet on a lot less than or equal to 7,500 square feet;
- (ii) Not more than 660 square feet on a lot between 7,501 – 9,999 square feet;
- (iii) Not more than 800 square feet on a lot between 10,000 – 21,779 square feet;
- (iv) Not more than 1,000 square feet on a lot greater than 21,780 square feet.
- (v) No more than one (1) garage attached or detached on a lot less than 14,999 square feet.
- (vi) No more than two (2) garages on a lot, one (1) must be attached and one (1) must be detached on a lot between 15,000 square feet and 21,779 sf.





32'W x 63'L x 12'H Agricultural Post Frame Building with 8' Overhang Material List

Model Number: 1904935 | Menards® SKU: 1904935



APPROXIMATE PRICE

\$ **22,111**⁹⁸ each[Ⓜ]

- Pro-Rib steel roofing and siding provides superior wind, hail, and fire resistance.
- One prehung steel entry door
- Exterior features 36" steel wainscot on four sides

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With over 65 years of experience in the post frame industry, Menards® is the premier destination for all your post frame building needs! This agricultural building is great for basic storage needs, while also adding curb appeal. The long length of this building allows for plenty of room for storage and space for a small workshop. The durable Pro-Rib® steel roofing and siding ensure your stored items are protected from the elements. The two cupolas with weathervanes give this building rustic charm, while the wainscot on all sides adds a subtle decorative touch. The covered porch gives this garage a cozy feel and allows you to enjoy the shade on hot summer days.

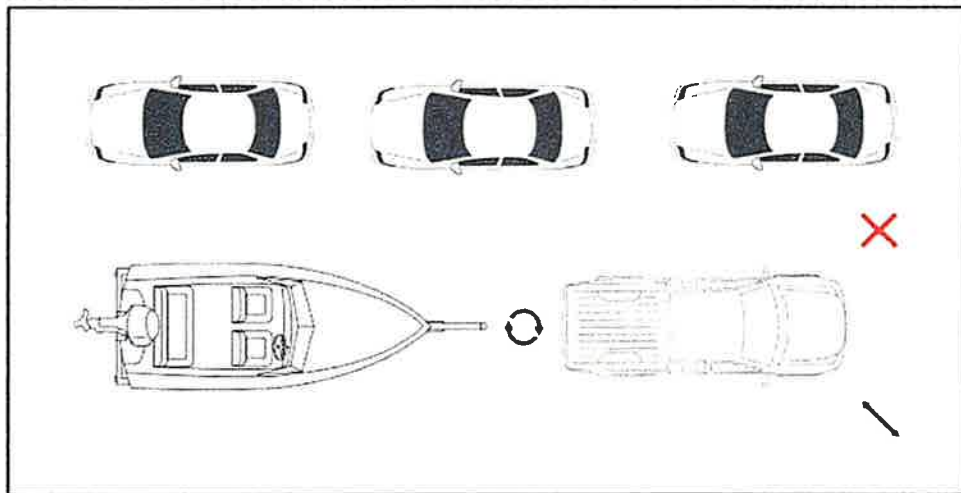
Features

- Pro-Rib steel roofing and siding provides superior wind, hail, and fire resistance.
- One prehung steel entry door
- Exterior features 36" steel wainscot on four sides
- Two 36" x 36" cupolas with weathervanes
- 1' overhang on three sides and 8' covered entry
- This is not a kit. This is a suggested design and material list only.
- You may buy all of the materials or any part at low cash and carry prices. Materials can be modified to your personal preference, price subject to change.
- Materials may differ from pictured.
- Includes code-exempt Mini-Print. It's recommended to consult with your local building official prior to purchasing. If needed, additional engineering services available for most areas. Additional engineering fees apply.

