

CITY OF OAK FOREST  
**City Council Meeting**  
Meeting Agenda  
Tuesday, June 10, 2025 – 7:30 p.m.  
City Council Chambers



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

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MAYOR:	Jim Hortsman	ALDERPERSONS:
CLERK:	Nicole Tormey	1 <sup>st</sup> Ward – Kenneth Keeler
TREASURER:	JoAnn Kelly	2 <sup>nd</sup> Ward – Joe McCarthy
CITY ADMINISTRATOR:	Moses Amidei	3 <sup>rd</sup> Ward – Chuck Wolf
FINANCE DIRECTOR:	Colleen Julian	4 <sup>th</sup> Ward – Curt Kunz
FIRE CHIEF:	Garrick Kasper	5 <sup>th</sup> Ward – Jim Emmett
POLICE CHIEF:	Scott Durano	6 <sup>th</sup> Ward – Jim Stuewe
BUILDING COMMISSIONER:	Michael Forbes	7 <sup>th</sup> 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.	

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1. Pledge of Allegiance
2. Roll call
3. Announcements
4. Motion to establish Consent Agenda
5. Consent Agenda
  - A. Approval of minutes:
    1. City Council - April 8, 2025
    2. City Council - April 22, 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 - May 6, 2025
    2. Planning and Zoning Commission - April 16, 2025



- |                                   |   |                  |
|-----------------------------------|---|------------------|
| 3. Planning and Zoning Commission | - | May 21, 2025     |
| 4. Senior Commission              | - | March 12, 2025   |
| 5. Senior Commission              | - | April 9, 2025    |
| 6. Economic Advisory Council      | - | February 5, 2025 |
| 7. Civil Service Commission       | - | May 22, 2025     |

D. Proclamation 2025-06-0316P recognizing the Veterans of Foreign Wars' 125<sup>th</sup> Anniversary

6. Fire Department

A. Approval of payment to the Department of Healthcare and Family Services in the amount of \$272,310.67. See attached memorandum with supporting details from Fire Chief Gary Kasper.

7. Emergency Management

A. Approval of bid from Federal Signal Corporation in the amount of \$33,585.00 for additional outdoor warning siren. See attached memorandum with supporting details from Emergency Management Director Dave Rana.

B. Approval of bid from Federal Signal Corporation in the amount of \$35,143.00 for outdoor warning siren control upgrade. See attached memorandum with supporting details from Emergency Management Director Dave Rana.

8. Community Development

A. Approval of Ordinance 2025-06-10940 authorizing a map amendment from O1 – Office District to C3 – Central Business District at 15048 S. Cicero Avenue. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.

B. Approval of Ordinance 2025-06-10950 authorizing a final planned development to mixed use in the C3 – Central Business District at 15048 S. Cicero Avenue. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.



9. Public Works

- A. Approval of purchase of two (2) Smartshore Trench Shield System sets from Core & Main in the unbudgeted amount of \$20,724.00. See attached memorandum with supporting details from Director of Public Works Michael Salamowicz.
- B. Approval of an agreement with HR Green for engineering services related to the repair of the City's 5MG and 3 MG ground storage tanks in the budgeted amount of \$48,530.00. See attached memorandum with supporting details from Director of Public Works Michael Salamowicz.

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

11. Old business

12. New business

13. Executive session

14. Adjournment



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

*Present:*

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

*Also Present:*

City Clerk Nicole Tormey  
Treasurer Ericka Vetter  
City Administrator Tim Kristin  
Police Chief Scott Durano  
Public Works Dir. Michael Salamowicz  
Community and Economic Development  
Asst. Director Paul Ruane

### 3. Announcements

- The Oak Forest Hometown Heroes Banner Program honors current or former residents who have served or are currently serving in the armed forces. The banners cost \$75.00 each and will be displayed on Cicero Avenue and 159<sup>th</sup> Street. Applications are available at City Hall or [www.oak-forest.org](http://www.oak-forest.org). Alderman Selman reported April 21 is the deadline for the applications. The applicant has the option of keeping the banner. If not, they will be displayed at various events that the Veterans Commission takes part of.
- The Public Works Department is hiring seasonal maintenance workers. You must be at least 17 years old to apply. For more details, visit our website.
- Spring Cleanup Week is April 21-25. Residents of single family homes may dispose of multiple bulk items at the curb on their regular pickup day. Public Works chipping crews will be following Homewood Disposal's pickup schedule. Please leave your branches at the curb by 7:00 a.m. on your pickup day.
- According to the Cook County Assessor's Office, the low income senior freeze exemption form is due April 21. Forms will be mailed out to residents this week.
- Do not miss the John Measner Magic Show at the senior luncheon on April 24 at 11:00 a.m. at Park Place on Central. John is a classically trained magician and skilled manipulator with many mystifying illusions. Purchase your tickets at City Hall.



- Vehicle stickers go on sale on May 1. The best way to purchase your sticker is through our website. Seniors who have information on file will automatically receive their vehicle stickers in the mail. If you have any questions, please call the Clerk’s Office at 708-687-4050.

**4. Motion to Establish Consent Agenda**

Alderman Emmett made the motion. Alderman Danihel seconded.

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

**5. Consent Agenda**

A. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2024-2025
- 2. Supplemental bills - FY 2024-2025

B. Consideration of the following minutes:

- 1. Emergency Telephone System Board - March 4, 2025

C. Proclamation No. 2025-04-0312P recognizing National Public Safety Telecommunicators Week April 13-19, 2025

Alderman Emmett made the motion. Alderman Danihel seconded.

Roll call vote was taken as follows:

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Alderman Emmett			



Alderman Hortsman  
Alderman Danihel  
Alderman Keeler  
Alderman McCarthy  
Alderman Wolf  
Alderman Selman

The motion carried 7/0, 0 absent.

Police Chief Scott Durano read the proclamation into the record.

6. **Administration**

**A. Approval of the appointment of Sergeant Ryan Burnett to the position of Deputy Chief of the Oak Forest Police Department.**

Alderman Emmett made the motion. Alderman McCarthy seconded.

Mayor Kuspa noted Ryan has been an outstanding member of the department. He appreciates the council's approval on Ryan's appointment.

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

City Clerk Nicole Tormey swore in Ryan Burnett.

7. **Public Works**

**A. Approval of Pay Estimate No. 3 to Iroquois Paving in the budgeted amount of \$76,607.37 for the 2024 MFT Road Program.**



Alderman Danihel made the motion. Alderman Keeler seconded.

Public Works Director Mike Salamowicz reported this for a reduction of the retainage from 10% to 3%. 3% reflects \$32,831.73 is a sufficient amount to cover any of the remaining punch list items. Mayor Kuspa asked if Mike is satisfied with the work. He replied yes.

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

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

8. Community Development

**A. Approval of Resolution 2025-04-0483R approving a first amendment to the redevelopment agreement for the site located at 15541 S. Cicero Avenue.**

Alderman Danihel made the motion. Alderman Hortsman seconded.

Assistant Director of Community and Economic Development Paul Ruane reported the original approval was before Council as Ordinance 2025-02-0481R. Since then the city has received comments from bond counsel. Revisions needed include update corporate name, update to not include property east of Midlothian Creek, amendment to change the administrative fees to \$6,000.00 annually 3%, and revisions in order to process the TIF request.

Mayor Kuspa stated he appreciated all Paul's work on this project. He clarified this is cleaning up language.

Alderman Wolf asked for an explanation of the administrative fees. Paul stated the administrative fees are covering the reporting at the end of the year on the TIF. The city does not do that inhouse. It is done by a third party. City Administrator Tim Kristin remarked it is for our TIF consultant. Alderman Wolf asked about the development of townhomes being the initial



phase and no type of business fronts on Cicero until the developer finds tenants. Paul stated he believes they are pretty far along in the development. The Building Department has received plans for the shell of the building. We have not received a business application yet.

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

Roll call vote was taken as follows:

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

The motion carried 6/1, 0 absent.

**B. Approval of Resolution 2025-04-0484R authorizing the release of lien at 15541 S. Cicero Avenue.**

Alderman Danihel made the motion. Alderman McCarthy seconded.

Assistant Director of Community and Economic Development Paul Ruane reported the next steps came through the title commitment. In order to close on the property, the title has to be cleared. The issues include a lien release for mowing from 2020, release mortgage from 2017, release of purchase from 2016, release of sewer easement from 1969, and issuance of a tax increment financing revenue note.

Alderman Emmett clarified everything is from legal. Paul responded yes.

Mayor Kuspa remarked this is part of the process of getting rid of the old Ace Hardware, cleaning up the site and putting it back on the tax roll.

Alderman Wolf asked if it takes into consideration all amendments. Paul stated it changes to title and has nothing to do with the redevelopment agreement. Alderman Wolf clarified that the city has to clean up the title regardless. Paul answered correct.

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



Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

**C. Approval of Resolution 2025-04-0485R authorizing the release and satisfaction of mortgage at 15541 S. Cicero Avenue.**

Alderman Danihel made the motion. Alderman Emmett seconded.

Assistant Director of Community and Economic Development Paul Ruane stated he will entertain any questions.

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

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

**D. Approval of Resolution 2025-04-0486R repealing and terminating Resolution 2016-01-0280R approving purchase of property and authorizing execution of real estate purchase agreement at 15541 S. Cicero Avenue.**

Alderman Emmett made the motion. Alderman McCarthy seconded.



Assistant Director of Community and Economic Development Paul Ruane clarified it is a resolution that was approved by City Council. The proposal is to remove the approval of the resolution to clear the title.

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

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

**E. Approval of Ordinance 2025-04-10700 authorizing release (abrogation) of easement at 15541 S. Cicero Avenue.**

Alderman Danihel made the motion. Alderman Hortsman seconded.

Assistant Director of Community and Economic Development Paul Ruane the easement was discussed in the original presentation.

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

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.



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**F. Approval of Ordinance 2025-04-10710 authorizing the issuance of Tax Increment Financing Revenue Notes of the City of Oak Forest, Cook County, Illinois and providing the execution of certain agreements in connection therewith.**

Alderman Danihel made the motion. Alderman Hortsman seconded.

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

Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

**9. Citizen Participation**

Dale Bishop approached the podium. He wanted to discuss the Police Department. Years ago response time was phenomenal. 6 years ago he spoke with the Chief of Police regarding speeding and running of stop signs on LeClaire. A speed box was installed. 4 years ago he spoke to the Chief again. A black box was installed on a pole. Recently, increase of mopeds, bikes going 35-40 mph. He came to the Police Department in March and April to speak to the Chief of Police. He did not receive a response. He received a call from the Deputy Chief. He does not understand why residents cannot make an appointment with whoever they want to talk to. He would like to see a proactive approach.

Mayor Kuspa informed the Mr. Bishop that after the last meeting similar thoughts were expressed and he had a lengthy meeting with the Police Chief about these issues. He invited him to the lobby of City Hall to speak with the Chief of Police.

**10. Old Business**

Alderman Emmett thanked Paul for the work he is doing cleaning up old property. He also thanked the City Administrator Tim Kristin. He also remarked that he heard the walls of the viaduct got painted three times. He remarked the stairways are chained by our Public Works and



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they are not the city's. He would like to know who owns the stairs and the bridge. He also stated the lights under the bridge are not fixed. He also expressed concerns about flooding. He demanded a meeting with the department head of Cook County. Mayor Kuspa asked Mike if he has a contact regarding maintenance. Mike stated he did. The number is disconnected and emails do not go through. They have contacted Metra about the walkways. Metra said they are in the process of getting funding to repair walkways. He has to check who owns the stairwell.

Alderman Wolf appreciates Paul keeping the council updated. He believes Metra is pushing the issues to the state. He remarked about a memo received by one of the members of the Metra team. Paul answered they admitted to parts that is Metra's. Even with the description he believes a site visit is needed. Alderman Wolf remarked this has been going on way too long and no one has ever taken responsibility for the lighting. Paul believes when they reference landscaping that they are referring to the landscaping between Metra and the Willy Brothers facility. Mike stated the communication he had with Metra was regarding the pedestrian bridge over Cicero and the walkways leading to the bridge, including the block walls. That is what they are trying to get funding for it.

Alderman Emmett stated the city should not be responsible. The Public Works put up chains saying do not come use stairs. They are not ours. He asked for a meeting again. He said the city should not be cutting grass on Central.

Alderman Hortsman asked if there is an update on the lights out by the Gateway. Mike stated they are getting additional quotes. Mayor Kuspa asked if we are considering changing old lights to LED.

Alderman Selman remarked about that previously residents came to the council and spoke about cleanliness of the lakes. He believes there was going to a budgeted cleaning schedule for the lakes. He asked if it will be included in the budget for 2026. Mike reported they do general maintenance on the ponds. He believes Delores Pond was the issue. They had put together a plan for that pond. They do periodically treat it. You cannot overtreat it. They are going to seek grant funding to make improvements at the pond. Mayor Kuspa stated the shoreline has been cleaned up. Alderman Selman noted there was an education program that was to be set up for the residents. Mike stated that will be part of the grant funding. Alderman Selman asked for status on the grants. Mike stated there is some for native plantings.

#### 11. New Business

Alderman Selman stated the bids are due Friday for fireworks. He spoke with the Fire Chief, Gaelic Park and City Administrator today. It is confirmed the fireworks are able to be launched from Gaelic Park on June 28.



12. **Executive Session**

None.

13. **Adjournment**

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

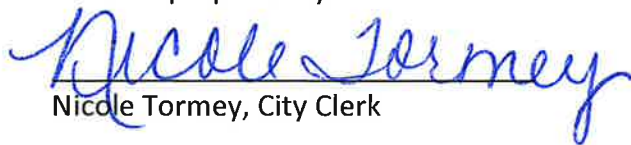
Roll call vote was taken as follows:

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

The motion carried 7/0, 0 absent.

Meeting adjourned at 8:19 p.m.

Minutes prepared by:

  
Nicole Tormey, City Clerk

Approved:

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Henry L. Kuspa, Mayor



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

*Present:*

Mayor Kuspa  
Alderman Keeler  
Alderman McCarthy  
Alderman Wolf  
Alderman Hortsman  
Alderman Danihel

*Absent:*

Alderman Selman  
Alderman Emmett

*Also Present:*

City Clerk Nicole Tormey  
City Administrator Tim Kristin  
City Attorney Scott Uhler  
Finance Director Colleen Julian  
Fire Chief Gary Kasper  
Police Chief Scott Durano  
Public Works Dir. Michael Salamowicz  
Community and Economic Development  
Asst. Director Paul Ruane  
Asst. Director EMA Joe Pilch

3. **Announcements**

- Do not miss the John Measner Magic Show at the senior luncheon on April 24 at 11:00 a.m. at Park Place on Central. John is a classically trained magician and skilled manipulator with many mystifying illusions. Purchase your tickets at City Hall.
- Vehicle stickers go on sale on May 1. The best way to purchase your sticker is through our website. Seniors who have information on file will automatically receive their vehicle stickers in the mail. If you have any questions, please call the Clerk's Office at 708-687-4050.
- Cop on a Rooftop is on Friday, May 16 from 5:00 a.m. to noon at the Dunkin' at 5159 W. 159<sup>th</sup> Street. Please stop by to support the police department's efforts to raise money for Special Olympics Illinois.
- Join us as we honor those who lost their lives while defending our country at our Memorial Day ceremony on Monday, May 26 at 11:00 a.m. at the Veterans' Memorial outside City Hall. The ceremony will include a presentation of memorial wreaths by elected officials, schools and community groups.



- The last day to register for the Citywide Garage Sale is Friday, May 30. Register online at [www.oak-forest.org](http://www.oak-forest.org) to be included in the master list of participating homes. The garage sale will take place June 6 and June 7 from 8:00 a.m. to 3:00 p.m.
- Alderman Danihel congratulated the Andrew percussion team on being world champions.

4. **Public Hearing for the City of Oak Forest FY 2025-2026 budget**

Alderman Danihel made the motion to open the public hearing. Alderman Hortsman seconded.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**Public Comment**

None.

Mayor Kuspa asked for a motion to close the public hearing.

Alderman Danihel made the motion to close public hearing. Alderman McCarthy seconded.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.



5. **Motion to Establish Consent Agenda**

Alderman Keeler made the motion. Alderman Danihel seconded.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

6. **Consent Agenda**

A. Approval of minutes:

- 1. City Council - February 25, 2025
- 2. City Council - March 11, 2025
- 3. City Council - March 25, 2025

B. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2024-2025
- 2. Supplemental bills - FY 2024-2025

C. Consideration of the following minutes:

- 1. Fire & Police Commission - February 22, 2025
- 2. Fire & Police Commission - March 18, 2025
- 3. Civil Service Commission - March 6, 2025
- 4. Veterans Commission (revised minutes) - February 20, 2025
- 5. Veterans Commission - March 20, 2025
- 6. Consumer Protection Commission - April 9, 2025
- 7. Planning and Zoning Commission - March 19, 2025



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Alderman Danihel made the motion. Alderman Keeler 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 5/0, 2 absent.

7. Finance

**A. Approval of Ordinance 2025-04-10710 closing 2004A Debt Service Accounting Fund.**

Alderman Wolf made the motion. Alderman Danihel seconded.

Finance Director Colleen Julian reported the 2004 debt service fund was established for a bond that was issued in 2004 to pay the principal and interest. The debt service has been retired. No future activity to record and accounting fund is no longer necessary. The Fund has assets of \$375,000.00 which will be transferred to the General Fund.

Alderman Wolf clarified the General Fund is where the money will be transferred. Colleen answered correct.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.



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**B. Approval of Ordinance 2025-04-10720 establishing charges for the fresh water supply system for the City of Oak Forest.**

Alderman McCarthy made the motion. Alderman Wolf seconded.

Finance Director Colleen Julian reported costs go up annually from the Village of Oak Lawn and City of Chicago. There was also an increase to debt services in the amount of \$95,000.00. She is looking at \$.71 to \$.80 increase per 1,000 gallons for water.

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

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**C. Approval of Ordinance 2025-04-10730 establishing charges for wastewater collection system for the City of Oak Forest.**

Alderman Danihel made the motion. Alderman Hortsman seconded.

Finance Director Colleen Julian reported the increase to the sewer rate is opposed at \$.08 per 1,000 gallons. When you take into account the water and sewer rate increase it comes to be about 4 to 5% increase quarterly.