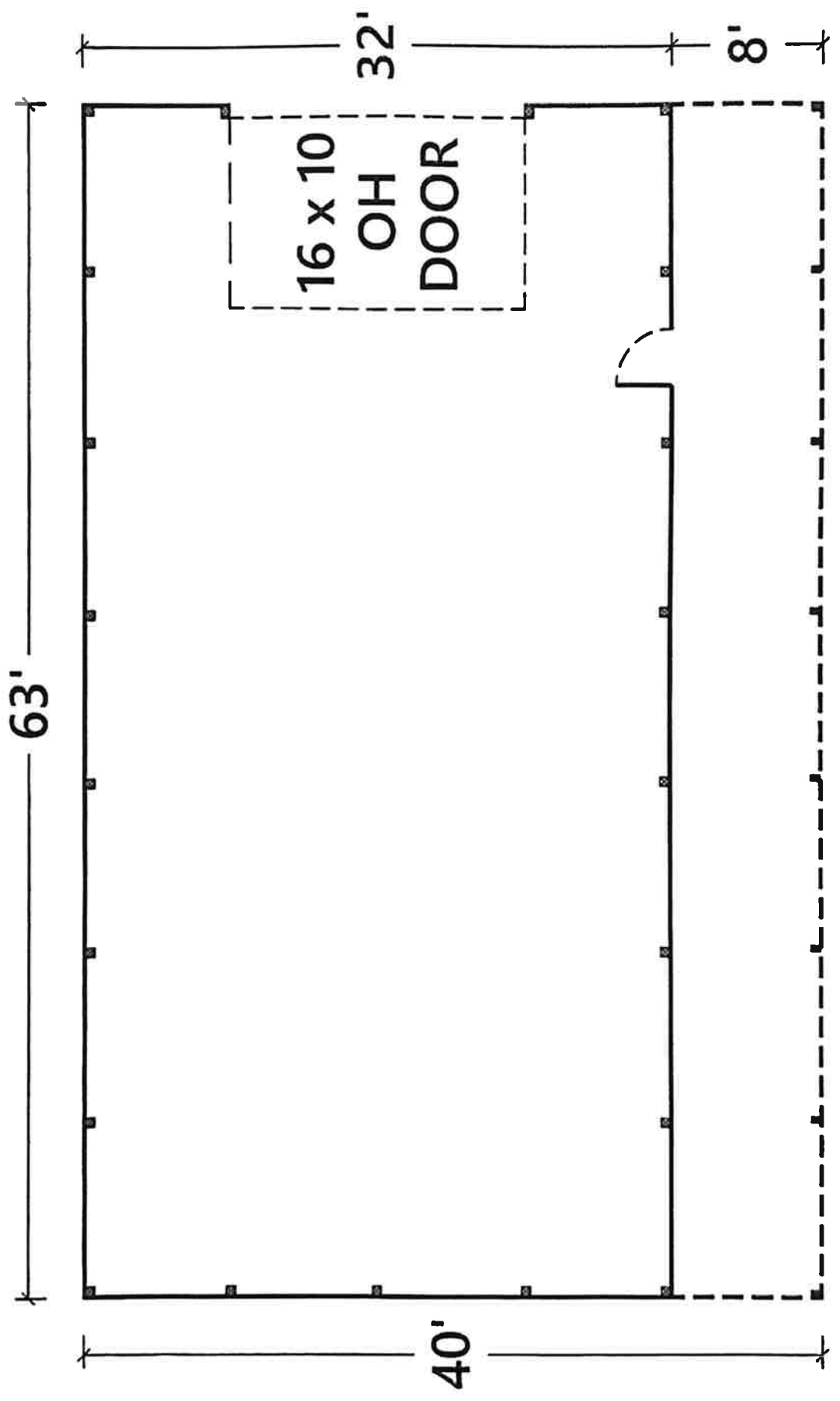
Brand Name: **Menards**



Building Dimensions
Length 63 ft Width 32 ft



Designed using the Midwest Manufacturing Building Floorplanner tool
For other helpful project planning tools visit
www.midwestmanufacturing.com





Daniel Plazinski

5310 149th St

Oak Forest, IL 60452

4/30/2025

To Whom It My Concern:

- 1. Proposed building will be used as a garage.**
- 2. Due to the size of the proposed building I need to obtain a variation from the Village of Oak Forest.**
- 3. Size of my property is allowing to erect building of that size once variation is granted.**
- 4. Proposed structure will not impact adjacent neighbors.**

Feel free to contact me at any time at 708-267-2090 or via email dhrroofing@gmail.com

Sincerely,

Daniel Plazinski

A handwritten signature in black ink, appearing to read 'Daniel Plazinski', written in a cursive style.

5310 149th Street

STATEMENT OF STANDARDS

1. GENERAL STANDARD- the standard R2 lot is 60'x110'.
2. UNIQUE PHYSICAL CONDITION- My Lot size is 150' x 637'
3. NOT SELF-CREATED- My lot is an existing lot.
4. DENIED SUBSTANTIAL RIGHTS- My large lot size deprives me of enjoying the same rights as other properties.
5. NOT MERELY SPECIAL PRIVILEGE-NO special privileges are in place.
6. CODE AND PLAN PURPOSES- YES the variation is in harmony with general and specific purposes for which the code and provision from which the variation is being sought and the general purpose and intent of the Official Comprehensive Plan.
7. ESSENTIAL CHARACTER OF AREA:
 - a. NO
 - b. NO
 - c. NO
 - d. NO
 - e. NO
 - f. NO
8. NO OTHER REMEDY- NO other means other than requested variation

A handwritten signature in black ink, appearing to read "Paul Allen".

5.01.25

5310 149th St, Oakland Forest

Project overview

I would like to build larger garage to keep my cars and yard equipment to be stores inside. Size of my lot allows to erect larger garage than allowed by Village of Oak Forest.

Sincerely,

Daniel Plazinski



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: May 27, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-05-10900, authorizing a variation request to allow a garage beyond the allowed floor area square footage in the R2 – Single Family District at 5310 W. 149th Street

Background

The applicant proposes to place a third 63' x 32' (2,048) square foot garage near the center of the property. The garage will meet the minimum requirements for setbacks.

The applicant's request is based on an inability to build on a reasonable portion of their lot which prevents them from storing possessions namely the applicant's cars and yard equipment. Looking at the plat of survey provided the applicants large lot 150' x 633' or 97,950 square feet results in the current code preventing the applicant from building on a substantial portion of their lot.

Note that the applicant's current driveway for their detached garage is non-conforming. The applicant plans to extend the current non-conforming driveway to the new garage. As a condition of approval, the applicant has agreed to pave the non-conforming driveway, so that it conforms to the code. The larger garage will not put the lot coverage over the required maximum, nor will it require a site drainage plan.

Recommendation

The Planning and Zoning Commission recommended denial of the requested Variation. During the public hearing portion on this matter as well as Ordinance 2025-05-10890, The public reported the following concerns: driveway location, the existing old garage, height of the proposed garage, traffic, noise, flooding, neighboring uses such as parks and schools, and the operation of running a business out of the existing garage and furthermore with the proposed garage.

Action Requested

Approval of Ordinance 2025-05-10900.

CITY OF OAK FOREST

ORDINANCE NO. 2025-05-10900

**AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW A GARAGE BEYOND
THE ALLOWED FLOOR AREA SQUARE FOOTAGE IN THE R2 – SINGLE FAMILY DISTRICT AT
5310 W. 149TH STREET**

(5310 W. 149th Street – Garage Larger Than Allowed Variation – ZC# 24-11)

Passed by the City Council, May 27, 2025

Printed and Published, May 27, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-05-10900

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

AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW A GARAGE BEYOND THE ALLOWED FLOOR AREA SQUARE FOOTAGE IN THE R2 – SINGLE FAMILY DISTRICT AT 5310 W. 149TH STREET

(5310 W. 149th Street – Garage Larger Than Allowed Variation – ZC# 24-11)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Daniel Plazinski, (*"Petitioner"*), has applied for a variation to allow a garage beyond the allowed floor area square footage in the R2 – Single Family District (*"Requested Relief"*), at the property commonly known as 5310 W. 149th Street 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 May 6, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on May 21, 2025, on which date the PZC failed to adopt PZC Resolution 25-12, which thereby recommended denial of the Petitioner's application for the Requested Relief.

Section 3. VARIATION.

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 variations hereby approved for the property:

- A. A variation to Section 9-101 (D.2.a.iv) Not more than 1,000 square feet on a lot greater than 21,780 square feet.

Section 4. CONDITIONS.

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

Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law,

including, without limitation, approval of final engineering plans and issuance of required permits.

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

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

Section 6. EFFECTIVE DATE.