Mayor Kuspa remarked all the proposals have been gone over at the Committee of the Whole meeting. He asked for any questions. Seeing none.

Roll call vote was taken as follows:

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



Alderman Wolf

Alderman Selman  
Alderman Emmett

Alderman Hortsman

The motion carried 5/0, 2 absent.

**D. Approval of Ordinance 2025-04-10740 approving fiscal year 2025-2026 annual budget.**

Alderman Wolf made the motion. Alderman Danihel seconded.

Finance Director Colleen Julian remarked as discussed at the Committee of the Whole meeting in detail, it was initially proposed a deficit to the fiscal 26 budget of over \$200,000.00. The budget today of is a proposal of a deficit to the general fund of \$4.287 million. The reason is it is proposed to use \$4 million in general fund reserves to knock out some capital improvement projects. It is important to note that after using \$4 million in reserves, a projected fund balance of \$10.7 million at the end of fiscal 26. This far exceeds the reserve policy.

Mayor Kuspa asked for any questions. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**8. Administration**

**A. Approval of contract with MIAND, Inc. d/b/a Mad Bomber Fireworks Productions in the unbudgeted amount of \$35,000.00 for the Independence Day Celebration 2025.**

Alderman Keeler made the motion. Alderman McCarthy seconded.



Assistant Director of EMA Joe Pilch noted Alderman Selman sent out a note to all aldermen regarding this. This year they are planning on having fireworks at Gaelic Park. There will be two bands. The Mad Bombers gave a better price.

City Administrator Tim Kristin noted this was competitively bid and this was the lowest bidder.

Mayor Kuspa asked what the date will be. Joe Pilch answered June 28.

Alderman Hortsman asked if Joe Pilch will work with the Police Department and EMA to make sure everything is covered. Joe Pilch replied yes and sometimes Gaelic Park will bring in Cook County to help out. Alderman Hortsman asked when he is going to meet with Gaelic Park. Joe responded he is waiting to hear back from Gaelic.

Alderman Keeler asked who is paying for the bands. Joe Pilch answered the Veterans Commission.

Roll call vote was taken as follows:

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

The motion carried 4/1, 2 absent.

**B. Approval of Ordinance 2025-04-10780 amending Chapter 31.03 of the Oak Forest City Code correcting scrivener's error.**

Alderman Hortsman made the motion. Alderman McCarthy seconded.

City Administrator Tim Kristin reported the 50 years of age requirement to receive retirement bonus was omitted. It always has been 50 years old for exempt employees. They are asserting the words 50 years old and 20 years of service. This is a housekeeping item. This only applies to exempt employees, union contracts will prevail.

Roll call vote was taken as follows:

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

Alderman Selman  
Alderman Emmett

The motion carried 5/0, 2 absent.

**C. Approval of the appointment of Hunter Heyman to the position of Community Planner.**

Alderman Keeler made the motion. Alderman Wolf seconded.

Paul Ruane reported Hunter is in the process of getting his bachelors degree from the University of Michigan. He is private sector job experience.

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

Roll call vote was taken as follows:

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Alderman Keeler Alderman McCarthy Alderman Wolf			Alderman Selman Alderman Emmett

Alderman Hortsman  
Alderman Danihel

The motion carried 5/0, 2 absent.

**D. Approval of Ordinance 2025-04-1076O authorizing a Class F liquor license ownership change for 7-Eleven, Inc. d/b/a 7-Eleven #33776J at 14717 S. Central Avenue.**

Alderman Keeler made the motion. Alderman McCarthy seconded.

City Clerk Nicole Tormey reported during the liquor license renewal process a review is being done to make sure all liquor license holders have been vetted. This is a cleanup item. Nothing is changing.



Alderman Wolf asked if there is a change in ownership. Nicole Tormey replied just the liquor license holder.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**E. Approval of Ordinance 2025-04-1077O authorizing an ownership and classification change from Class F liquor license to Class GVG liquor license for Oak Forest Marathon at 15301 S. Harlem Avenue.**

Alderman Keeler made the motion. Alderman Danihel seconded.

City Clerk Nicole Tormey reported this is the same situation. The only difference is that originally it was classified incorrectly. Class GVG includes gaming.

Mayor Kuspa clarified no other changes.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**F. Approval of Ordinance 2025-04-1079Q authorizing a Class F liquor license ownership**



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**change for Walgreens Drug Store #5104.**

Alderman Keeler made the motion. Alderman McCarthy seconded.

City Nicole Tormey reported this is a clean up item.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

9. **Information Technology**

- A. Approval of payment to IT Savvy in the budgeted amount of \$29,655.27 to update current three (3) core network switches.**

Alderman Danihel made the motion. Alderman Hortsman seconded.

IT Director Tom Rieman reported the current core network switches are 15 years old. This will help speed up the network.

Mayor Kuspa asked if it is normal upgrade of equipment. Tom Rieman replied yes.

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

Roll call vote was taken as follows:

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



Alderman Hortsman

The motion carried 5/0, 2 absent.

**B. Approval of payment to CDW-G in the budgeted amount of \$12,392.48 to allow IT Department to move data backups to cloud storage, Wasabi.**

Alderman Hortsman made the motion. Alderman Danihel seconded.

IT Director Tom Rieman reported he wants to make sure the system is protected.

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

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**C. Approval of three (3) year contract with ZScaler in the budgeted amount of \$47,078.32 for network production.**

Alderman Hortsman made the motion. Alderman McCarthy seconded.

IT Director Tom Rieman reported ZScaler provides zero trust. We cannot depend just on the firewall. The city also has to protect from inside. AI is out there and makes it more challenging. It is also user friendly.

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

Roll call vote was taken as follows:

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



Alderman Keeler  
Alderman McCarthy  
Alderman Wolf

Alderman Selman  
Alderman Emmett

The motion carried 5/0, 2 absent.

10. **Police Department**

**A. Approval of Ordinance 2025-04-10800 amending City Code Chapter 32.061 Fee for Police Administration Processing for fee for bail/bond administration.**

Alderman Keeler made the motion. Alderman McCarthy seconded.

Police Chief Scott Durano reported since the Pre-Trial Fairness Act and Safety Act the term bail bond have been stricken. The current code needs to be amended to strike those words.

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

Roll call vote was taken as follows:

<b><u>AYES</u></b>	<b><u>NAYS</u></b>	<b><u>ABSTAIN</u></b>	<b><u>ABSENT</u></b>
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Alderman Keeler  
Alderman McCarthy  
Alderman Wolf

Alderman Selman  
Alderman Emmett

Alderman Hortsman  
Alderman Danihel

The motion carried 5/0, 2 absent.

11. **Community Development**

**A. Approval of Resolution 2025-04-0487R authorizing a plat of subdivision titled "Midlothian Farms II Subdivision" dividing five lots into two at 4758 W. 151<sup>st</sup> Street.**

Alderman Hortsman made the motion. Alderman Danihel seconded.

Assistant Director Paul Ruane reported this is for Carefree Village. The proposal is to subdivide



the five properties into two which will be separated by the creek in the center. The senior development will be north of the creek. A commercial use will be south of the creek on corner of 151<sup>st</sup> Street and Cicero Avenue.

Alderman Wolf asked if there is ingress and egress from the property. Paul replied that the north property is currently in the process of getting approval from IDOT for their curb access. The existing property on 151<sup>st</sup> has access from 151<sup>st</sup>. Alderman Wolf asked if the developer will be the same on both properties. Paul Ruane answered no, but it is on the market to be sold as a commercial business.

Mayor Kuspa asked for any other questions. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**B. Approval of Resolution 2025-04-0488R approving the updated 2025 Official Oak Forest Zoning Map.**

Alderman Danihel made the motion. Alderman Hortsman seconded.

Paul Ruane reported this is an update to the zoning map. This is brought before City Council annually.

Mayor Kuspa asked for questions from aldermen. Seeing none.

Roll call vote was taken as follows:

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



Alderman Selman  
Alderman Emmett

Alderman Hortsman

The motion carried 5/0, 2 absent.

**C. Approval of Ordinance 2025-04-10690 authorizing a text amendment to Table 9-106 F.3 Permanent Signs as determined by Zoning District for monument sign allowance in multi-family residential districts.**

Alderman Keeler made the motion. Alderman Danihel seconded.

Paul Ruane reported this is in relation to a previous project. Planning and Zoning Commission made a recommendation for a text amendment to the code. R5 and R6 are multi-family residential districts. If a proposal meets all the requirements, it is being proposed now for approval to be at staff level.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

**D. Approval of Ordinance 2025-04-10750 authorizing a special use permit for a monument sign in the R6 – Multi-Family Residential District at 15923-38 LeClaire Avenue.**

Alderman McCarthy made the motion. Alderman Danihel seconded.

Paul Ruane reported this is a scrivener's error on the ordinance number.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman McCarthy			



Alderman Wolf

Alderman Selman  
Alderman Emmett

Alderman Hortsman  
Alderman Danihel  
Alderman Keeler

The motion carried 5/0, 2 absent.

12. Fire Department

**A. Approval of purchase of a new Pierce Enforcer Pumper in the amount of \$1,099,990.00.**

Alderman Keeler made the motion. Alderman Hortsman seconded.

Fire Chief Gary Kasper reported a comprehensive study was done of the fleet and there some deficiencies. It was determined that there was an immediate need to replace the engine. Average delivery time is four to five years. No prepayment is needed and payment is due upon delivery.

Mayor Kuspa asked for questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Alderman Keeler  
Alderman McCarthy  
Alderman Wolf

Alderman Selman  
Alderman Emmett

Alderman Hortsman  
Alderman Danihel

The motion carried 5/0, 2 absent.

**B. Approval of purchase of two (2) sets of Genesis battery operated extrication equipment in the amount of \$89,800.00 (earmarked to be purchased in upcoming fiscal year CIP).**

Alderman Keeler made the motion. Alderman Hortsman seconded.



Fire Chief Gary Kasper reported the current equipment is over 13 years old and uses hydraulic hoses to operate. The two battery operated tools will replace the old ones. The battery tool only takes one person to operate.

Mayor Kuspa asked for questions. Seeing none.

Roll call vote was taken as follows:

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

The motion carried 5/0, 2 absent.

13. **Public Works**

**A. Approval of proposal from Semmer Landscape for 2025-2027 turf/slope mowing services (2025 \$72,000.00; 2026 \$74,150.00; 2027 \$76,400.00).**

Mayor Kuspa corrected the scriveners error on the amounts. He read the correct amounts into the record 2025 \$72,000.00; 2026 \$74,160.00; 2027 \$76,385.00.

Alderman Keeler made the motion. Alderman Hortsman seconded.

Public Works Director Mike Salamowicz reported this is a three year contract which covers approximately 110 parcels throughout the city. 2 bids were received. There was a difference of \$5.00 between the contractors.

Mayor Kuspa asked for questions. Seeing none.

Roll call vote was taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Alderman Keeler			
Alderman McCarthy			
Alderman Wolf			



Alderman Selman  
Alderman Emmett

Alderman Hortsman  
Alderman Danihel

The motion carried 5/0, 2 absent.

**B. Approval of contract with Seemer Landscape for the 2025-2027 planter boxes and pots, planting beds, mowing and maintenance (2025 \$47,800.00; 2026 \$49,250.00; 2027 \$50,750.00).**

Alderman Keeler made the motion. Alderman Hortsman seconded.

Public Works Director Mike Salamowicz reported this is for a three year agreement for the plantar boxes and pots along Cicero Avenue and at City Hall, planting beds and mowing. 2 bids were received.

Mayor Kuspa confirmed this includes City Hall. Mike confirmed and stated it also is for right-of-way, Metra plantar boxes and entryway signs.

Mayor Kuspa asked for questions. Seeing none.

Roll call vote was taken as follows:

<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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Alderman Keeler  
Alderman McCarthy  
Alderman Wolf

Alderman Selman  
Alderman Emmett

Alderman Hortsman  
Alderman Danihel

The motion carried 5/0, 2 absent.

14. **Citizen Participation**

None.

15. **Old Business**



None.

16. New Business

None.

17. Executive Session

Alderman Danihel made the motion to go into executive session. 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 5/0, 2 absent.

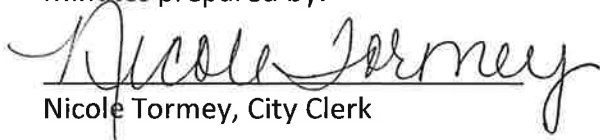
Executive session.

Alderman Danihel made the motion to open meeting. Alderman Wolf seconded.  
All present aye.

Alderman Danihel made the motion to adjourn. Alderman Wolf seconded.  
All present aye.

Meeting adjourned at 9:16 p.m.

Minutes prepared by:

  
Nicole Tormey, City Clerk

Approved:

\_\_\_\_\_  
Jim Hortsman, Mayor



**Notice  
Agenda Item**

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ACTSOFT Inc*	10386094	06/02/25	792.00	01-03-5305 TELEPHONE	Encore Essentials Licenses, Fleet bundle + Data		0625
ACTSOFT Inc*	10386094	06/02/25	648.00	02-17-5305 TELEPHONE	Encore Essentials Licenses, Fleet bundle + Data		0625
ADVANCE AUTO PARTS	6825513519064	05/15/25	102.58	01-04-5401 EQUIPMENT MAINTENANCE	Drain Hose Kit		0625
Advocate Medical Group	P1532589160 JS Vcitr 448	06/02/25	99.56	01-04-5517 WORKER'S COMP INSURANCE	OV-office visit-Claim #250506W030 - 5/5/2025-JS-Voucher #448		0625
ADVOCATE OCCUPATIONAL HEALTH	19536508	05/18/25	212.00	01-04-5515 UNION HEALTH BENEFITS	Ac#2600001788 - Drug screen, hepatitis vac - PW		0625
ADVOCATE OCCUPATIONAL HEALTH	19536509	05/18/25	284.00	01-04-5515 UNION HEALTH BENEFITS	Ac#2600001788 - Drug screen, -PW		0625
AFLAC	309615	05/29/25	534.18	01-00-2131 INSURANCE - AFLAC	ACT# CK146		0625
AIR ONE EQUIPMENT INC*	220537	04/29/25	465.00	02-17-5421 MAINTENANCE OF WATER MAINS	red double jacket attack hose, shipping		0625
AIR ONE EQUIPMENT INC*	221751	05/28/25	4,224.00	01-02-5314 FF PROTECTIVE GEAR	Globe Spec G-xcel Bunker Coat	3833	0625
AIR ONE EQUIPMENT INC*	221751	05/28/25	3,508.00	01-02-5314 FF PROTECTIVE GEAR	Globe Spec G-xcel Globe Pants System	3833	0625
AIRGAS USA LLC	221968	06/03/25	308.50	01-02-5314 FF PROTECTIVE GEAR	gear repair for pants		0625
AIRGAS USA LLC	5516487637	05/31/25	389.75	01-02-5317 EMS SUPPLIES	FD 1 Oxygen		0625
AIRGAS USA LLC	5516487817	05/31/25	383.03	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD2 Oxygen		0625
AIRGAS USA LLC	5516632077	05/31/25	846.99	02-17-5332 COMPRESSED GAS & CHEMICALS	Payer: 2059598 Acetylene, Oxygen		0625
AIRGAS USA LLC	9161504146	05/28/25	187.66	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD2 Oxygen		0625
AIRGAS USA LLC	9161504163	05/28/25	239.49	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD1 Oxygen		0625
Allegra Marketing Print Mail	49163	05/27/25	21.25	01-01-5302 PRINTING	name plate		0625
AMALGAMATED BANK OF CHICAGO*	5909 GOB 2015A 6-15-25	05/23/25	93,662.50	02-17-5701 BOND INTEREST EXPENSE	Trus# 1855909008 BOND SERIES 2015A Interest		0625
AMALGAMATED BANK OF CHICAGO*	5910 GORB 2015B 6-15-25	05/23/25	24,084.00	02-17-5701 BOND INTEREST EXPENSE	TRUST# 1855910005 GORB SERIES 2015B Interest		0625
AMALGAMATED BANK OF CHICAGO*	5910 GORB 2015B 6-15-25	05/23/25	9,366.00	02-18-5701 BOND INTEREST EXPENSE	TRUST# 1855910005 GORB SERIES 2015B Interest		0625
AMALGAMATED BANK OF CHICAGO*	6274 GORB 2016A 6-15-25	05/23/25	81,500.00	26-00-5701 BOND INTEREST EXPENSE	TRUST# 1856274003 REF BOND SERIES 2016A Interest		0625
AMAZON CAPITAL SERVICES INC*	16YY-J7F6-LNGM	05/22/25	2,321.10	01-08-5336 FLAGS & DECORATIONS	6 ft tangle free spinning flag poles - 90		0625
AMAZON CAPITAL SERVICES INC*	1FT3-4H9G-NN9	05/23/25	47.84	01-01-5301 OFFICE SUPPLIES	packing tape, adhesive strips		0625
AMAZON CAPITAL SERVICES INC*	1G1X-WMHQ-4G44	05/29/25	23.08	01-01-5301 OFFICE SUPPLIES	paper plates		0625
AMAZON CAPITAL SERVICES INC*	1G3H-79X1-7DDK	06/04/25	188.98	01-03-5301 OFFICE SUPPLIES	printer for booking room, P-C mount		0625
AMAZON CAPITAL SERVICES INC*	1G93-JCJ6-3M7P	06/04/25	39.48	01-11-5301 OFFICE SUPPLIES	retractable ID badge holder with lanyard, mouse pad		0625
AMAZON CAPITAL SERVICES INC*	1H6G-Y7K1-GRQV	05/27/25	117.58	89-00-5602 COMPUTERIZATION	fans for dispatch pc's		0625
AMAZON CAPITAL SERVICES INC*	1J4R-HF3C-7T9M	06/04/25	28.54	02-17-5327 SAFETY-OSHA REQUIREMENTS	Smart sign safety placard		0625
AMAZON CAPITAL SERVICES INC*	1LKK-9MFY-67M7	05/27/25	82.35	01-01-5305 TELEPHONE	cellphone cases		0625
AMAZON CAPITAL SERVICES INC*	1LLY-LCQD-67G4	06/04/25	16.69	01-03-5301 OFFICE SUPPLIES	double sided tape		0625
AMAZON CAPITAL SERVICES INC*	1QR4-16NR-6J77	06/03/25	27.99	01-08-5336 FLAGS & DECORATIONS	flag pole rings with bearings		0625
AMAZON CAPITAL SERVICES INC*	1RJH-TVKW-94H9	05/30/25	151.96	01-04-5327 SAFETY-OSHA REQUIREMENTS	SDS binders and display rack		0625
AMAZON CAPITAL SERVICES INC*	1WJ6-C1JW-GJLM	05/27/25	11.13	01-01-5301 OFFICE SUPPLIES	disinfecting wipes		0625
AMAZON CAPITAL SERVICES INC*	1X1F-MFLC-6XF1	06/02/25	42.19	01-01-5301 OFFICE SUPPLIES	pens, legal pads		0625
AMAZON CAPITAL SERVICES INC*	1XLK-J9CL-6JMG	06/03/25	55.38	01-01-5301 OFFICE SUPPLIES	PC mounts- for city council chambers		0625
AMERICAN BODY COMPANY	SAF19561	05/31/25	156.00	01-04-5402 VEHICLE MAINTENANCE	Single wheel axle, dual wheel axle - #23, #9, #14, #8		0625
AMERICAN BODY COMPANY	SAF19561	05/31/25	78.00	01-02-5401 EQUIPMENT MAINTENANCE	Single wheel axle, dual wheel axle - 39 and 40		0625
AMERICAN MESSAGING	U1109710ZF	06/01/25	7.97	01-11-5305 TELEPHONE	ACT# U1-109710		0625