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

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. the 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 27th Day of May, 2025

APPROVED By Mayor

This 27th Day of May, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Kenneth Keeler First Ward				
Joe McCarthy Second Ward				
Charles Wolf Third Ward				
Curt Kunz Fourth Ward				
James Emmett Fifth Ward				
James Stuewe Sixth Ward				
Denise Danihel Seventh Ward				
James Hortsman Mayor				

EXHIBIT A

Legal Description of Property

THE EAST ½ of LOT 16 IN ARTHUR T. MCINTOSH'S MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 5310 W. 149th Street, Oak Forest, Illinois 60452

PIN: 28-09-301-008-0000



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

May 21, 2025

TITLE: 5310 149th Street Larger than Allowed Garage

CASE NUMBER: ZC #25-11

REQUESTS: VARIATION APPROVAL
The applicant requests review and recommendation of approval of a variation request to allow a garage beyond the allowed floor area square footage in the R2 - Single Family Zoning District at 5310 149th Street.

LOCATION: 5310 149th Street.

APPLICANT INFORMATION

APPLICANT: Daniel Plazinski, property owner

MEETING DATE: May 21, 2025

NOTICE PUBLISHED: May 6th, 2025
Daily Southtown

STAFF: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval of a variation request to allow the installation of a detached 63' x 32' (2,048) square foot garage in the R2 – Single Family Zoning District at 5310 149th Street.

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

II. EXISTING CONDITIONS

Zoning	R2 – Single Family Residence District
Current Use	Single family home
Future Land Use	Single family residential
Area & Dimensions	<p><u>Frontage:</u> 93.00 feet</p> <p><u>Total area:</u> approximately 2.16 acres (94,317 square feet)</p> <p><u>Depth x Width:</u> 633 feet x 149 feet</p>
Existing Site Features - Property	<p><u>Property</u> The subject property currently sits on one parcel.</p> <p><u>Buildings</u> One single-story, single-family home with a building footprint of 3,279 sq. ft. serves as the primary structure with an attached garage. Additionally, there is an approximately 1000 square foot detached garage on the property with a non-conforming driveway.</p> <p><u>Zoning</u> Current zoning allows for no more than 2 garages on a lot and the detached garage can be no more than 1,000 square feet each.</p> <p><u>Access</u> The subject property has access from a conforming driveway on 149th Street and from another non-conforming dirt driveway also along 149th street.</p>

III. CONTEXT

Surrounding Zoning & Uses	<p><u>North:</u> R2 – Single Family District (single-family home)</p> <p><u>South:</u> OS – Open Space District (Neighborhood Park)</p> <p><u>West:</u> R2 – Single Family District (single-family home)</p> <p><u>East:</u> R2 – Single Family District (single-family home)</p>
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Exhibit 1: Aerial



Exhibit 2: Current Zoning



IV. Proposal

The applicant proposes to place a third 63' x 32' (2,048) square foot garage near the center of the property. The garage will meet the minimum requirements for setbacks.

V. Analysis

The applicant's request is based on an inability to build on a reasonable portion of their lot which prevents them from storing possessions namely the applicant's cars and yard equipment. Looking at the plat of survey provided the applicants large lot 150' x 633' or 97,950 square feet results in the current code preventing the applicant from building on a substantial portion of their lot.

Note that the applicant's current driveway for their detached garage is non-conforming. The applicant plans to extend the current non-conforming driveway to the new garage. As a condition of approval, the applicant has agreed to pave the non-conforming driveway, so that it conforms to the code. The larger garage will not put the lot coverage over the required maximum, nor will it require a site drainage plan.

VI. CONCLUSION

STANDARDS FOR VARIATIONS	
<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>Met. Carrying out the letter of the code to not construct a garage does create a particular hardship or practical difficulty as storage is necessary to meet requirements of city code and the applicant is not able to make similar use of his property compared to his neighbors.</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>Met. The subject property's large lot size is unique to the subject property and the accessory structure code limits the owner's ability to develop on a large percentage of his property.</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>Met. The lot size is not the result of the action or inaction of the applicant, nor was it created by natural forces or the result of governmental action.</p>