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
AMERICAN MESSAGING	U1109710ZF	06/01/25	7.97	01-01-5305 TELEPHONE	ACT# U1-109710		0625
AMERICAN MESSAGING	U1109710ZF	06/01/25	31.88	02-18-5305 TELEPHONE	ACT# U1-109710		0625
AMERICAN MESSAGING	U1109710ZF	06/01/25	39.85	02-17-5305 TELEPHONE	ACT# U1-109710		0625
AMERICAN MESSAGING	U1109710ZF	06/01/25	196.03	01-04-5305 TELEPHONE	ACT# U1-109710		0625
APCO INTERNATIONAL	1189359	05/22/25	35.00	89-00-5312 TRAINING & TRAVEL	EMD 5.4 Recertification #76145-May 2025-Morgan		0625
APCO INTERNATIONAL	1189665	05/28/25	35.00	89-00-5312 TRAINING & TRAVEL	EMD 5.4 Recertification #76145 - May 2025-Judd		0625
APPLIED CONCEPTS INC*	457893	05/16/25	5,526.00	01-03-5601 VEHICLE PURCHASES	Stalker Radar DSR-2-Antenna system	3831	0525
Aramark Refreshment Services LLC	0717169734	05/15/25	390.44	01-03-5399 MISC EXPENSE	Jeffrey Divine donut		0625
AT&T	708R16070705	05/16/25	19,849.28	89-00-5404 COMPUTER MAINTENANCE	Text to 911 system		0425
BEACON SSI INC*	0000114827	05/30/25	225.00	01-04-5401 EQUIPMENT MAINTENANCE	30 Day Walkthrough Inspection May		0625
BEATTY, AARON*	05292025 EXP BEATTY	05/29/25	2,245.00	01-01-5312 TRAINING & TRAVEL	EXP Reimbursement - Governors State - Tuition		0625
BEECHY, DAVE*	05292025 EXP BEECHY	05/29/25	86.16	01-11-5312 TRAINING & TRAVEL	EXP reimbursement - May training lunch		0625
BI RENTAL INC	145669-1	05/29/25	864.00	01-04-5514 EQUIPMENT RENTAL	Rental - brush chipper		0525
Brady, William P.	05202025 Sr Lunch Ent	05/20/25	250.00	01-01-5207 SR. CITIZENS COMMISSION	Sr Luncheon Entertainment - 6-26-25		0625
CALI, SAM	25-03-0187A	06/03/25	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5907 EL MORRO POOL PERMIT		0625
CANON FINANCIAL SERVICES INC	41131195	05/31/25	311.05	01-03-5514 EQUIPMENT RENTAL	Contract # 694009-1		0625
CANON FINANCIAL SERVICES INC	41131195	05/31/25	255.64	02-17-5504 CONTRACTUAL SERVICES	Contract #694009-2		0625
CANON FINANCIAL SERVICES INC	41131195	05/31/25	1,157.72	01-01-5504 CONTRACTUAL SERVICES	CONTRACT#694009-4		0625
CANON FINANCIAL SERVICES INC	41131197	05/31/25	215.51	01-02-5604 MISC EQUIPMENT	Contract# 694009-3 E-Studio Color Copiers Series		0625
CANON FINANCIAL SERVICES INC	41131197	05/31/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		0625
CANON FINANCIAL SERVICES INC	41131197	05/31/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		0625
CANON FINANCIAL SERVICES INC	41131197	05/31/25	215.51	01-11-5504 CONTRACTUAL SERVICES	Contract# 694009-3 E-Studio Color Copiers Series		0625
CATHERINE'S GARDENS	005360	05/27/25	90.00	01-03-5399 MISC EXPENSE	Memorial Day Floral Wreath		0625
CATHERINE'S GARDENS	005360	05/27/25	90.00	01-02-5399 MISC EXPENSE	Memorial Day Floral Wreath		0625
CAUDLE, BENNETT	24-11-1972	06/03/25	880.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5430 GRANGE AVE REMODEL PERMIT		0625
CDW GOVERNMENT INC*	AE4LW5K	06/03/25	45.38	01-02-5601 VEHICLE PURCHASES	HAVIS fixed adapter univ plate mount		0625
CHICAGO FIRE REPAIR	24-07-1177	06/03/25	820.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15139 LAVERGNE RESTORATION PERMIT		0625
CHICAGO PARTS and SOUND LLC	1559-A	03/26/25	4,804.00	01-03-5601 VEHICLE PURCHASES	Upfit for Investigator Squad - Check was washed/fraud - resubmitting		0425
Chicago Tribune Company	117410300000	05/31/25	270.00	01-01-5308 ADVERTISING	ACT# CU00038229 LEGAL NOTICE		0525
Cintas Corporation #21	4231736929	05/27/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0625
Cintas Corporation #21	4231736929	05/27/25	64.97	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0625
Cintas Corporation #21	4232433249	06/02/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0625
Cintas Corporation #21	4232433249	06/02/25	64.97	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0625
CITY OF OAK FOREST	05272025 PEDA DD Vchr	05/27/25	1,212.94	02-18-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 5/8/25-5/21/25 DD Voucher #437		0525
CITY OF OAK FOREST	05272025 PEDA MW Vchr	05/27/25	3,047.32	01-02-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 5/3/25-5/16/25 MW Voucher #438		0525
CITY OF OAK FOREST	05272025 PEDA RH Vchr	05/27/25	3,064.64	01-03-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 5/16/25-5/29/25 - RH -Voucher #436		0525
Comcast	8771400960005983	June					

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
COMED	25	05/18/25	40.40	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005983 June 2025		0625
COMED	0433921222 May 25	05/27/25	38.75	01-04-5307 ELECTRICITY	Act# 0433921222 May 25		0525
COMED	0973764111 May 25	05/28/25	195.43	02-17-5307 ELECTRICITY	Act# 0973764111 May 25		0625
COMED	1453743000 May 25	05/23/25	227.74	01-04-5307 ELECTRICITY	Act# 1453743000 May 25		0625
COMED	2035421222 May 25	05/27/25	99.49	01-04-5307 ELECTRICITY	Act# 2035421222 May 25		0525
COMED	3310352222 May 25	05/27/25	26.89	01-04-5307 ELECTRICITY	Act# 3310352222 May 25		0625
COMED	3478965000 May 25	05/23/25	140.69	01-04-5307 ELECTRICITY	Act# 3478965000 May 25		0525
COMED	3961629111 May 25	05/23/25	31.69	01-04-5307 ELECTRICITY	Act# 3961629111 May 25		0625
COMED	5281239000 May 25	05/27/25	52.84	02-17-5307 ELECTRICITY	Act# 5281239000 May 25		0525
COMED	6729862222 May 25	05/27/25	41.13	01-04-5307 ELECTRICITY	Act# 6729862222 May 25		0525
COMED	7847842222 May 25	05/27/25	140.32	01-04-5307 ELECTRICITY	Act# 7847842222 May 25		0625
COMED	9084342111 May 25	05/24/25	5,544.63	01-04-5307 ELECTRICITY	Act# 9084342111 May 25		0525
CORE & MAIN*	W974842	05/14/25	2,320.00	02-17-5330 WATER METERS	iPerf 3/4S 3TS 1G Smart Mode Meters		0625
CORE & MAIN*	W976862	05/14/25	177.50	02-17-5330 WATER METERS	mir vlv ffr nut		0625
CORONA, MICHAEL*	05272025 TTD-MC-Vchr 445	05/27/25	2,988.68	01-03-5517 WORKER'S COMP INSURANCE	TTD-Temp. Total Dis-Claim#240212W030-MC-5/2/25-5/15/25 -Voucher# 445		0525
Crossmark Printing Inc	99829	05/22/25	70.00	01-01-5311 SPECIAL EVENTS	1 Hometown Hero Banners		0625
Crossmark Printing Inc	99942	05/22/25	70.00	01-01-5311 SPECIAL EVENTS	1 Hometown Hero Banners		0625
CUSTOM TIRE INC	82657	05/20/25	505.00	02-18-5402 VEHICLE MAINTENANCE	2 tires-#8		0625
CUSTOM TIRE INC	82699	05/28/25	990.00	01-03-5402 VEHICLE MAINTENANCE	4 tires		0625
DURANO, SCOTT*	05202025 EXP DURANO	05/20/25	42.00	01-03-5312 TRAINING & TRAVEL	EXP REIMBURSEMENT - Sgt. Tudor NUCFPS Grad Lunch - Burnett Reg		0625
Eagle Engraving Inc	2025-1659	02/19/25	192.65	01-02-5313 UNIFORMS	Retired FF Badge		0425
EAGLE UNIFORM CO INC	29871-3	05/16/25	57.00	01-02-5313 UNIFORMS	white shirt		0625
EAGLE UNIFORM CO INC	30074-3	05/21/25	180.00	01-02-5313 UNIFORMS	pants		0625
EAGLE UNIFORM CO INC	30607-3	05/29/25	90.00	01-03-5313 UNIFORMS	Navy uniform pants		0625
EAGLE UNIFORM CO INC	30728-3	05/29/25	75.00	01-02-5313 UNIFORMS	round top dress cap		0625
eLineup LLC	1607	02/24/25	750.00	01-03-5512 OTHER SERVICES	eLineup Software Maintenance - Pro - Agency with 50 or few Officers		0425
ENCOMPASS SPECIALTY NETWORK LLC	3828437V12576 RH Vchr 451	06/02/25	277.98	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy -RH Claim #231023W035, 4/25/25-Voucher #451		0425
ENCOMPASS SPECIALTY NETWORK LLC	3836035V12576 RH Vchr 439	05/27/25	228.42	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy -RH Claim #231023W035, 4/30/2025-Voucher #439		0425
ENCOMPASS SPECIALTY NETWORK LLC	3844213V12576 RH Vchr 449	06/02/25	228.42	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy -RH Claim #231023W035, 5/5/25-Voucher #449		0525
ENCOMPASS SPECIALTY NETWORK LLC	5212410570 DD Vchr 450	06/02/25	253.56	02-18-5517 WORKER'S COMP INSURANCE	HOSP-Hospital - Claim #250117W005 DD-4/28/25-Voucher #450		0425
ESD PROPERTIES LLC	24-06-0749	06/03/25	700.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15505 WAVERLY REMODEL PERMIT		0625
Fitzsimmons Hospital Services Inc	136184	05/31/25	92.95	01-03-5399 MISC EXPENSE	SALES ITEM		0625
FLOYD'S ELECTRICAL INC	4191	05/16/25	590.00	01-08-5406 BUILDING MAINTENANCE	relocate feed to UPS disconnect from utility side of generator		0525
FOX, DAVID*	05192025 EXP FOX	05/19/25	258.94	01-03-5312 TRAINING & TRAVEL	EXP reimbursement - travel to DC-scooter rentals and meals		0625
GALLAGHER MATERIALS INC*	38779	05/23/25	149.48	09-04-5416 PATCHING MATERIALS	UPM HIGH PERF COLD PATCH		0625

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Genex Services Inc	C51799059900 JS Vchr 453	06/02/25	743.47	01-04-5517 WORKER'S COMP INSURANCE	EMSW-Medbill service fee - Claim #250506W030-JS-5/5/25-Voucher # 453		0525
GRAINGER	9517669751	05/23/25	1,007.14	01-08-5336 FLAGS & DECORATIONS	banding clip, band-steel		0625
Healthcare and Family Services	GEMTFY24060	08/31/24	272,310.67	01-00-4211 AMBULANCE FEES	GENIT FY 2024(7/1/23-6/30/24)		0425
HR Green Inc.	185337	03/13/25	1,015.00	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Scarlett Oak Ele Site Review		0425
HR Green Inc.	185337	03/13/25	2,740.00	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Carefree Senior Living	3832	0425
HR Green Inc.	187740	05/12/25	1,572.50	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 -Oak Forest Site Plan review - Carefree senior living		0625
HR Green Inc.	188426	06/03/25	6,353.00	02-18-5638 SEWERS	Engineering Services to replace the Crescent Green Lift Station	3819	0525
ICMA MEMBERSHIP RENEWAL	Member #378682 25-26	06/03/25	1,140.75	01-01-5310 PROFESSIONAL DUES	Membership renewal - Moses Arntdei - Member #378682		0625
IFMK LAW LTD	100050.4177 _stml_7 DP Vchr 442	05/27/25	460.00	01-02-5517 WORKER'S COMP INSURANCE	LGLW-Legal - DP Claim #240924W016 - 4/30/25-Voucher #442		0425
IFMK LAW LTD	100050.4185 _Stml_7 MC Vchr 443	05/27/25	380.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal-MC-Claim#240212W030-4/30/25-Voucher #443		0425
IFMK LAW LTD	100050.4295 _Stml_2 RH Vchr 441	05/27/25	608.50	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal-RH Claim #231023W035-4/30/25-Voucher#441		0425
IFMK LAW LTD	100050.4306 _Stml_2 TW Vchr 440	05/27/25	60.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal-TW-Claim #250116W038-4/30/25-Voucher #440		0425
ILCMA	06032025 ILCMA Renewal	06/03/25	421.25	01-01-5310 PROFESSIONAL DUES	Membership - Moses Arntdei		0625
ILLINOIS BONE JOINT INSTITUTE	IB1034587040 JB Vchr 444	05/27/25	112.58	01-02-5517 WORKER'S COMP INSURANCE	OV-office visit-Claim #250221W037-JB-3/19/25-Voucher #444		0425
ILLINOIS DEPT OF INNOVATION & TECH	T2522077	05/19/25	330.70	01-03-5305 TELEPHONE	Billing Act# T2220910, GUC #600044801 Communication Charges - LEADS - April 2025		0425
JENSEN, JOHN	25-05-0491	06/03/25	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 4900 TIMBER POOL PERMIT		0625
JOE RIZZA	452041	05/21/25	49.99	01-04-5402 VEHICLE MAINTENANCE	brake-kit - #36		0625
Johnstone Supply	2217872	05/02/25	154.41	01-08-5406 BUILDING MAINTENANCE	coil cleaners		0525
Johnstone Supply	2218300	05/12/25	1,207.80	01-08-5406 BUILDING MAINTENANCE	thermostat pneumatic		0525
Johnstone Supply	2218301	05/12/25	973.50	01-08-5406 BUILDING MAINTENANCE	cover thermostat		0525
Johnstone Supply	2218302	05/12/25	105.25	01-04-5319 SMALL TOOLS	calibration tool, freight		0525
Johnstone Supply	2218690	05/20/25	299.99	01-04-5319 SMALL TOOLS	mini-split kit tool		0525
Johnstone Supply	2219037	05/20/25	119.08	01-08-5406 BUILDING MAINTENANCE	regulator nitrogen 600psi		0525
Johnstone Supply	2219119	05/21/25	64.11	01-08-5406 BUILDING MAINTENANCE	surge protector		0525
Johnstone Supply	2219234	05/23/25	299.83	01-08-5406 BUILDING MAINTENANCE	recovery charge, charging hose, refrigerant		0525
Johnstone Supply	2219529	05/29/25	135.69	01-04-5319 SMALL TOOLS	coupler quick hand, charging hose		0525
Johnstone Supply	2219533	05/29/25	139.82	01-04-5319 SMALL TOOLS	valve core remov tool		0525
KIMBALL MIDWEST	103428461	06/03/25	213.92	01-04-5406 BUILDING MAINTENANCE	paint, disc		0625
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	4,128.00	01-01-5506 LEGAL FEES-REGULAR	General		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	5,226.00	01-01-5506 LEGAL FEES-REGULAR	Labor		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	4,944.00	38-00-5506 LEGAL FEES-REGULAR	15541 S. Cicero Avenue		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	1,241.89	01-01-5506 LEGAL FEES-REGULAR	PROPERTY MAINTENANCE LIENS		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	99.00	40-00-5506 LEGAL FEES-REGULAR	Redevelopment of 4250 167th Street Eminent Domain		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	396.00	01-01-5506 LEGAL FEES-REGULAR	Delinquent Taxes		0425