<p><i>Denied Substantial Rights</i></p>	<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>Met. Owners of other lots subject to the same provision are allowed to build a significantly larger portion of their lot compared to the property owner. Thus, 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</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>Met. The practical difficulty resulting from the situation of not being able to build on the applicants large is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.</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>Met. The current use matches current zoning regulations and the future land use. However multiple neighbors have shared that they believe the owner is running his business from his house and expressed concerned that the garage may be used for the applicants' roofing business. Though the applicant has agreed to pave his non-conforming as a condition for approval</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>Met. The requested variation would not 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>Garage sq. ft. variation</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>Met. The large size of the applicant's lot results in the applicant being unable to build on an equitable portion of their lot. This is not able to remedied through</p>

	any other means than the requested variation.
TOTAL MET: 8 of 8 standards	

VII. PZC MOTION

Motion to affirm PZC Resolution 25-12. recommending approval of a variation request to allow the installation of a larger than allowed garage in the R2 – Single Family District, at 5310 149th Street.

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-12

**A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW A GARAGE BEYOND THE
ALLOWED FLOOR AREA SQUARE FOOTAGE IN THE R2 - SINGLE FAMILY ZONING DISTRICT
AT 5310 149TH STREET.**

(5310 149th Street – Garage Variation – ZC# 25-11)

Passed by the Planning and Zoning Commission, May 21, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-12

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

A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW A GARAGE BEYOND THE ALLOWED FLOOR AREA SQUARE FOOTAGE IN THE R2 - SINGLE FAMILY ZONING DISTRICT AT 5310 149TH STREET.

(5310 149th Street – Garage Variation – ZC# 25-11)

shall be, and is hereby, adopted as follows:

WHEREAS, Daniel Plazinski. ("*Applicant*") filed an application for a garage beyond the allowed floor area square footage; 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 5310 149th Street ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on May 6th, 2025 and a public hearing was convened before the Planning and Zoning Commission ("**PZC**") on May 21st, 2025; and

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

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

Section 1. FINDINGS.

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

Section 2. CONDITIONS.

- A. No Authorization of Work. The Ordinance approving the Zoning Relief ("*Ordinance*") does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
- D. Other
 - 1. This approval is conditional on the applicant bringing the non-conforming gravel driveway up to code.

ADOPTED

This 21st Day of May, 2025

APPROVED By Chairman

This 21st Day of May, 2025

MIKE ZIAK, CHAIRMAN



Commissioners	Aye	Nay	Abstain	Absent
Jeffrey Ater		✓		
Jake Bittner				✓
Mike Forbes	✓			
Rick Larson		✓		
Glenn Runge		✓		
Mike Ziak		✓		

EXHIBIT A
Findings of Fact

STANDARDS FOR VARIATIONS	
<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>Met. Carrying out the letter of the code to not construct a garage does create a particular hardship or practical difficulty as storage is necessary to meet requirements of city code and the applicant is not able to make similar use of his property compared to his neighbors.</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>Met. The subject property's large lot size is unique to the subject property and the accessory structure code limits the owner's ability to develop on a large percentage of his property.</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>Met. The lot size is not the result of the action or inaction of the applicant, nor was it created by natural forces or the result of governmental action.</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>Met. Owners of other lots subject to the same provision are allowed to build a significantly larger portion of their lot compared to the property owner. Thus, 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</p>
<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>Met. The practical difficulty resulting from the situation of not being able to build on the applicants large is not due to merely the inability of the present owner to enjoy any special privilege or right enjoyed by others as it applies to their properties.</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>Met. The current use matches current zoning regulations and the future land use, and the applicant has agreed to pave his non-conforming as a condition for approval. However multiple neighbors have shared that they believe the owner is running his business from his house and expressed concerned that the garage may be used for the applicants' roofing business.</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>Met. The requested variation would not 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>Garage sq. ft. variation</p>	<p>Met. The large size of the applicant's lot results in the applicant being unable to build on an equitable portion of their lot. This is not able to remedied through any other means than the requested variation.</p>
<p>TOTAL MET: 8 of 8 standards</p>	

this zoning code as obstructions in yards, courts, or other open areas. The permitted accessory structures, and additional standards, are as follows:

- (i) Not to exceed more than one (1) story or fifteen (15) feet in height from the ground to the peak of the roof;
- (ii) Accessory buildings and structures shall be located not less than three (3) feet from a lot line of an adjoining lot;
- (iii) Only covered porches or decks shall be allowed in any required front yard, and these accessory structures can only encroach a maximum of 10 feet in the required front yard and in no event may be located nearer than 15 feet from the closest edge of any adjacent sidewalk to the front yard. In the event when no sidewalk exists, the structure may not be located closer than 20 feet from the closest edge of the curb on any adjacent street to the front yard;
- (iv) Patios constructed of concrete, asphalt, brick pavers, or any other impervious materials excluding driveways;
- (v) Hot tubs, or any other structures (no more than 120 square feet); and
- (vi) Attached accessory structures, seasonal rooms, covered porches or decks;
- (vii) In no circumstance shall any accessory structure be located in a drainage easement or public utility easement without permission from the utility company and
- (viii) One gazebo will be allowed and size regulated by 9-101D2(b).

2. Storage. Except as otherwise expressly permitted by this Code, outdoor storage shall not be allowed as an accessory use; where so permitted. Accessory structure storage structures shall comply with the structural guidelines of the City Building Code.

(a) Detached Garages. Detached garages are required to connect the street to any garage. Driveways are subject to the requirements of 9-104 B3. Detached garages shall comply with the following floor area square footage limitations. Any second garage being constructed on a lot will require the approval of the Planning and Zoning Commission:

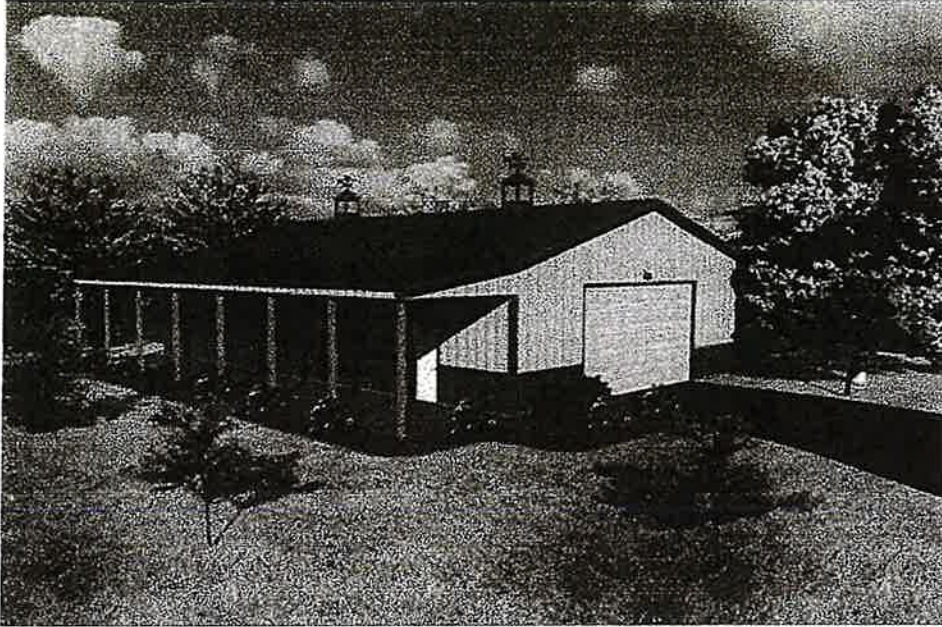
- (i) Not more than 528 square feet on a lot less than or equal to 7,500 square feet;
- (ii) Not more than 660 square feet on a lot between 7,501 – 9,999 square feet;
- (iii) Not more than 800 square feet on a lot between 10,000 – 21,779 square feet;
- (iv) Not more than 1,000 square feet on a lot greater than 21,780 square feet.
- (v) No more than one (1) garage attached or detached on a lot less than 14,999 square feet.
- (vi) No more than two (2) garages on a lot, one (1) must be attached and one (1) must be detached on a lot between 15,000 square feet and 21,779 sf.





32'W x 63'L x 12'H Agricultural Post Frame Building with 8' Overhang Material List

Model Number: 1904935 | Menards® SKU: 1904935



APPROXIMATE PRICE

\$22,111⁹⁸ each

- Pro-Rib steel roofing and siding provides superior wind, hail, and fire resistance.
- One prehung steel entry door
- Exterior features 36" steel wainscot on four sides

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With over 65 years of experience in the post frame industry, Menards® is the premier destination for all your post frame building needs! This agricultural building is great for basic storage needs, while also adding curb appeal. The long length of this building allows for plenty of room for storage and space for a small workshop. The durable Pro-Rib® steel roofing and siding ensure your stored items are protected from the elements. The two cupolas with weather vanes give this building rustic charm, while the wainscot on all sides adds a subtle decorative touch. The covered porch gives this garage a cozy feel and allows you to enjoy the shade on hot summer days.