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KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	264.00	26-00-5506 LEGAL FEES-REGULAR	Deshe Development Agreement (157th & Cicero)		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	3,228.50	38-00-5506 LEGAL FEES-REGULAR	Purchase and Development of Site 15541 S. Cicero		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	1,405.40	01-01-5506 LEGAL FEES-REGULAR	Merkle Lawsuit		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	2,261.30	01-01-5506 LEGAL FEES-REGULAR	Complaint for Injunctive Relief-16417 Blair Land		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	1,175.00	39-00-5506 LEGAL FEES-REGULAR	EM8 Lamoni/157th Street		0425
KLEIN THORPE AND JENKINS LTD*	05282025	05/29/25	4,861.02	01-01-5506 LEGAL FEES-REGULAR	2025 Property Maintenance Lien Foreclosures		0425
LAW OFFICES OF JACQUELINE J AGEE PC	63	06/03/25	500.00	01-03-5399 MISC EXPENSE	Legal services - administrative hearing officer		0525
Linde Gas & Equipment Inc	49909854	05/22/25	52.25	02-17-5332 COMPRESSED GAS & CHEMICALS	Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE		0625
LOREK, DAREN*	05192025 EXP LOREK	05/19/25	571.00	01-03-5312 TRAINING & TRAVEL	EXP reimbursement - travel to Texas-Conference - limo and meals		0625
Lowisz, David*	05162025 EXP LOWISZ	05/16/25	368.10	01-03-5312 TRAINING & TRAVEL	EXP reimbursement - trip to DC - transportation and meals		0625
LOZANO, JOHN*	05072025 EXP LOZANO	05/07/25	41.00	01-09-5302 PRINTING	EXP REIMBURSEMENT - Driving record abstract		0625
Luna, Alejandro*	05282025 EXP LUNA	05/28/25	283.40	01-02-5313 UNIFORMS	EXP reimbursement - socks, shoes		0625
MacQueen Emergency	P33883	05/19/25	.24	01-02-5402 VEHICLE MAINTENANCE	screw set		0625
MacQueen Emergency	P33981	05/22/25	866.88	01-02-5402 VEHICLE MAINTENANCE	hub caps, IBP bar, freight		0625
MAHER, CHRISTINA*	05272025 EXP MAHER	05/27/25	53.95	01-01-5311 SPECIAL EVENTS	EXP reimbursement - Mayor/Clerk for the Day mugs and lunch		0625
MALLOY, GORDON	06032025 REF MALLOY	06/03/25	532.05	99-00-1115 UTILITY CASH CLEARING	REFUND- OVERPAYMENT ON FINAL WATER BILL		0625
MARATHON SPORTSWEAR	100331	05/22/25	2,258.50	01-02-5313 UNIFORMS	Long sleeve crew neck tees and hooded sweatshirts		0625
McCANN INDUSTRIES INC*	P37670	06/03/25	43.00	01-04-5416 CONCRETE REPAIRS	wood stakes - bundle		0625
MEADE INC*	712789	04/28/25	2,047.50	01-03-5401 EQUIPMENT MAINTENANCE	Opticom replacement	3843	0425
MEADE INC*	712789	04/28/25	2,047.50	01-02-5401 EQUIPMENT MAINTENANCE	Opticom replacement	3843	0425
MEADE INC*	712948	05/30/25	476.32	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	TRAFFIC SIGNAL INSTALLATIONS, WARNING FLASHER		0625
MENARDS - CRESTWOOD	66074	05/20/25	16.14	01-04-5399 MISC EXPENSE	swissmiss milk choc		0625
MENARDS - CRESTWOOD	66076	05/20/25	43.75	01-08-5406 BUILDING MAINTENANCE	softsoap		0625
MENARDS - CRESTWOOD	66303	05/23/25	16.95	01-08-5336 FLAGS & DECORATIONS	US flags		0625
MENARDS - CRESTWOOD	66367	05/24/25	30.28	01-08-5406 BUILDING MAINTENANCE	lysol, lylol bol, waste can		0625
MENARDS - CRESTWOOD	66536	05/27/25	49.47	01-08-5406 BUILDING MAINTENANCE	paper towels		0625
MENARDS - CRESTWOOD	66624	05/28/25	11.94	01-08-5406 BUILDING MAINTENANCE	cleaner		0625
MENARDS - TINLEY PARK	76148	05/17/25	22.95	01-02-5402 VEHICLE MAINTENANCE	spray paint		0625
MENARDS - TINLEY PARK	76372	05/21/25	261.14	01-02-5406 BUILDING MAINTENANCE	softsoap, paper towels, dishwasher soap, toilet paper		0625
MENARDS - TINLEY PARK	76521	05/27/25	246.03	01-02-5406 BUILDING MAINTENANCE	issues, toilet paper, paper towels, trash bags, dawn dish soap		0625
MENARDS - TINLEY PARK	76894	06/02/25	311.40	01-03-5607 BUILDING IMPROVEMENTS	drywall, studs, casters, screws - PD breakroom		0625
MENARDS - TINLEY PARK	76908	06/02/25	17.46	01-03-5607 BUILDING IMPROVEMENTS	fend wash, toggle bolt, alligator anchor - PD break room		0625
MFASCO HEALTH & SAFETY	IN871101	03/21/25	136.03	01-04-5327 SAFETY-OSHA REQUIREMENTS	eyewash station, solution, ibuprofen		0425
MFASCO HEALTH & SAFETY	INV15787	06/03/25	39.15	01-04-5327 SAFETY-OSHA REQUIREMENTS	first aid supplies		0625
MIDAMERICA ORTHOPAEDICS SC	C239273523 DD Vctr 446	05/27/25	325.24	02-18-5517 WORKER'S COMP INSURANCE	OV-Office visit-12/30/24-DD -Claim #250117W005-Voucher #446		0425
MITEL LEASING	905601989	05/28/25	215.78	01-01-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	43.16	01-02-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	388.41	01-03-5305 TELEPHONE	Agreement #: 901-8081543-001		0625

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MITEL LEASING	905601989	05/28/25	86.31	01-04-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	10.79	01-05-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	37.76	01-10-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	140.26	01-11-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	37.76	01-12-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	64.74	02-17-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
MITEL LEASING	905601989	05/28/25	53.95	02-18-5305 TELEPHONE	Agreement #: 901-8081543-001		0625
Morfoot, Nathan*	05232025 EXP Morfoot	05/23/25	319.66	01-02-5313 UNIFORMS	EXP reimbursement - boots		0625
NAVIGATE360 LLC	INV-41474	06/09/25	749.00	01-03-5312 TRAINING & TRAVEL	ALICE instructor certification- class reg - Weiland		0625
NICOR GAS	52-82-53-1000 7 May 25	05/27/25	53.77	02-17-5306 NATURAL GAS	Ac# 52-82-53-1000 7 May 25		0625
NICOR GAS	53-30-27-1000 8 May 25	05/27/25	58.11	02-17-5306 NATURAL GAS	Ac# 53-30-27-1000 8 May 25		0625
NICOR GAS	56-66-88-2322 4 May 25	05/29/25	76.67	02-17-5306 NATURAL GAS	Ac# 56-66-88-2322 4 May 25		0625
O'CONNOR LAW OFFICES LLC*	1514	06/02/25	1,666.66	01-01-5507 LEGAL FEES-PROSECUTOR	JUNE PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE		0625
ON COMPUTER SERVICES, LLC	312153	05/26/25	3,719.39	89-00-5404 COMPUTER MAINTENANCE	Annual renewal for EATON UPS	3804	0625
O'REILLY AUTO PARTS	3380-162682	05/19/25	4.23	02-17-5402 VEHICLE MAINTENANCE	marker light-#8		0625
O'REILLY AUTO PARTS	3380-162770	05/20/25	21.15	01-04-5402 VEHICLE MAINTENANCE	marker light - PW stock		0625
O'REILLY AUTO PARTS	3380-162994	05/22/25	8.62	02-17-5402 VEHICLE MAINTENANCE	hyd filler - #201		0625
ORION	00325906	05/27/25	137.99	01-03-5323 LAW ENFORCEMENT SUPPLIES	road flares		0625
OROZCO, RUBEN & ANITA	06032025 REF OROZCO	06/03/25	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	REFUND- SENIOR VEHICLE STICKER		0625
OSTROWSKI, THOMAS	06032025 REF OSTROWSKI	06/03/25	25.00	09-00-4226 COMMUTER PARKING FEE	REFUND-METRA TOKENS		0625
Pace Analytical Services LLC	257213829	05/23/25	440.00	02-17-5503 PROFESSIONAL SERVICES	4 Disinfectant/Disinfection ByProducts - Water		0625
PACE SUBURBAN BUS	652615	05/27/25	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 June Vanpool Community Transit Fare 299MIN		0625
PACE SUBURBAN BUS	652696	05/27/25	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 June Vanpool Community Transit Fare 905MIN		0625
PAHCS IINORTHWESTERN MED OCC HEALTH	562379	04/30/25	1,082.00	01-01-5503 PROFESSIONAL SERVICES	PD-Pre-employment		0425
Park Ave Recovery LLC c/o Fundworks LLC	9943	05/29/25	225.00	01-03-5399 MISC EXPENSE	Bio-Hazard Cleaning of Squad #14		0625
PLOCHARCZYK, MICHAEL*	05192025 EXP PLOCHARCZYK	05/19/25	206.53	01-03-5312 TRAINING & TRAVEL	EXP reimbursement-travel to DC - car rental and meals		0625
PRECISION HOME BUILDERS LLC	251005	03/05/25	1,100.00	01-03-5607 BUILDING IMPROVEMENTS	PD breakroom tops		0425
Priority Care Solutions LLC	ZD52DIM DP Vchr 447	05/27/25	79.76	01-02-5517 WORKER'S COMP INSURANCE	XRAY-Radiology-DP Claim#240924W016-9/18/24-Voucher# 447		0425
PUBLIC SAFETY DIRECT INC*	105518	05/27/25	30.00	01-04-5410 STREET MAINT/SIGNS	reflective street signs		0625
Quench USA Inc	INV09016837	05/22/25	51.98	01-08-5406 BUILDING MAINTENANCE	Ag# D322174 3I R Q-41298_D322174S 0287229		0625
Quench USA Inc	INV09048617	06/01/25	74.34	01-01-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		0625
Quench USA Inc	INV09048617	06/01/25	148.67	01-03-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		0625
Quench USA Inc	INV09048617	06/01/25	74.34	01-11-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		0625
RAY O'HERRON CO INC*	2414542	05/30/25	1,544.00	01-03-5325 AMMUNITION	Duty 45ACP JHP		0625
RCN	442590301-0017578	05/28/25	945.00	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0625
RKON LLC	INV-RI-117505	04/24/25	2,126.78	89-00-5404 COMPUTER MAINTENANCE	HPE Software Updates	3792	0425
RKON LLC	INV-RI-117505	04/24/25	840.08	89-00-5404 COMPUTER MAINTENANCE	HPE Remote Tech Support	3792	0425
RKON LLC	INV-RI-117505	04/24/25	6,348.46	89-00-5404 COMPUTER MAINTENANCE	HPE Hardware Tech Support	3792	0425

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
RUSH TRUCK CENTERS*	3041890378	05/30/25	210.00	01-04-5402 VEHICLE MAINTENANCE	service kit, slack adjuster		0525
RUSSO POWER EQUIPMENT INC	SP121121275	06/02/25	539.98	01-04-5319 SMALL TOOLS	2 handheld blowers		0625
RUSSO POWER EQUIPMENT INC	SP121128314	06/04/25	1,424.08	01-04-5401 EQUIPMENT MAINTENANCE	chain loops, bar scabbard, bar and chain oil, shovels, Hus chap-technical		0625
Ryan LLC*	824720	06/02/25	3,770.00	39-00-5503 PROFESSIONAL SERVICES	Engagement #585101400.003		0525
SANCHEZ, ANTHONY*	05192025 EXP SANCHEZ	05/19/25	459.58	01-03-5312 TRAINING & TRAVEL	EXP REIMBURSEMENT - travel to DC, car and meals		0625
SANDENO EAST INC	13623	05/23/25	827.45	01-04-5415 PATCHING MATERIALS	N-50 SURFACE 12.35 TONS		0625
SOLUTION 3 GRAPHICS INC	148370	05/08/25	303.56	02-17-5512 OTHER SERVICES	FOLD, STUFF, SEAL SUPPLIED MAY WATER BILLS		0625
SOUTH SUBURBAN ASSOC OF CHIEFS OF POLICE	2025 DUES RB	05/28/25	50.00	01-03-5310 PROFESSIONAL DUES	DC Ryan C Burnett Dues		0625
South Suburban Hospital	C51799059900 JS Vchr 452	06/02/25	1,344.82	01-04-5517 WORKER'S COMP INSURANCE	HOSP-Hospital 5/5/25-JS-Claim #250506W030 - Voucher #452		0525
South Suburban Major Crimes Task Force	Case#25-6749	05/30/25	708.65	01-03-5399 MISC EXPENSE	Case# 25-6749 Investigation food/beverages for Investigators		0525
SOUTH SUBURBAN MAYORS & MANAGERS ASSN*	2025-182	05/22/25	1,892.24	01-01-5212 EMPLOYEE ASSISTANCE PROGRAM	EAP Premium per employee count 5/1/25-10/31/25		0625
STANDARD EQUIPMENT CO*	P03940	05/15/25	902.26	02-18-5401 EQUIPMENT MAINTENANCE	carbide nozzles, seal kit, fin for 8-10", o-rings, seals, freight		0625
SUBSURFACE SOLUTIONS	26843	02/21/25	118.44	02-17-5304 POSTAGE & FREIGHT	SHIPPING		0425
SUBSURFACE SOLUTIONS	26843	02/21/25	7,399.40	02-17-5423 HYDRANT REPAIRS	RD8200SG Radiodetection Survey Grade Receiver	3752	0425
SUBSURFACE SOLUTIONS	26843	02/21/25	4,000.00	02-18-5424 MAINTENANCE OF SEWERS	RD8200SG Radiodetection Survey Grade Receiver	3752	0425
SUBSURFACE SOLUTIONS	26843	02/21/25	2,500.00	01-04-5411 STREET LIGHT REPAIRS	RD8200SG Radiodetection Survey Grade Receiver	3752	0425
Suburban Major Accident Rec./S.M.A.R.T.	SM2025-AF	05/01/25	1,000.00	01-03-5512 OTHER SERVICES	S.M.A.R.T. 2024-25 Assessment Fee		0625
TRANSUNION RISK AND ALTERNATIVE	910851-202505-1	06/01/25	359.10	01-03-5399 MISC EXPENSE	Act# 910851		0525
TYLER TECHNOLOGIES INC	130-155612	05/01/25	58,276.13	01-03-5404 COMPUTER MAINTENANCE	RMS ENTERPRISE	3840	0625
TYLER TECHNOLOGIES INC	130-155612	05/01/25	58,276.13	89-00-5405 911 SYSTEM MAINTENANCE	New World Maintenance, Reporting, Mapping Data Merge, LE CAD, Records	3841	0625
TYLER TECHNOLOGIES INC	130-156768 CREDIT	05/16/25	703.64	01-03-5404 COMPUTER MAINTENANCE	CREDIT MEMO - Prorated term (5/1/25-5/31/25) New World Maintenance		0625
Uniforms Direct LLC	01004422	05/31/25	76.73	01-02-5313 UNIFORMS	double-knit bomber		0625
USABLUBOOK*	INV00719459	05/23/25	364.95	02-18-5424 MAINTENANCE OF SEWERS	ORANGE DRAIN CLEANER		0625
Verizon Wireless	6114206239	05/22/25	62.88	02-17-5305 TELEPHONE	Act# 842475133-00001		0625
Village of Oak Lawn Regional Water Sys*	01-9990010-00 May - 25	06/04/25	296,467.09	02-17-5525 WATER PURCHASES	Water purchase gallons=55,342		0525
W. G. N. FLAG & DECORATING CO	67018	05/21/25	1,405.00	01-08-5336 FLAGS & DECORATIONS	100 3'X5' nylon US flags		0625
W. G. N. FLAG & DECORATING CO	67067	05/23/25	1,715.00	01-08-5336 FLAGS & DECORATIONS	12 3'X5' nylon US flags		0525
WAREHOUSE DIRECT*	5933829-0	05/28/25	382.44	01-01-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	95.61	01-02-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	191.21	01-03-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	45.89	01-04-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	11.47	01-05-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	3.82	01-11-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	11.47	01-12-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	11.47	02-17-5301 OFFICE SUPPLIES	Paper		0625
WAREHOUSE DIRECT*	5933829-0	05/28/25	9.52	02-18-5301 OFFICE SUPPLIES	Paper		0625
ZEP SALES & SERVICE*	9010652050	12/30/24	99.59	01-02-5406 BUILDING MAINTENANCE	ZEP z-green 5gl		0425

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Z-Force Transportation Inc*	25-204216	05/21/25	2,147.79	02-17-5421 MAINTENANCE OF WATER MAINS	CAT BEDDING BACKFILL		0625
Z-Force Transportation Inc*	25-204246	05/23/25	1,433.95	02-17-5421 MAINTENANCE OF WATER MAINS	CAT BEDDING BACKFILL		0525
Z-Force Transportation Inc*	25-204315	05/28/25	2,007.65	02-17-5421 MAINTENANCE OF WATER MAINS	CAT BEDDING BACKFILL		0625

Grand Totals: 259 1,098,253.57



**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	04292025 TAX BANDITS	124799	M 04/29/25	21.42	01-01-5503	PROFESSIONAL SERVICES	Payment for Form 941 - CJ	0425
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05192025 AM PLAN ASSOC	124800	M 05/19/25	135.26	01-12-5310	PROFESSIONAL DUES	APA Professional Membership - HH	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	250522-04-37 ORG PAN HS	124801	M 05/22/25	76.03	01-01-5312	TRAINING & TRAVEL	Original Pancake House - Bkfst mayor treas FD - CJ	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05282025 IDPH EMS	124803	M 05/28/25	26.00	01-02-5402	VEHICLE MAINTENANCE	IDPH EMS & Highway safety - Ambulance insp	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05282025 MAIZ & BARRO	124805	M 05/28/25	211.21	01-01-5399	MISC EXPENSE	Maiz & Barro Luncheon-C.M.	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05302025 JEWEL	124806	M 05/30/25	47.37	01-01-5399	MISC EXPENSE	Jewel-Osco -Cookies-soda -Luncheon - CM	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	6104576 URBAN LAND INSTITUTE	124807	M 05/19/25	336.00	01-12-5310	PROFESSIONAL DUES	URBAN LAND INSTITUTE - Professional Dues - HH	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05162025 IDPH EMS	124808	M 05/16/25	102.25	01-02-5402	VEHICLE MAINTENANCE	IDPH EMS & Highway safety - Ambulance insp	0525
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	2424 MOBILE DEMAND	124810	M 06/02/25	185.00	01-02-5602	COMPUTERIZATION	Mobile Demand-Pattern Mounting Kit - TR	0625
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	2948167-T3F4	124804	M 05/30/25	120.16	01-00-2104	IMRF W/H PAYABLES	MAY CONTRIBUTIONS	0525
POSTMASTER - OAK FOREST	POSTMASTER - OAK FOREST	06022025 US POSTAGE	124811	06/04/25	1,435.84	02-17-5304	POSTAGE & FREIGHT	UB POSTAGE JUNE 2025	0625
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	05242025 SIMPLIFILE	124802	M 05/24/25	449.00	01-11-5604	MISC EQUIPMENT	Simplifile License and Support fee	0625
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	05302025 LTKMM	124809	M 05/30/25	93.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Record Fees - M.P.	0525

Grand Totals: 3,238.79

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

MAY 6, 2025

ATTENDANCE

Police Chief Durano, Fire Chief Kasper, EMA Joe Pilch and Supvr. Marilyn Morgan. Fire D.C. Chocola presentation of Pre-action sprinkler system.

APPROVAL OF MINUTES

Motion to approve the Minutes from the April 1 2025 Meeting made by Chief Kasper, seconded by Joe Pilch and agreed to by all.

APPROVAL OF BILLS

\$96.75 – Aaron Beatty – Dispatch lift controller, \$105.00 – APCO – EMD Recertification for 3 Dispatchers, \$23.98 – Menards – filter for equipment and \$46,004.00 – Pre-Action Sprinkler – 911 server rooms fire protection were approved for payment. Motion made by Chief Kasper, seconded by Joe Pilch and agreed to by all. Chief Durano advised the Radio Room Window will be removed from the 911 budget and into Building & Grounds budget.

NEW BUSINESS

Presentation by D.C. Chocola of the Sprinkler System for the server rooms and the breakdown of cost.

OLD BUSINESS

Chief Kasper gave an update on the FD portables. He also mentioned three intersection Opticom were in the process of being repaired.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0925 hours made by Chief Durano, seconded by Joe Pilch and agreed to by all. Next scheduled Meeting is Tuesday, June 3, 2025 in the Oak Forest City Council Chambers.

Marilyn Morgan 6-3-25

CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, April 16, 2025

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

Pledge of allegiance.

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

**ABSENT:** 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 6-0, 3 absent.

1. ZC# 25-07 Monument Signs – Multi-Family Residential Districts – Text Amendment: PUBLIC HEARING – The applicant requests a review and recommendation for approval of a text amendment to allow monument signs by permitted by right in the R5 – Multi-Family Residential District and R6 – Multi-Family Residential District.

Paul Ruane brought this text amendment before City Council as directed. There was little to no direction and was told to bring it back before Planning and Zoning. There are specific requirements that are required by code for all monument signs residential or not. The reason for the text amendment is to prevent hurdles for signs that meet code in the Multi-Family Residential Zoning Districts.

Chairman Ziak asked for any questions.

Commissioner Larson asked what property the monument sign was for. Paul Ruane clarified this is for a change in the code and not a specific property. Paul reported that any change to code requires a public hearing.

Chairman Ziak opened the matter for public comments. Seeing none.

Chairman Ziak asked for a motion to approve.

Commissioner Runge made the motion. Commissioner Schroeder 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 6-0, 3 absent.

Paul Ruane stated it will go for final determination before City Council on April 22, 2025.

2. ZC# 25-08 Plat of Subdivision: PUBLIC HEARING – The applicant requests consideration of a plat of resubdivision that will subdivide five lots into two lots to create the Midlothian Farms II Subdivision in the C3 – Central Business District at 4758 W. 151<sup>st</sup> Street.

Paul Ruane reported this proposal will clean up the property lines by creating one lot for the senior development and one lot for commercial development at the corner of 151<sup>st</sup> Street and Cicero Avenue.

Paul showed a rendering of the proposed subdivision with existing creek in the middle.

Chairman Ziak asked for any questions. Seeing none.

Chairman Ziak asked if anyone from the public would like to comment. Seeing none.

Chairman Ziak asked if the developer would like to add anything. None.

Chairman Ziak asked for a motion to approve.

Commissioner Larson made the motion. Commissioner Runge seconded.

Roll call.

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

Motion carried 6-0, 3 absent.

The plat is ready for final signatures and can be recorded.

Commissioner Larson asked about when the proposed development was approved. Paul stated 2022.

Chairman Ziak asked for a motion for approval of March 19, 2025 minutes. Chairman Ziak asked for any comments. None.

Commissioner Schroeder made the motion. Commissioner Kunz seconded.

Roll call.

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

Motion carried 6-0, 3 absent.

Chairman Ziak asked for citizen participation. Seeing none.

Updates: Paul Ruane stated he is unsure whether there will be a first meeting in May. He reported there will be a community planner starting as well.

Commissioner Larson asked about the virtual meeting. Chairman Ziak stated he believes it is a very informative meeting to attend. Paul Ruane stated there was also an in-person meeting that was held in November. The questions following the meeting are very informative. Information to sign up was in the email sent by Paul.

Chairman Ziak asked for motion for adjournment. Commissioner Runge made the motion. Commissioner Kunz 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 6-0, 3 absent.

Meeting adjourned at 7:23 p.m.

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

CHAIRMAN ZIAK



CITY OF OAK FOREST  
 PLANNING & ZONING COMMISSION MEETING MINUTES  
 Wednesday, May 21, 2025

The Planning & Zoning Commission meeting was called to order at 7:08 p.m. by Chairman Ziak.

Pledge of allegiance.

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

**ABSENT:** Commissioner Bittner  
 Commissioner Joyce

Chairman Ziak asked for a motion to open the meeting.

Commissioner Forbes made the motion. Commissioner Ater seconded.

Roll call.

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

Motion carried 5-0, 1 absent.

1. ZC# 25-09 14741 Central Avenue – Parking Variation: PUBLIC HEARING – The applicant requests review and recommendation for approval of a variation to allow the reduction of 15 parking to 36 spaces where 51 are required in the C1 – Commercial Business District at 14741 S. Central Avenue.

Community Planner Hunter Heyman reported New Horizon is an existing restaurant currently located on Central Avenue. The request is due to a transfer of ownership and needed for change of liquor license ownership. No changes to property being made. Current parking spaces is 36. 51 are needed. There is an excess of parking at the neighboring property of 17 spaces which can be utilized.

Chairman Ziak asked for questions from the Commissioners.

Commissioner Forbes stated he has never witnessed an issue with the parking. He believed the lot in between New Horizon and the strip mall was New Horizon's. He reiterated he has never seen a problem and is okay with it.

Chairman Ziak opened the meeting for public comment.

Martin Christenfono, owner of the property to the north. Chairman swore him in. He spoke with Paul and talked to the current owner of New Horizon. His intent of the property in the middle is to develop it in the future. He would work with the owner of New Horizon to use the property for parking until a proposed development comes along.

Chairman Ziak asked for a motion to approve.

Commissioner Larson made the motion. Commissioner Ater seconded.

Roll call.

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

Motion carried 5-0, 1 absent.

Paul Ruane stated the final determination will be before City Council on May 27, 2025.

2. ZC# 25-11 5310 149<sup>th</sup> Street – Larger Than Allowed Garage: PUBLIC HEARING  
– The applicant requests review and recommendation for approval of a variation to allow a garage beyond the allowed floor area square footage in the R2 – Single Family Zoning District at 5310 149<sup>th</sup> Street.

Community Planner Hunter Heyman reported the presentation will be for zoning case 25-11 and 25-10. The request is for a variance to allow a 63'x32' garage near the center of the property and a third garage where only two are allowed. Current zoning is R2. The request is conditional on the applicant bringing the non-conforming driveway up to code.

Chairman Ziak asked for any questions from the Commissioners.

Commissioner Larson asked what the garage will be used for.

The applicant, Daniel Plazinski, approached the podium. Mr. Plazinski stated the garage will be used for storage, one van, box truck, tractor and personal items. Not a business.

Commissioner Forbes asked what utilities will be run to the proposed garage. Applicant answered just electric. Commissioner Forbes asked about the existing garage and what utilities are being run to it. The applicant answered just electric.

Chairman Ziak asked for any additional questions or comments from the Commissioners. Seeing none.

Chairman Ziak swore in all citizens planning on speaking during public hearing.

Jim Emmett, 14717 Massasoit, residents called him who could not make it to the meeting to express their concerns. They are worried about it becoming commercial. They already see trucks dropping off supplies to the existing garage. Another resident was concerned about the looks of the area and impacting their property.

Patti Griffin, (*inaudible*) Lorel Ave., concerned about flooding. Her house is lower than this property and is worried about the flow of water. She is concerned about equipment as well.

Chairman Ziak asked Commissioner Forbes if there would be a full review from engineering. Paul Ruane stated based on the requirements of the code there is not a drainage plan required unless it is more than 20% of the yard.

Jacqueline Spreadberry, (*inaudible*) Temple Ave., concerned about flooding as well. Believes the proposed garage will be bigger than most surrounding homes. She believes there is a business being run out of the house and does not want additional equipment being stored on property. It is located across the street from a park and concerned about increased traffic as well.

Patty Walsh, 14720 Lorel Ave., is concerned about ingress and egress onto Lorel Avenue. Lorel Avenue cannot accommodate any more traffic. She also inquired as to what the proposed garage would look like. Paul Ruane added the applicant is planning on using the existing driveway off of 149<sup>th</sup> Avenue.

Tom Plummer, 14823 Lorel Ave., he seconded all points already made. He is speaking for Ms. Mahalik. Clarified the garage will be placing west. He stated it would be intrusive to all neighbors involved. It is proposed 8' overhang on the porch. It will be larger than most neighboring homes. Ms. Mahalik's living room window will be directly looking at the proposed garage. Documents referenced other large lots. He stated the other large lots are grouped together. This proposed garage is landlocked in between all small lots.

Chairman Ziak stated he received notice from Ms. Mahalik and noted her thoughts and concerns have been documented.

George Jones, (*inaudible*) 149<sup>th</sup> Street, he does not believe the garage is that massive for the lot. He was against it in the beginning. His neighbor explained what he would like to do. After seeing what he is going to do, he is in approval of it.

John Papiez, 14853 Long Avenue, stated he can reach over his back fence and touch the trucks on his lot. He believes it is going to add traffic. It is already a little noisy in the mornings.

Dave Dunn, Mission Avenue, hears backing up of trucks making noise early in the morning. Between the brick garage and the fence, there is not enough room to make a driveway for access.

Kate Lacy, 14756 Lorel Avenue, has not had any issues. She is worried that if he is running a business he is worried about traffic with the schools (*inaudible*).

Mary Jo Young, (*inaudible*) Long Avenue, stated trucks are parking back there all the time. She questioned where the driveway will go in relation to the lot and to get into the garage. There is not enough room. She stated the area is not flat. She is concerned about drainage.

Paul Ruane asked the applicant if he would like to address the resident's concerns and questions.

Chairman Ziak closed the portion of the public hearing.

Applicant, Daniel Plazinski approached the podium. He stated there is approximately 16' of space between the existing shed/garage and where he is proposing to build. He would like to use it as an entrance to the proposed garage. He believes the building will be east/west. He does not have any semi trucks. He has two vans which one is in Chicago. He also has a small dump truck which is like a pickup truck. As for the noise of backing up, that is him starting his truck and leaving for work. An employee might stop by to pick something up. It is not a business.

Paul Ruane asked about the height of the proposed garage. The applicant stated 12' walls and 18' to the peak.

Chairman Ziak asked about the location of the garage. Applicant stated he wanted to put it in the middle of the lot, closer to the house. North of the house and there would be 30' from one side and 30' from the other.

Commissioner Forbes clarified the maximum height for a detached structure is 15'.

Commissioner Larson clarified it is not a business being run out of there.

Applicant confirmed it is not a business, it is his single family home.

Commissioner Runge asked if there are workers coming to his home. And if they come to pick up materials. Applicant stated sometimes. They can pick up tools or plywood. It is not every day.

Chairman Ziak reopened the public hearing.

Jim Emmett approached the podium again. He stated the concern was it being commercial in a residential and who will enforce it. A vehicle with a backup alarm are usually a dump truck type. The flooding is an issue. Maybe take down his existing garage.

Tom Plummer stated the size of the proposed garage invites storage, storing cars, business materials. What is the proposed garage for?

Mary Jo Young stated the plans has the overhang for the door at 10'. Most garages have an 8'. She wanted to know why for personal cars.

Chairman Ziak asked for any additional questions from the Commissioners. Seeing none.

Chairman Ziak asked for a motion to approve 25-11. He clarified there are options. It does not need to be approved it can be denied.

Commissioner Forbes made the motion. Commissioner Ater seconded.

Roll call.

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

Motion carried 1-4, 1 absent.

Paul Ruane stated the final determination will before City Council on May 27, 2025. Planning and Zoning Commission is a recommending body.

3. ZC #25-10 5310 149<sup>th</sup> Street – Third Garage Request: PUBLIC HEARING – the applicant requests review and recommendation for approval of a variation to allow a third garage in the R2 – Single Family Zoning District at 5310 149<sup>th</sup> Street.

Chairman Ziak asked for a motion to approve.

Commission Forbes made the motion. Commissioner Ater seconded.

Roll call.

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

Motion carried 1-4, 1 absent.

Paul Ruane stated the final determination will be before City Council on May 27, 2025.

Chairman Ziak asked for a motion to approve the May 7, 2025 minutes.

Commissioner Runge made the motion. Commissioner Ater seconded.

City Clerk Nicole Tormey added the minutes were prepared out of order. April minutes will be on the next agenda.

Roll call.

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

Motion carried 5-0, 1 absent.

Chairman Ziak asked if there is anyone who would like to speak. Seeing none.

Updates: Paul Ruane stated Hunter did a great job presenting at the meeting. Hunter Heyman reported the next meeting will be a rezoning from office to commercial C3 as well as a special use permit to allow residential on the top floor, 151<sup>st</sup> and Cicero, northwest corner.

Commissioner Larson made the motion to adjourn. Commissioner Runge seconded.

All in favor.

Meeting adjourned at 7:57 p.m.

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

  
CHAIRMAN ZIAK

Oak Forest Senior Commission Minutes  
March 12, 2025  
Submitted by Diana Dilger

- I. Call the meeting to order at 1:12pm.
- II. Pledge of Allegiance
- III. Attendance
  - A. All present except Dee Cozzolino, Diana Dilger, Charla Kukowski
- IV. Minutes for the February meeting were read by Lori Aimone filling in as secretary. Phyllis approved the minutes and seconded by Gene. The entire commission approved the minutes.
- V. Old Business
  - A. Review of previous luncheon. Phil and Amy were well received with 108 tickets sold. A suggestion was made for parmesan cheese packets to be included with a pasta meal.
  - B. Current practice for cash returns of the tickets is only at City Hall or take home an extra lunch with a ticket at the current luncheon.
- VI. New Business
  - A. Jerry Marquart joined the commission. It was approved by Lori and seconded by Phyllis. All were in favor of his admittance to our commission.
  - B. March luncheon
    1. Our entertainment will be Kim Frankovelgia, a singer. We will serve corned beef, cabbage, carrots, potatoes, bread & butter, with soda bread for dessert. Our catering supplier changed from Kenootz to Cooper's Catering, and the City will change payable. To date 48 tickets have been sold. As an added incentive the city will advertise on the outside board.
  - C. Ed Sinars, a past commissioner, passed away. Ed and his wife, Bev, were a significant part of the Oak Forest Senior Commission before retirement. They were responsible for organizing and overseeing the Oak Forest Health Fair. There was a prayer service and wake attended by our current commissioners.
  - D. Gene said future entertainment has not been contracted.
  - E. Joe reiterated that signs displayed outside are not up to us.
  - F. Review for our policy to decline requests for advertising and political literature at the luncheon. Gene stated that City Hall policy does not allow campaigning. Phyllis reminded that attendees are opposed to side presentations.
  - G. Copies of specifications for providing luncheon meals were drafted by our chairperson and submitted with revisions by Joe. A list for previously served meals was turned in.
  - H. We had a request by one of the local candidates in the April 1st election to leave campaign literature at the luncheon, which our chairperson declined explaining

our neutrality and desire to keep the luncheon as an entertainment venue. We have had many requests to display products, campaign literature, services, etc. and we have declined. While they may be of “interest to seniors”, they are still essentially advertising and solicitation. The purpose of the luncheon is for relaxation and entertainment. Also, our chairperson noted that he intentionally did not mention the source of catering this month because of a connection to the election.

VII. Other

- A. Birthday recognition included a sign in sheet for the current month’s birthday in order to add a personal touch to attendees.
- B. Roy Cooper was a guest and he attended our meeting just to observe. Also, he mentioned he’s no relation to Cooper’s Catering.
- C. Kathy shared the status of Dolores Cozzolino's health. General consensus is that we need to be aware of the need for additional new commissioners.
- D. Jerry shared Bob Marquardt’s letter of gratitude for the time he shared as a Senior Commissioner.
- E. Joe received historic picture albums of former luncheons and will share them in the future. Gene’s notebook is a complete record of our meetings.

VIII. Adjournment

- A. A motion to adjournment was made by Lorrie W and seconded by Kathy at 2:12 pm.
- B. Next meeting will be April 9, 2025 at 1:00pm.