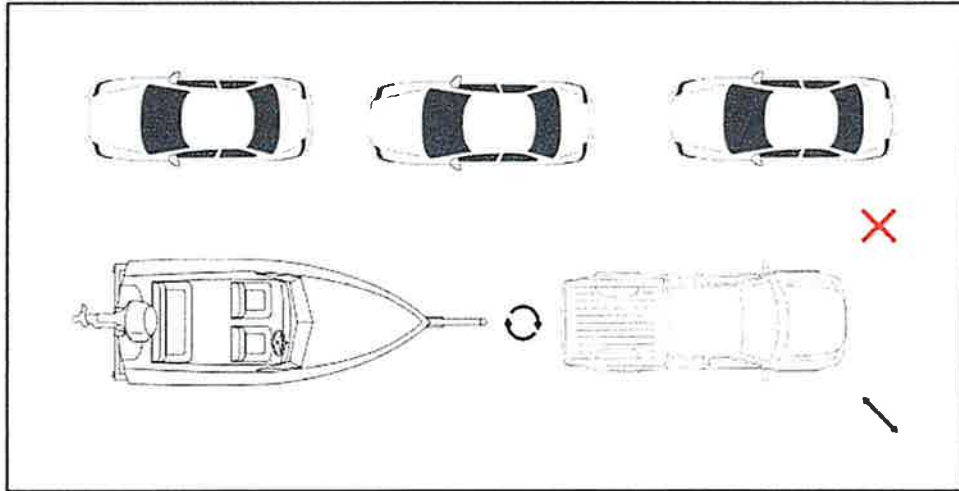
Features

- Pro-Rib steel roofing and siding provides superior wind, hail, and fire resistance.
- One prehung steel entry door
- Exterior features 36" steel wainscot on four sides
- Two 36" x 36" cupolas with weathervanes
- 1' overhang on three sides and 8' covered entry
- This is not a kit. This is a suggested design and material list only.
- You may buy all of the materials or any part at low cash and carry prices. Materials can be modified to your personal preference, price subject to change.
- Materials may differ from pictured.
- Includes code-exempt Mini-Print. It's recommended to consult with your local building official prior to purchasing. If needed, additional engineering services available for most areas. Additional engineering fees apply.