Respectfully submitted,  
Diana Dilger  
Secretary of Senior Commission

Oak Forest Senior Commission Minutes

April 9, 2025

Submitted by Diana Dilger

- I. Call the meeting to order at 1:05 p.m.
- II. The Pledge of Allegiance was said by all.
- III. Roll call - All present except Charla K.
- IV. Diana Dilger read the March minutes taken by Kathy Walker. Kathy W. made a motion to approve the minutes and Sue Markus seconded. Then the entire commission voted to accept the minutes.
- V. Current Business
  - A. Review of a possible new commissioner, Nora Rowe. She can not make any of the Wednesday Commission meetings, it was decided she could be a volunteer but could not become a commissioner. All were in agreement.
  - B. Review of March luncheon. Kym Frankolvelgia, a singer, was well accepted as a singer and also she had a good sense of humor. There were many positive comments from many guests. Comments about the food varied from excellent to the meat being too fatty, too grisly, too thick, and too tough. Cooper's catering will be informed.
  - C. We only sold 86 tickets. Better advertising is needed.
  - D. April luncheon is on April 24, 2025. The entertainment will be John Measner, a magician. The menu will be chicken parmesan with pasta and vegetables. Dessert to be determined. To date 45 tickets have been sold.
  - E. May's entertainment is Steve Cooper, a musician, and an expert on bands and music of various eras. Date is May 22, 2025.
  - F. Future entertainment for June and September has not been determined.
- VI. Other
  - A. Bid specifications for supply of the luncheons food will be reviewed by Joe P.
  - B. Gene K. asked for a back-up and Phyllis volunteered.
  - C. Lori A. and her husband went to visit the Veterans at Manteno Veterans Home and gave the veterans \$155 in cash in addition to games, puzzles, cards, paper towels, and napkins.
  - D. From Ed Sinars estate, a box of memorabilia was given and Gene said he would look it over.
- VII. Adjournment
  - A. Gene K. made a motion to adjourn the meeting and Kathy Walker seconded the motion at 2:07 p.m.

Respectfully submitted,

Diana Dilger  
Secretary of Senior Commission



**RECOGNIZING THE VETERANS OF FOREIGN WARS' 125TH ANNIVERSARY**

**WHEREAS**, since 1899, the Veterans of Foreign Wars (VFW) has been the nation's leading veterans' service organization in the fight to better the lives of those who have worn the uniform of the United States military; and

**WHEREAS**, on this, their 125th anniversary of service to our country, we congratulate the members of the VFW, including our own Owen W. Winter Jr. Post 4241, whose members have been active in veterans' issues and the community since July 15, 1945; and

**WHEREAS**, Post Commander Donald Snedden is the son and nephew of founding members of Owen W. Winter Jr. Post 4241; and

**WHEREAS**, Owen W. Winter Jr. Post 4241 supports worthwhile causes and institutions, such as the Veterans' Home at Manteno, Memorial Day and Veterans Day activities, rifle salutes, honor guard services, and Poppy Day fundraisers; and

**WHEREAS**, Owen W. Winter Jr. Post 4241 contributes to the community by participating in city ceremonies, donates to food banks, nominates teachers for awards, provides scholarships to students; and

**WHEREAS**, Owen W. Winter Jr. Post 4241 recognizes the city's police, fire and emergency services personnel for their individual achievements and acts of heroism; and

**WHEREAS**, we applaud the outstanding service that our veterans have provided to our community and to our nation, and the dedication and commitment of all of our men and women who serve and protect this community and this country each and every day;

**THEREFORE**, I, James Hortsman, Mayor of the City of Oak Forest, recognize, remember and congratulate the Veterans of Foreign Wars for their 125 years of service.

**PASSED THIS 10<sup>th</sup> DAY OF JUNE 2025**

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City Clerk Nicole Tormey  
Witness

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Mayor Jim Hortsman

CITY OF OAK FOREST  
Economic Advisory Council  
Meeting Minutes  
Wednesday, February 5, 2025 – 12:00 p.m.  
City Hall, Council Chambers  
15440 S. Central Avenue



1. Call to Order at 12:02 p.m.

Present: Member Jim Emmett  
Member Patrick Gericke  
Member Kim Malecky-Iles  
Member Brian Martello  
Member Dan Walsh  
Chairman Don Vacha  
Community Planner Paul Ruane, staff liaison  
City Administrator Tim Kristin  
Chrissy Maher, staff

Absent: Member Paul Hosman  
Member Patti Griffin  
Member Keith Tadevich

\*\*\*\*\*

2. Approval of Minutes from August 21, 2024

Member Kim Malecky Iles made a motion to approve the minutes from August 21, 2024. Motion was seconded by Member Dan Walsh. Minutes were approved by a vote of 6-0, with three members absent.

\*\*\*\*\*

3. Project Updates

Mr. Ruane updated the council on the following projects:

- 167<sup>th</sup> and Cicero (Logistics Facility)
  - Looking for tenants
- 157<sup>th</sup> and Cicero (Mixed Use and Townhomes)
  - The development is completed, and the café is open
- Carefree Village Senior Development NW corner of 151<sup>st</sup> and Cicero
  - Received local engineering approval, but waiting on MWRD permits, which could take 4-6 weeks
- Dunkin at 159<sup>th</sup> and Cicero
  - Started construction, but waiting on IDOT to approve access points
- Former Ace Hardware site
  - Waiting on redevelopment agreement with the city, plans include 5,0000 square feet of commercial space in front and townhomes (rentals) in the back of the property
- 157<sup>th</sup> Street and Lamon Avenue
  - Working on a redevelopment agreement with the city, plans include renovation of existing structures that will create a mix of 20 studio and 20 one-bedroom rental units

CITY OF OAK FOREST  
Economic Advisory Council  
Meeting Minutes  
Wednesday, February 5, 2025 – 12:00 p.m.  
City Hall, Council Chambers  
15440 S. Central Avenue



4. New Business

A. Economic Advisory Council – Strategy & Vision Discussion

Member Kim Malecky-Iles inquired about starting a banner program for local businesses in partnership with the Oak Forest-Crestwood Chamber of Commerce. Staff will look into the feasibility of the request.

Member Jim Emmett asked for an update regarding the potential for Hog Wild restaurant to move to Oak Forest. Unfortunately, the owners are not ready to relocate here at this time but they are aware of what we have to offer. We offered incentives to build in Oak Forest, but they want to get up and running sooner. Member Dan Walsh commented that there is room for the brand in Oak Forest and opening here would not cause competition for their other locations.

Member Kim Malecky-Iles informed the group that the Oak Forest-Crestwood Area Chamber of Commerce would like to relocate its Shop Local sign that currently sits on the Waverly Commuter Lot property at Cicero Avenue. Mr. Ruane asked her for a list of possible relocation sites. On the topic of signage, Member Emmett suggested that there should be a development impact fee that could be used for new entryway signs.

5. Old Business

Chairman Vacha asked if the council still wants to explore capping the amount of money the city provides through its Façade Assistance Program. The council agreed they would like to explore this concept. Chairman Vacha asked that it be added to the next agenda for further discussion.

6. Adjournment

Member Dan Walsh made a motion to adjourn. Motion seconded by Member Brian Martello.

The meeting was adjourned at 12:43 p.m.

Minutes prepared by: Chrissy Maher

CITY OF OAK FOREST  
Civil Service Commission Meeting Minutes



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

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1. Special Meeting called to order on Thursday May 22, 2025 at 10:01 am
2. Roll call, Jeanette Beck, Joseph Donley, Diana Davidson, Police Chief Scott Durano, POLICE Investigator Will Engle, Michael Salamowicz, DPW Director
3. Approval of minutes from APRIL 10, 2025 meeting  
Motion Diana Davidson, Seconded Joseph Donley
4. Oak Forest Police Department promotional Telecommunicators Supervisor Exam  
Written test will be on June 28, 2025 at 9:00 am in City council chambers.  
Oral interviews will be conducted at a later date.  
Due date for submitting intent for testing for position is due Monday June 16, 2025  
Weighted scoring for the test will be 50% written and 50% oral interviews for a combined score of 100 %, passing score is 70% to be on eligibility list.  
Motion Diana Davidson, Seconded Joe Donley, Motion approved
5. Executive session  
Employment
6. Citizen participation None
7. Old business Police Court Clerk promotional exam tabled
8. New Business public works extension of Heavy Equipment operator eligibility  
Current list will expire on June 7, 2025, will discuss extension for 2 months on June 5, 2025 civil service meeting and also gather information to run a promotional for this position
9. Adjournment motion Jeanette Beck Seconded Joseph Donley at 11:17 am

*Diana Davidson*  
*J. Donley*



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

DATE: June 10, 2025  
TO: Mayor Hortsman, City Council  
FROM: Garrick Kasper, Fire Chief  
SUBJECT: APPROVAL OF PAYMENT TO THE DEPARTMENT OF HEALTHCARE AND FAMILY SERVICES IN THE AMOUNT OF \$272,310.67

## Background

In October of 2020, Oak Forest City Council authorized entry into an Intergovernmental Agreement (IGA) with the Illinois Department of Healthcare and Family Services. This agreement allowed the City, as a public provider, to recover supplemental reimbursement for unrecovered costs associated with ambulance transports for Public Aid or Medicaid patients, under the Federally-funded Ground Emergency Medical Transportation ("GEMT") Program. In order to be a part of the GEMT program and receive reimbursement in excess of the rate we would otherwise have recovered, we needed to enter into this intergovernmental agreement. The terms of the IGA continue in subsequent years provided all program requirements are met or until otherwise terminated by the Parties. The Illinois Department of Healthcare and Family Services (HFS) Invoice #GEMTFY24060 for \$272,310.67 represents 50% of collections allowed during GEMT FY 2023 (Quarter 3-4) and GEMT FY 2024 (Quarter 1-2). The Department of Healthcare and Family Services has confirmed they see no prior balances other than the current balance due reflected above.

## Recommendation

I respectfully request approval allowing payment of HFS Invoice #GEMTFY24060 for \$272,310.67 and permission to continue participation in the GEMT program between the Illinois Department of Healthcare and Family Services and the City of Oak Forest. This payment will be made from line item #01-00-4211 (ambulance fees).

## Action Requested

It is my recommendation the Council approve the payment of HFS Invoice #GEMTFY24060 for \$272,310.67 from line item #01-00-4211 (ambulance fees) and continue participation in the GEMT program between the Illinois Department of Healthcare and Family Services and the City of Oak Forest. Please feel free to contact me with any concerns or questions. Thank you.



# INVOICE

**Date:**  
**INVOICE #**  
**FOR:**

August 31, 2024  
 GEMTFY24060  
 GEMT FY 2024 (7/1/23-  
 6/30/24)

**BILL TO:**  
 CITY OF OAK FOREST  
 5620 W JAMES DR  
 OAK FOREST, IL 60452

DESCRIPTION	YEAR	QUARTER	TOTAL	TOTAL DUE
PROCEDURE CODE A0427 & A0429	2023	3 & 4	\$181,459.11	<b>\$181,459.11</b>
PROCEDURE CODE A0427 & A0429	2024	1 & 2	\$90,851.56	<b>\$90,851.56</b>
<b>TOTAL DUE:</b>				<b>\$272,310.67</b>

**Total Amount Due by  
 October 31st, 2024**

Make all checks payable to:

HFS Bureau of Fiscal Operations –  
 GEMT  
 PO Box 19491  
 Springfield, IL 62794-9491



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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DATE: June 4, 2025  
TO: Mayor James Hortsman, City Council  
FROM: Dave Rana, Director Emergency Management  
SUBJECT: Additional Outdoor Warning Siren

## Background

The city currently has four Outdoor Warning Sirens (Tornado Sirens) throughout the city. Currently on the west end of the city in the area of Victoria & Ridgeland Ave. there is a lack of coverage for outdoor warnings. The closest Outdoor Warning siren is a little over one mile away at the water tower on Briar Lane. The addition of the additional siren would increase public safety and ensure that all areas of the city are alerted in case of severe weather. An RFP was issued and the city received two qualified bids, the low bid was from Federal Signal Corporation.

## Recommendation

Staff recommends approval of the requested additional Outdoor Warning Siren as specified in the RFP. In a location agreed upon with the all parties. This siren would be installed on city owned property and would be added to the annual maintenance program after the warranty period.

## Action Requested

Approval of the bid from Federal Signal Corporation in the amount of \$ 33,585. This amount was part of the 2025/2026 Capital Improvement Plan.

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**Oak Forest, IL  
Request For Proposal (RFP)  
Outdoor Warning Siren**



**Presented To:**  
Clerks Office, City Hall  
Attn: Dave Rana  
15440 S. Central Ave,  
Oak Forest, IL 60452  
708-687-0450  
[drana@oak-forest.org](mailto:drana@oak-forest.org)

**Submission Deadline:**  
May 15, 2025  
4:00 PM

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

**Attachment 1**

Note for all specifications: Vendors to place an (X) in the appropriate column by each numbered specification detail.

**Column A= Meets Specifications**

**Column B= Deviates from Specifications**

Where the product does not meet specifications, the vendor is to fully explain deviation in the far-right column, if more room is needed, attach further documentation to the bid. The attachment is to indicate item number, page number, etc. All equipment is to be new and unused.

#	Equipment Specifications	A	B	Deviations
1	Electro-Mechanical Rotating Siren, 130 dB(C) 800Hz	X		
2	Mechanical Siren Controller, DC, 2-Way Digital, High Band Radio	X		
3	Transformer/Rectifier Assembly, 208-240VAC, 48VDC	X		
4	Antenna System, 150-174MHz	X		
5	Antenna Mounting Bracket, Pole Mount	X		

The use of the name of a manufacturer, brand, make, or catalog designation specifying an item does not restrict bidder to that manufacturer, brand, make, or catalog designation, unless specifically noted otherwise. This is used to simply indicate the character, quality, and or performance equivalence of the commodity on which proposals are submitted. Bidders, when bidding an equivalent, must note the manufacturer, brand, make and catalog number and provide specifications on the unit being bid on.

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

Attachment 2

Bid Form

Oak Forest Emergency Management

Outdoor Warning Siren

Quotation 24-1002

To: City of Oak Forest Emergency Management

Date May 12, 2025

Attn: Director Dave Rana

The undersigned Federal Signal Corporation (Corporate Name of Bidder) agrees to provide service to the City of Oak Forest, Emergency Management, at the prices quoted below, in accordance with the specifications and general conditions on file in at the City of Oak Forest. Copies of which are attaché hereto and are made a part of this proposal.

Line Item	Manufacturer and Description	QTY	Unit Price
1	Electro-Mechanical Rotating Siren, 130 dB(C) 800Hz	1	Please see quote on the following page.
2	Programed with provided frequencies & P25Mechanical Siren Controller, DC, 2-Way Digital, High Band Radio	1	
3	Transformer/Rectifier Assembly, 208-240VAC, 48VDC	1	
4	Antenna System, 150-174MHz	1	
5	Antenna Mounting Bracket, Pole Mount	1	

A vender may substitute and attach a vendor supplied quotation on official vendor letterhead to attachment #2.

In order to demonstrate that the Vendor can properly fulfill the service of these specifications, the Vendor shall furnish with their proposal a minimum of three (#) references showing that he/she has satisfactorily performed within the last two (2) years similar services, or other services for which the demonstrated skill set is transferrable to this scope of work



**FEDERAL SIGNAL**  
Safety and Security Systems

Protecting people and our planet

US : 2645 Federal Signal Drive, University Park, Illinois 60484 | Tel +1 800-548-7229

# Quotation

Number : **SYSQ17011**

Date : **05/12/2025**

Expiration Date : **07/31/2025**

**Quoted**

**Company:**  
**City of Oak Forest**  
15440 S. Central Ave  
Oak Forest, IL 60452  
USA

**To:**  
**Dave Rana**  
708-473-2607  
drana@oak-forest.org

**Your Sales Rep:**  
**Jeff Ryba**  
Braniff Communications  
Phone 708-597-3200  
jryba@braniffcomm.com

**Prepared By:**  
**Glenn Wayman**  
Application Engineering Manager  
Phone 708-587-3195  
gwayman@fedsig.com

**Notes:**  
-All Prices are in US Dollars

Project Ref:

## Warning Sirens

Terms				Ship Via	FOB
NET 30 With Account Approval				Freight Included	Origin
Line	Qty	Part Number	Description	Unit Price	Ext. Price
<b>Siren Equipment</b>					
1	1	2001-130	Electro-mechanical rotating siren, 130 db(C) 800Hz	\$8,952.80	\$8,952.80
2	1	DCFCTBDH	Two-Way VHF DC Controller	\$7,882.40	\$7,882.40
3	1	2001TRB	208/220/240 Transformer Rectifier	\$2,876.00	\$2,876.00
4	1	YAGI2	Yagi Antenna, 150-174 MHZ	\$392.00	\$392.00
5	1	AMB-P	Pole Mount Antenna Bracket	\$132.80	\$132.80
6	1	TK-IO-CUSTINS	Install Services, Custom, Installation of new 2001-130 series Siren Equipment on a new 55' Treated Timber Pole including (4) Standard Duty Batteries and Site Commissioning Services	\$12,000.00	\$12,000.00
7	1	TK-IO-CRTPAY-CU	ADMIN FEE-Prevailing Wage/Certified Payroll/Davis-Bacon Act	\$1,349.00	\$1,349.00
8	1	FREIGHTANS	Shipping & Handling Fees - GROUND Only	\$0.00	\$0.00
<b>Running SubTotal</b>					<b>\$33,585.00</b>

Lead Time:

8 to 12 weeks from ARO

SubTotal	<b>\$33,585.00</b>
Tax	
<b>Total USD</b>	<b>\$33,585.00</b>
Recurring Totals	<b>\$0.00</b>

This quotation is expressly subject to acceptance by Buyer of all terms stated on this and Federal Signal's terms of sale (available on request). Any exception to or modifications of such terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or office of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of Federal Signal's terms. Any such order shall be subject to acceptance by Seller in its discretion. Prices Subject To Change - Prices Based Upon Total Purchase - All Delivery, Training Or Consulting Services To Be Billed At Published Rates For Each Activity Involved. We Shall Not Be Liable For Any Loss Of Profits, Business, Goodwill, Data, Interruption Of Business, Nor For Incidental Or Consequential Merchantability Or Fitness Of Purpose, Damages Related To This Agreement.

Quote Number **SYSQ17011**

Quote Approved By: \_\_\_\_\_

Closing Notes:

Cancellation Schedule:

-Percentages shown are of total order value with weeks representing number of weeks from receipt of official order:

- 10% after 2 weeks.
- 20% after 4 weeks.
- 40% after 6 weeks.
- 80% after 8 weeks.

Delivery Schedule:

-From receipt of official purchase order, delivery is based upon the agreed upon schedule. Production does not commence until receipt of approved drawings to Code B(approved with comments)

Warranty/Guarantee:

Federal Signal guarantees for both defective materials and workmanship for a period of 18 months from date of shipment, or 12 months from date of commissioning. This guarantee is not valid for equipment that has;

- not been stored correctly
- been incorrectly installed
- been operated outside the stipulated operating conditions
- been subject to misuse or vandalism.

Note that where commissioning is carried out by FS Engineers, the 12 months warranty period starts from completion of commissioning.

Please note that our warranty / guarantee only covers goods returned to our factory for repair or replacement. If a Site visit(s) by one of our Engineers is required then visit(s) is not covered by the warranty/guarantee agreement. Warranty Site rate charges would be at standard commissioning rates with all required parts charged at the price in force at the time of work being carried out. Associated travel days to and from site will be also be charged at FS standard rated and all expenses are chargeable @ cost + 10%.

Storage Charges:

-0.5% storage charge per month on total amount of invoice applies if product is not pickup/shipped within two weeks after signed FAT.

Quote Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

This quotation is expressly subject to acceptance by Buyer of all terms stated on this and Federal Signal's terms of sale (available on request). Any exception to or modifications of such terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or office of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of Federal Signal's terms. Any such order shall be subject to acceptance by Seller in its discretion. Prices Subject To Change - Prices Based Upon Total Purchase - All Delivery, Training Or Consulting Services To Be Billed At Published Rates For Each Activity Involved. We Shall Not Be Liable For Any Loss Of Profits, Business, Goodwill, Data, Interruption Of Business, Nor For Incidental Or Consequential Merchantability Or Fitness Of Purpose, Damages Related To This Agreement.

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

The City of Oak Forest reserves the right to contact and interview all references submitted in response to this request.

Business/Agency Name	Contact Person	Phone Number	Date of Service
Village of Orland Park, IL	Ron Ahrendt, Support Services Manager	708-364-4997	3/2023 - Current
Village of Tinley Park, IL	Lisa Kortum, Emergency Management & 911 Communications Director	708-444-5418	4/2024 - Current
Village of Oak Lawn, IL	Gary Gudino, Property Maintenance & Special Events Manager	708-499-7774	1/2025 - Current

The prices quoted herein are firm and are not subject to change. The proposal will remain valid for sixty (60) day from the date of the prescribed opening.

Submission of this quote shall be conclusive evidence that the bidder has read and understands the specifications, terms and conditions, and insurance requirements.

**Contractor's License Information**

Contractors' License # Registration Classification \_\_\_\_\_ Expiration \_\_\_\_\_  
will be completed upon award.

City Business License # N/A Expiration N/A

Respectfully Submitted,

2645 Federal Signal Drive

Mailing Address

Univeristy Park, IL, 60484

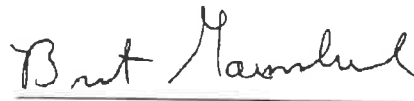
City, State, & Zip

708-534-3400

Telephone

Federal Signal Corporation

Corporate Name of Bidder



Signature

Brent Gambrel, VP/GM Systems

Print Name and Title

## Federal Signal Commander Software

### Northern Illinois User List

Customer	Commander® On-Premises	CommanderOne® Cloud
Antioch, Village of	X	
Argonne National Lab	X	
Batavia, City of	X	X
Burlington, Village of		X
Champaign, County of	X	X
Chicago Ridge, Village of	X	
Citgo, Lemont Refinery	X	
Chicago Department of Aviation	X	X
Chicago Heights, City of	X	
Crete, Village of	X	X
Cortland, Town of		X
Crestwood, Village of		X
Decatur, City of	X	X
Des Plaines, City of	X	X
Elgin, City of	X	X
Evanston, City of	X	X
ExxonMobil, Joliet Refinery	X	
Forreston, Village of		X
Frankfort, Village of		X
Geneva, City of	X	
Genoa, City of		X
Hampshire, Village of		X
Highland Park, City of	X	
Hinckley, Village of		X
Homer Glen, Village of	X	X
Homer, Village of		X
Itasca, Village of	X	
Joliet, City of	X	X
Lansing, Village of	X	
Lemont, Village of	X	X
Lockport, City of	X	
LTACC (Lyons Township Area Communications Center)		X
LyondellBasell Morris Plant	X	
McCook, Village of		X
McHenry, City of and McHenry Township FPD	X	X
Melrose Park, Village of	X	X
Naperville, City of	X	X
New Lenox, Village of		X
Northbrook, Village of	X	
Oak Brook, Village of	X	X
Oak Lawn Regional Communications Center	X	X
Orland Park, Village of	X	X

Customer	Commander® On-Premises	CommanderOne® Cloud
Ottawa, City of	X	
Palos Hills, City of	X	
Park Forest, Village of	X	
Park Ridge, City of	X	
Philo, Village of		X
Pingree Grove, Village of		X
Princeton, City of	X	
River Forest, Village of	X	X
Rock Island, County of	X	X
Romeoville, Village of	X	X
Round Lake Beach, Village of	X	X
Sheffield, Village of		X
South Elgin, Village of		X
St. Charles, City of	X	
Stepan Chemical Company	X	
Tinley Park, Village of	X	X
Waukegan, City of	X	X
Will, County of	X	X
Williamsville, Village of		X

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

Federal Signal Contact: Teague Cliff - TCliff@federalsignal.com  
Braniff Communications: Jeffrey Ryba - jryba@braniffcomm.com

Email Address

**List of Subcontractors**

Type of work and percentage of Project

Subcontractors Name, Address, and License Number and Type

1. Installation Services - 35.73%

Braniff Communications Inc.  
4741 136th St. Crestwood, IL 60418

2. \_\_\_\_\_

\_\_\_\_\_

3. \_\_\_\_\_

\_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_

5. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If no subcontractors are being used, please write "no subcontractors."



2645 Federal Signal Drive  
University Park, Illinois 60484-3167  
708-534-3400  
fedsig.com

## **Federal Signal Corporation**

### **One Year Guarantee**

We guarantee the performance outlined in the bid and a one-year warranty on work performed. Please see the attached terms, conditions, and limited warranty for details.



## LIMITED WARRANTY POLICY

### Effective January 22, 2024

Federal Signal Corporation ("Federal Signal"), subject to the terms, conditions and exceptions contained herein, warrants each NEW product to be free from defects in material and workmanship, under normal and proper use, care, maintenance and required service only. Start of Warranty, Warranty periods and exceptions to the foregoing Limited Warranty are contained on the Schedule of Products included in this document and are subject to change at the sole discretion of Federal Signal.

#### SPECIFIC EXCLUSIONS AND EXCEPTIONS

This Limited Warranty does NOT apply nor is it extended to products that are not manufactured by Federal Signal. These products may be covered by a separate limited warranty provided by the particular manufacturer and all claims and questions regarding the same are to be directed to the particular manufacturer. Goods sourced by Seller from a third party for resale to Buyer shall carry only the warranty extended by the original manufacturer.

Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded. Repair or replacement of any product(s) or part(s) under this warranty does NOT extend the term of this warranty, and such product(s) or part(s) shall remain covered by the unexpired portion of the warranty period or for ninety (90) days from the date of return to Federal Signal, whichever is later. This limited warranty applies ONLY to the initial or first installation of the product. This limited warranty shall not apply to products (1) that have been subjected to neglect, abuse, misuse, improper installation, inadequate maintenance, or damage due to improper use of cleaning or cleaning materials or chemicals, or non-compliance with Federal Signal's storage, installation, operation, maintenance or environmental requirements; (2) that have undergone any modification or repair not previously authorized by Federal Signal in writing, or service, repair or modification by or from any facility other than an authorized Federal Signal service center or technician, or that use non-authorized software or spare or replacement parts; or (3) that fail due to reasonable and normal use or wear and tear, or materials made, furnished or specified by the Buyer or end user.

During the specific warranty periods set forth below, Federal Signal will, at its sole option, repair or replace the product(s) or particular part(s) that are found to be defective in either material or workmanship or, in its sole discretion refund the purchase price for such product(s) or part(s), which are returned or delivered, transport or shipping prepaid by the Buyer or end user, to either Federal Signal or its designated and authorized warranty service center. This limited warranty does not cover travel expenses, the cost of specialized equipment for gaining access to the product(s) or part(s), or labor charges for removal and re-installation of the product.

No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties, to extend the term or duration of this warranty, or to assume any other liability on behalf of Federal Signal in connection with the sale, servicing or repair of any product manufactured by the Federal Signal.

Federal Signal reserves the right to make design changes and improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.

The use in the product of any part other than parts approved by Federal Signal may invalidate this warranty. Federal Signal reserves the right to determine, in its sole discretion, if the use of non-approved parts invalidates this warranty.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND REGARDLESS OF ANY FAILURE OF ESSENTIAL PURPOSE. ALL OTHER WARRANTIES OF WHATSOEVER KIND AND NATURE, WHETHER EXISTING IN CONTRACT OR AT LAW, ARE HEREBY AND FOREVER DISCLAIMED. UNDER NO CIRCUMSTANCES WILL FEDERAL SIGNAL BE LIABLE OR RESPONSIBLE FOR SPECIAL, COMPENSATORY, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, LOST PROFITS, LOST SALES, OR LOSS OF USE OR LOSS OF BUSINESS OPPORTUNITY BY OR THROUGH THE USE OF THE PRODUCT. FEDERAL SIGNAL'S SOLE AND MAXIMUM LIABILITY WITH RESPECT TO THE PRODUCT, OTHER THAN ITS OBLIGATIONS SET FORTH ABOVE, SHALL BE THE TOTAL PURCHASE PRICE PAID FOR THE PRODUCT.



LIMITED WARRANTY— schedule of products

**Federal Signal Corporation – Public Safety Systems Division (Police, Fire/EMS, Work Truck)**

	Warranty Period for Parts replacement from the date of manufacture stamped on the product	Warranty period for Factory Labor from the date of delivery to the first user-purchaser
<b>STANDARD WARRANTY COVERAGE</b>		
<b>AUDIBLE</b>		
Mounts, brackets, all other products not specifically listed below	3 years	3 years
Speakers	2 years	1 year
Pathway	5 years	5 years
Pathfinder	5 years	5 years
<b>LED PRODUCTS</b>		
All LED (Light Emitting Diode) products unless otherwise noted	5 years	5 years
MicroPulse LED lights (shipped prior to January 1, 2021)	3 years	3 years
MicroPulse LED lights (shipped on or after January 1, 2021)	5 years	5 years
416300 Series (shipped prior to January 1, 2021)	3 years	3 years
416300 Series (shipped on or after January 1, 2021)	5 years	5 years
MB1 LED Message Board	3 years	3 years
Commander Series Flex	3 years	3 years
4200S-A Perimeter Light	3 years	3 years
4200S/8200S SignalMaster	3 years	3 years
SignalTech Lights	3 years	3 years
ICON Series	3 years	3 years
<b>OTHER PRODUCTS</b>		
Littlite Map lights	5-year warranty on LED components Limited lifetime warranty on mechanical components	5-year warranty on LED components Limited lifetime warranty on mechanical components
Reverse Camera Systems	3 years	3 years
Stinger Spike Systems	5 years	5 years
DFC Push Bumper Series	3 years	3 years
FSLink Programmer	1 year	1 year
Atkinson Dynamics Intercoms	2 years	1 year
Switch Boxes SW200, SW300, SW400SS	3 years	3 years
Note: Domes, lenses, lamps, and batteries are NOT covered under warranty.		



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Systems Division	
PRODUCT*	WARRANTY PERIOD FOR PARTS REPLACEMENT AND FACTORY PERFORMANCE LABOR**
<b>MECHANICAL SIRENS</b>	
Mechanical Sirens	5 years parts and labor from date of delivery, return to factory for service
<b>ELECTRONIC SIRENS</b>	
MOD Series	2 years parts and labor from date of delivery, return to factory for service
DSA Series	
<b>CONTROLLERS</b>	
SS2000+	2 years parts and labor from date of delivery, return to factory for service
FC Series	
DC Series	
UltraVoice Series	
<b>SPEAKERS</b>	
Informers	1 year parts and labor from date of delivery, return to factory for service
IP Speakers	
100 W Speakers	
<b>ECHO INTERCOMS</b>	
ECHO Intercoms	5 years parts and labor from date of delivery, return to factory for service
<b>OEM PRODUCTS</b>	
PC Equipment	Federal Signal utilizes the original manufacturer's warranty
Field Devices	
Batteries	
UPS Systems	
PABX Systems	
Base Stations	
Solar Equipment	
<b>PAGA</b>	
PAGA	18 months from shipment or 12 months from commissioning system field acceptance whichever is sooner covering parts and labor, return to factory for service
<b>SOFTWARE</b>	
Commander <sup>®</sup>	For more information, <a href="#">click here</a> to refer to the Commander End User License Agreement.
CommanderOne <sup>®</sup>	For more information, <a href="#">click here</a> to refer to the CommanderOne End User License Agreement.

Federal Signal offers extended warranties and software maintenance agreements – contact Federal Signal for further information.

\*On-site services not included

\*\* Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded

When Federal Signal has provided a turn-key installation including optimization and/or com-missioning services, Federal Signal will provide on-site warranty service during the first 60-days after completion of the installation.



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Signaling Division	
PRODUCT TYPE	WARRANTY PERIOD FOR PARTS REPAIR OR REPLACEMENT
<b>VISUAL SIGNALS</b>	
Battery Powered Lights	
Incandescent Beacons	
LED Beacons	5 years parts and labor from date of delivery. Return to factory for service.
Panel Mount Lights	
Status Indicators/Stack Lights	
Strobe Beacons	
<b>AUDIBLE DEVICES</b>	
Bells	
Horns	
Intercoms (excludes Atkinson Dynamics)	5 years parts and labor from date of delivery. Return to factory for service.
Sirens (Model A, L, eSiren)	
Sounders	
Speakers	
<b>MISCELLANEOUS</b>	
Amplifiers	
Audible/Visual Combination Signals	
Audible and Visual Accessories	
AudioMaster products	
Audio Routers	5 years parts and labor from date of delivery. Return to factory for service.
Extension Ringers	
Fire Alarms	
Initiating Devices	
Mounts and Brackets	
Power Supplies	
SelectTone® Tone Modules, Connector Kits, Controllers and Command Units	
<b>ATKINSON DYNAMICS</b>	
Intercoms	2 years parts and labor from date of delivery. Return to factory for service.
Speakers	



## SSG TERMS AND CONDITIONS OF SALE (Goods and Services)

Effective 11-22-2021

1. **DEFINITIONS.** In these Terms and Conditions of Sale, "Seller" means Federal Signal Corporation, including any division or subsidiary of Federal Signal Corporation; "Buyer" means the person or entity that placed the order or on whose behalf the order is placed; "Goods" means the goods identified in Seller's acknowledgment of Buyer's order; "Services" means the services identified in Seller's acknowledgment of Buyer's order; "Contract" means the written agreement (which shall include these Terms and Conditions) between Buyer and Seller for the supply of the Goods and/or provision of Services; and "Contract Price" means the price payable to Seller by Buyer for the Goods and/or Services.
2. **ORDERS; CONTRACT.** All orders must be in writing. The buyer understands and agrees that any order, upon Acceptance by Seller, shall be subject to these Terms and Conditions of Sale. Seller objects to and shall not be bound by any additional or different terms, whether printed or otherwise, in Buyer's order or in any other communication from Buyer to Seller, or any trade usage or course of dealing between Buyer and Seller, unless expressly agreed to in writing by Seller in Seller's acknowledgment of Buyer's order. If the details of the Goods or Services described in Seller's quotation differ from those set out in Seller's acknowledgment, the latter shall apply. Seller reserves the right to make minor modifications and/or improvements to the Goods before delivery provided that the performance of the Goods is not adversely affected and that neither the Contract Price nor the delivery date is affected.
3. **EFFECTIVE DATE; CANCELATION.** The Contract shall become effective only upon the date of acceptance of Buyer's order by Seller's written acknowledgment or upon Seller's commencement of performance, whichever is first ("Acceptance"). Buyer may not cancel or change an order after Acceptance by Seller without the written consent of Seller. Notwithstanding the foregoing, Seller may, in its sole discretion, agree to a written request from Buyer for cancellation of an open order under the following conditions: Seller shall be subject to cancellation charges equal to the greater of (i) 110% of the cost of work completed and/or custom materials purchased at the time the request is delivered, or (ii) a percentage of the canceled portion of the Contract calculated as follows:  
  
10% - if canceled more than 2 weeks from the Effective Date;  
20% - if canceled more than 4 weeks from the Effective Date;  
40% - if canceled more than 6 weeks from the Effective Date;  
80% - if canceled more than 8 weeks from the Effective Date.  
  
Cancellation Schedule - Services:  
If services are canceled within 1 week of the scheduled mobilization date; 110% of unrecoverable out-of-pocket costs + 50% of scheduled services will be charged. If services are canceled within 2 days of the scheduled mobilization date; 110% of unrecoverable out-of-pocket costs + 100% of scheduled services will be charged.
4. **PRICE AND PAYMENT TERMS.** Unless previously withdrawn, Seller's quotation is open for acceptance within the period stated therein or, when no period is so stated, within thirty days after its date of issuance to Buyer. Prices are subject to increase by Seller based on Seller's prices in effect at the time of shipment in all instances where the specified shipment date is more than 30 days from the date of the order from Buyer. Unless otherwise specified in the Contract or Seller's applicable price list, prices are FOB Seller's point of shipment, and the terms of payment are NET 30 days from the date of invoice. Amounts not paid when due shall bear interest for each day after the due date calculated at the annual rate of 18% or the highest rate permitted by law, whichever is less. Freight, packing and handling will be charged at Seller's standard rates, which are available upon request by Buyer. If the contract is for more than one unit of Goods, the Goods may be shipped in a single lot or in several lots at the discretion of Seller. In such event, each such shipment shall be paid separately and Buyer shall be responsible for all transportation charges. Seller may require full or partial payment or payment guarantee in advance of shipment whenever, in its opinion, the financial condition of Buyer so warrants. Payment by credit card may be subject to a service charge.  
  