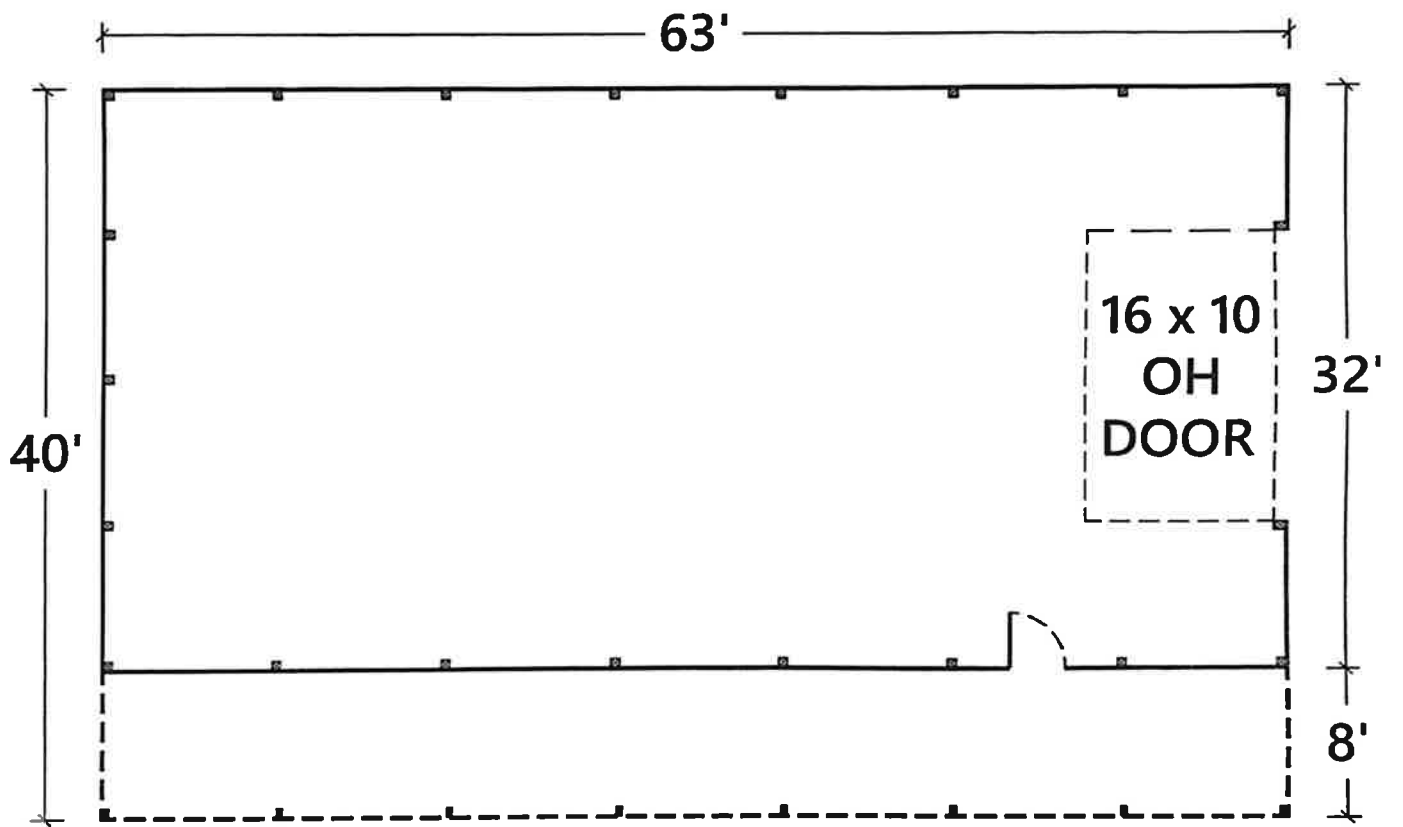
Brand Name: **Menards**



Building Dimensions
Length 63 ft Width 32 ft



Designed using the Midwest Manufacturing Building Floorplanner tool
For other helpful project planning tools visit
www.midwestmanufacturing.com





Daniel Plazinski

5310 149th St

Oak Forest, IL 60452

4/30/2025

To Whom It My Concern:

- 1. Proposed building will be used as a garage.**
- 2. Due to the size of the proposed building I need to obtain a variation from the Village of Oak Forest.**
- 3. Size of my property is allowing to erect building of that size once variation is granted.**
- 4. Proposed structure will not impact adjacent neighbors.**

Feel free to contact me at any time at 708-267-2090 or via email dhrroofing@gmail.com

Sincerely,

Daniel Plazinski

A handwritten signature in black ink, appearing to read 'Daniel Plazinski', written in a cursive style.

5310 149th Street

STATEMENT OF STANDARDS

1. GENERAL STANDARD- the standard R2 lot is 60'x110'.
2. UNIQUE PHYSICAL CONDITION- My Lot size is 150' x 637'
3. NOT SELF-CREATED- My lot is an existing lot.
4. DENIED SUBSTANTIAL RIGHTS- My large lot size deprives me of enjoying the same rights as other properties.
5. NOT MERELY SPECIAL PRIVILEGE-NO special privileges are in place.
6. CODE AND PLAN PURPOSES- YES the variation is in harmony with general and specific purposes for which the code and provision from which the variation is being sought and the general purpose and intent of the Official Comprehensive Plan.
7. ESSENTIAL CHARACTER OF AREA:
 - a. NO
 - b. NO
 - c. NO
 - d. NO
 - e. NO
 - f. NO
8. NO OTHER REMEDY- NO other means other than requested variation

A handwritten signature in black ink, appearing to read "Paul Allen".

5.01.25

5310 149th St, Oakland Forest

Project overview

I would like to build larger garage to keep my cars and yard equipment to be stores inside. Size of my lot allows to erect larger garage than allowed by Village of Oak Forest.

Sincerely,

Daniel Plazinski