Seller reserves the right to increase the quoted order price at any time before delivery to Buyer to reflect any increase in Seller's costs to manufacture or deliver the ordered product due to any factor beyond the reasonable control of Seller. Seller shall provide Buyer with prompt electronic notice of any such price increase. Buyer shall have five days from receipt of such notice to cancel its order, absent which Buyer shall be deemed to have consented to the price increase.
5. **TITLE; RISK OF LOSS.** Title to, ownership of, and risk of loss or damage to the Goods shall pass to the Buyer, and Buyer shall be responsible for insurance of the Goods, upon delivery of the Goods to the carrier. Alternatively, if it is expressly stated in the Contract that Seller is to procure insurance for the Goods after delivery to the carrier, such insurance will be charged at the carrier's standard rates. "FOB" and any other delivery term used in the Contract shall be defined in accordance with the latest version of Incoterms. Buyer shall have sole responsibility for processing and collection of any claim of loss against the carrier.
6. **TAXES.** Prices do not include taxes. Buyer shall pay Seller, in addition to the price of the goods, any applicable excise, sales, use or other tax (however designated) imposed upon the sale, production, delivery or use of the Goods or Services ordered to the extent required or not forbidden by law to be collected by Seller from Buyer, whether or not so collected at the time of the sale, unless valid exemption certificates acceptable to the taxing authorities are furnished to Seller before the date of invoice.

- 7 **DELIVERY; FORCE MAJEURE.** Unless otherwise stated in Seller's quotation, all periods stated for delivery or completion run from the Effective Date and are to be treated as estimates only and are not guaranteed. If Seller is delayed in or prevented from performing any of its obligations under the Contract due to the acts or omissions of Buyer or its agents, the delivery/completion period and the Contract Price shall both be adjusted as necessary. If delivery is delayed due to any act or omission of Buyer, or if having been notified that the Goods are ready for shipment, Buyer fails to take delivery or provide adequate shipping instructions, Seller shall be entitled to place the Goods into storage at Buyer's expense. Upon placing the Goods into storage, delivery shall be deemed to be complete, risk in the Goods shall pass to Buyer and Buyer shall pay Seller accordingly. The Contract (other than Buyer's obligation to pay all sums due to Seller in accordance with the Contract) shall be suspended, without liability, in the event and to the extent that its performance is prevented or delayed due to any circumstance beyond the reasonable control of the party affected, including but not limited to: Act of God, war, armed conflict or terrorist attack, riot, fire, explosion, accident, flood, disease, health epidemic or pandemic, sabotage; governmental decisions or actions (including but not limited to prohibition of exports or re-exports or the failure to grant or the revocation of applicable export licenses), or labor trouble, strike, lockout or injunction. Seller shall have no obligation to deliver any hardware, software, services or technology unless and until it has received any necessary licenses or authorizations or has qualified for general licenses or license exceptions under applicable import, export control and sanctions laws, regulations, orders and requirements, as they may be amended from time to time (including without limitation those of the United States, the European Union and the jurisdiction in which Seller is established or from which the items are supplied). If for any reason any such licenses, authorizations or approvals are denied or revoked, or if there is a change in any such applicable laws, regulations, orders or requirements that would prohibit Seller from fulfilling the Contract or would in the reasonable judgment of Seller otherwise expose Seller to a risk of liability under applicable laws, regulations, orders or requirements, Seller shall be relieved without liability of all obligations under the Contract. If either party is delayed or prevented from performance of its obligations by reason of this clause for more than 180 consecutive calendar days, either party may terminate the then unperformed portion of the Contract by notice in writing given to the other party, without liability provided that Buyer shall be obliged to pay the reasonable cost and expense of any work in progress and to pay for all Goods delivered and Services performed as at the date of termination. Seller may deliver by installments, and each delivery shall constitute a separate Contract. Failure by Seller to deliver any one or more of the installments in accordance with their terms shall not entitle Buyer to terminate the whole Contract or treat it as Repudiated.
8. **INSPECTION.** Buyer shall inspect the goods immediately upon the receipt thereof. All claims for shortfalls in quantity or for incorrect delivery or for any alleged defect in Seller's performance under this Contract, capable of discovery upon reasonable inspection, must be fully set forth in writing and received by Seller within five days of Buyer's receipt of the Goods. Failure to make any such claim within said period shall constitute a waiver of such claim and an irrevocable acceptance of the Goods by Buyer.
- 9 **DEDUCTIONS AND RETURNS.** Buyer must contact the factory before returning any merchandise. Goods in new, unused and undamaged condition that are resalable as new products without modification or repackaging may be returned to Seller for credit only upon the Seller's prior written consent (such consent to be in the sole discretion of Seller) and upon terms specified by Seller, including prevailing restocking, freight, and handling charges. A Return Material Authorization (RMA) must be obtained before returning merchandise for credit. All returns are subject to inspection of merchandise and any defects in the units will be charged back to the Buyer at the cost of parts and labor. Credit deductions will not be honored unless covered by an RMA. Buyer assumes all risk of loss for such returned goods until actual receipt thereof by Seller. Agents of Seller are not authorized to accept returned goods or to grant allowances or adjustments with respect to Buyer's account.
- 10 **LIMITED WARRANTY.**
- NOTICE: IF ANY GOODS, INCLUDING ANY COMPONENT PART OF ANY GOODS, OR SERVICES SOLD BY SELLER ARE ACCOMPANIED BY A SEPARATE MANUFACTURER'S WARRANTY COVERING SUCH GOODS OR SERVICES, THE TERMS OF SUCH WARRANTY, INCLUDING ALL IMITATIONS OF SUCH WARRANTY, SHALL GOVERN THOSE GOODS OR SERVICES, AND ANY WARRANTY OF SELLER OTHERWISE APPLICABLE TO SUCH GOODS OR SERVICES SHALL NOT APPLY.**
- A. Goods. Subject to the foregoing, Seller's limited warranty for any new Goods which are the subject of any Seller's acknowledgment of Buyer's order may be found at [www.fecsig.com/SSG-Warranty](http://www.fecsig.com/SSG-Warranty), or maybe obtained by writing to Federal Signal Corporation, 2645 Federal Signal Drive, University Park, IL 60484; by email to [info@federalisignal.com](mailto:info@federalisignal.com); or by calling 708/534-3400.
- B. Services Seller warrants that Services provided by Seller will be performed with all reasonable skill, care and diligence and in accordance with standard industry practice. Seller will correct defects in Services provided by Seller and reported to Seller within ninety days after completion of such Services. Services corrected in accordance with this Section shall be subject to the foregoing warranty for an additional ninety days from the date of completion of correction of such Services.
11. **REMEDIES AND LIMITATIONS OF LIABILITY.** The remedies contained the preceding paragraph constitute the sole recourse against Seller for breach of any of Seller's obligations under the Contract, whether of warranty or otherwise. In no event shall Seller be liable for consequential damages nor shall Seller's liability on any claim for any direct, incidental, consequential or special damages arising out of or connected with the Contract, or the manufacture, sale, delivery or use of the Goods or Services exceed the purchase price of the Goods or Services. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, business interruption, loss of use, revenue, reputation and data, costs incurred, including without limitation, for capital, fuel, power and loss or damage to property or equipment. It is expressly understood that any technical advice furnished by Seller with respect to the use of the Goods is given without charge, and Seller assumes no obligation or liability for the advice given, or results obtained, all such advice being given and accepted at Buyer's risk.
12. **LIMITED INDEMNITY AGAINST INFRINGEMENT.** Seller shall, at its own expense, defend any litigation resulting from sale of the Goods to the extent that such litigation alleges that the Goods or any part thereof infringes any United States patent, copyright, or trademark, provided that such claim does not arise from the use of the Goods in combination with equipment or devices not made by Seller or from modification of the Goods, and further provided that Buyer notifies Seller immediately upon its obtaining notice of such impending claim and cooperates fully with Seller in preparing a defense. If Buyer provides to Seller the authority, assistance, and information Seller needs to defend or settle such claim, Seller shall pay any final award of damages in such suit and any expense Buyer incurs at Seller's written request, but Seller shall not be liable for a settlement made without its prior written consent. If the Goods are held to be infringing and the use thereof is enjoined, Seller shall, at its option, either (i) procure for the Buyer the right to use the Goods, (ii) replace the Goods with others which do not constitute infringement, or (iii) remove the infringing Goods and refund the payment(s) made therefor by Buyer. The foregoing states the Buyer's sole remedy for, and Seller's entire liability and responsibility for, infringement of any patent, trademark, or copyright relating to the Goods provided hereunder. THIS LIMITED INDEMNITY IS IN LIEU OF ANY OTHER STATUTORY OR IMPLIED WARRANTY AGAINST INFRINGEMENT.

13. **INTELLECTUAL PROPERTY RIGHTS.** All drawings, data, designs, tooling, equipment, procedures, engineering changes, inventions, trade secrets, copyrights, mask works, source code, object code, patents, patent applications, know-how, computer and/or product software and all parts thereof, trademarks and all other information, technical or otherwise which was developed, made or supplied by or for Seller in the production of any Goods or Services sold hereunder will be and remain the sole property of Seller (or its licensors, if any). Buyer agrees not to reverse engineer any Goods purchased Hereunder.
14. **EXPORT REGULATIONS.** Buyer agrees to comply fully with all laws and regulations concerning the export of goods from the United States, including, but not limited to Export Administration Rules ("EAR"), regulations of the Office of Foreign Asset Control ("OFAC"), International Traffic in Arms Regulations ("ITAR"), as well as Denial Order and Entry lists under EAR and Specially Designated Nationals and Blocked Persons list under OFAC regulations.
15. **INSTALLATION.** In those circumstances where Seller has agreed to install Goods for Buyer, the following provisions shall control:
- A. **Responsibility.** Installation shall be by Buyer unless otherwise specifically agreed to in writing by Seller.
- B. **Receiving Product and Staging Location.** Buyer is responsible to receive, store and protect all Goods intended for installation purposes, including, but not exclusively, siren equipment, poles, batteries, and installation materials. Materials received in cardboard containers must be protected from all forms of precipitation. Additionally, Buyer is to provide a staging area of an appropriate size for installation contractors to work from and to store equipment overnight.
- C. **Installation Methods & Materials.** Installation is based on methods and specifications intended to meet applicable safety and installation codes and regulations. Design changes required by Buyer may result in additional charges.
- D. **Radio Frequency Interference.** Seller is not responsible for RF transmission and reception affected by system interference beyond its control.
- E. **Installation Site Approval.** Buyer must provide signed documentation to Seller, such as the "WARNING SITE SURVEY FORM" or a document with the equivalent information, that Seller is authorized to commence installation at the site designated by Buyer before Seller will commence installation. Once installation has started at an approved site, Buyer is responsible for all additional costs incurred by Seller for redeployment of resources if the work is stopped by Buyer or its agents, property owners, or as the result of any governmental authority or court order, or if it is determined that installation is not possible at the intended location, or the site is changed for any reason by the Buyer.
- F. **AC Power Hookup.** Buyer is responsible to coordinate and pay for all costs to bring proper AC power to the electrical service disconnect installed adjacent to the controller cabinet, unless these services are quoted by Seller.
- G. **Permits & Easements.** Seller will obtain and pay for electrical and right-of-way work permits as necessary for installations. Buyer is responsible for obtaining and payment of all other required easements, permits, or other fees required for installation, unless specifically quoted.
- H. **Soil Conditions Clause.** In the event of poor site conditions including, but not limited to rock, cave-ins, high water levels, or inability of soil to provide stable installation to meet specifications, Seller will direct installation contractors to attempt pole installation for a maximum of 2 hours. Buyer approval will be sought when pole installation exceeds 2 hours and abandoned if Seller cannot obtain approval in a timely manner.
- I. **Contaminated Sites.** Seller is not responsible for cleanup and restoration of any installation sites or installer equipment where contaminated soil is encountered. Seller will not knowingly approve installation at any site containing contaminants. Buyer must inform Seller when known or suspected soil contaminants exist at any intended installation site.
- J. **Site Cleanup.** Basic installation site cleanup includes installation debris removal, general site cleanup, and general leveling of affected soil within 30' of the pole. Additional site restoration quotes are available.
- K. **Waste Disposal.** Buyer is responsible for providing disposal of all packing materials including shipping skids and containers.
- L. **Work Hours.** All installation quotes are based on the ability to work outdoors during daylight hours and indoors from 7 AM to 7 PM Monday through Saturday. Work restrictions or limitations imposed by Buyer or its agents may result in additional charges being assessed to Buyer for services.
- M. **Project Reporting.** Installation & Service Progress Reports will be provided on a regular basis, normally every week during active installation, unless pre-arranged otherwise by mutual agreement.
- N. **Safety Requirements & Compliance.** Seller requires that all subcontractors and their employees follow applicable laws and regulations pertaining to all work performed, equipment utilized and personal protective gear common to electrical and construction site work performed in the installation of Seller equipment. Additional safety compliance requirements by Buyer may result in additional charges assessed to Buyer for the time and expenses required to comply with the additional requirements.
16. **ASSIGNMENT AND SUBCONTRACTING.** Seller may assign its rights and obligations by giving Buyer written notice thereof but without being obligated to obtain Buyer's consent prior thereto. In the event of an assignment, Seller shall be discharged of any liability pursuant to those purchase orders which have been assigned or delegated. Customer may not assign its rights nor delegate its obligations under any or all of its purchase orders unless Seller's written consent is obtained prior thereto and any such assignment or delegation without such consent shall be void.
17. **DEFAULT, INSOLVENCY AND CANCELTION.** Seller shall be entitled, without prejudice to any other rights it may have, to cancel the Contract immediately, in whole or in part, by notice in writing to Buyer, if (a) Buyer is in default of any of its obligations under the Contract and fails, within 20 (twenty) days of the date of Seller's notification in writing of the existence of the default, either to rectify such default if it is reasonably capable of being rectified within such period or, if the default is not reasonably capable of being rectified within such period, to take and diligently continue action to remedy the default or (b) on the occurrence of an Insolvency Event in relation to Buyer. 'Insolvency Event' in relation to Buyer means any of the following: (i) a meeting of creditors of Buyer being held or an arrangement or composition with or for the benefit of its creditors being proposed by or in relation to Buyer; (ii) a receiver, administrator or similar person taking possession of or being appointed over or any distress, execution or other process being levied or enforced (and not being discharged within seven days) on the whole or a material part of the assets of Buyer; (iii) Buyer ceasing to carry on business or being unable to pay its debts; (iv) Buyer or its equity holders or the holder of a qualifying floating charge giving notice of their intention to

appoint, or making an application to the court for the appointment of, an administrator, (v) a petition being presented (and not being discharged within 30 days) or a resolution being passed or an order being made for the administration or the winding-up, bankruptcy or dissolution of Buyer, or (vi) the happening in relation to Buyer of an event analogous to any of the above in any jurisdiction in which it is incorporated or resident or in which it carries on business or has assets. Seller shall be entitled to recover from Buyer or Buyer's representative all costs and damages incurred by Seller as a result of such default or cancellation, including all costs of collection and a reasonable allowance for overheads and profit (including but not limited to loss of prospective profits and overheads).

18. **SEVERABILITY.** If any term, clause or provision contained in the sales contract is declared or held invalid by a court of competent jurisdiction, such declaration or holding shall not affect the validity of any other term, clause or provision herein contained.
19. **NO WAIVER.** No waiver by either party with respect to any breach or default or of any right or remedy and no course of dealing or performance, shall be deemed to constitute a continuing waiver of any other breach or default or of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound.
20. **NOTICES.** All notices and claims in connection with the Contract must be in writing.
21. **INTEGRATION.** These terms and conditions supersede all other communications, negotiations and prior oral or written statements regarding the subject matter of these terms and conditions.
22. **GOVERNING LAW AND LIMITATIONS.** The formation and performance of the sales contract shall be governed by the laws of the State of Illinois. Venue for any proceeding initiated as the result of any dispute between the parties that arises under this Agreement shall be either the state or federal courts in Cook or DuPage County, Illinois. Whenever a term defined by the Uniform Commercial Code as adopted in Illinois is used in these standard terms, the definition contained in said Uniform Commercial Code is to control. Any action by the Buyer for breach of the sales contract or any covenant or warranty contained herein must be commenced within one year after the cause of action accrued.
23. **U.N. CONVENTION.** Pursuant to Article 6 of the United Nations Convention on Contracts for the International Sale of Goods (the "UN Convention"), the Parties agree that the UN Convention shall not apply to this Agreement.



Phone: (877) 817-2841  
Fax: (866) 552-8262

sales@tazaconstruction.com

www.tazaconstruction.com

16940 Vincennes Ave,  
South Holland, IL, 60473

REP: Talha Ahmed

05/13/2025

To,  
Dave Rana,  
City of Oak Forest Clerk's Office.

### PROPOSAL- Outdoor Warning Siren

**Scope of work:**

**Outdoor Sirens: Sentry Siren 14V-BAC/DC**

- Sentry Siren 14V-B AC/DC, 14HP, AC/DC With Battery Backup, 127DB Siren. Motor Starter, Battery Box, Rectifier, Charging System, Batteries, Pole Mounting Bracket, and shipping included.

**Controllers: SiraTrol SCB2 VHF/UHF**

- SiraTrol SCB-2 VHF/UHF, 6 Function, Two-Way, DTMF Siren Controller. Includes Yagi Antenna, Lightning Arrestor, Mounting Bracket & Coax.

**Standard Siren Installation, Including:**

- New, Class II-50' Wood Pole
- Rigid Aluminum Conduit, Copper Wire & Hardware
- Breaker Panels & Lightning Arrestor
- Installation Labor & Equipment.

**TOTAL AMOUNT: \$43,500.00**

**NOTE:**

- Prices are valid for 30 days.
- **OPTIONAL: Outdoor Siren Accessories:72V Lithium Battery Upgrade-** Lithium Battery Upgrade - includes 10 year warranty and extended (60 minute) siren runtime during an emergency.  
PRICE: \$2,200.00

*We trust this information meets with your approval. Please contact us at any time if you have any questions or if we may be of further assistance.*

Thanks & Regards,  
Talha Ahmed

Taza Construction DBA of Tiles in Style, LLC  
Phone: (708) 980-5098  
Fax: (866-552-8262)  
talha@tilesinstyle.com  
www.tazaconstruction.com

  
Mariam Ezzig, Resident



Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

Attachment 2

Bid Form

Oak Forest Emergency Management

Outdoor Warning Siren

Quotation 24-1002

To: City of Oak Forest Emergency Management

Date 5/13/25

Attn: Director Dave Rana

The undersigned Taza Construction DBA of Tiles in Style LLC (Corporate Name of Bidder) agrees to provide service to the City of Oak Forest, Emergency Management, at the prices quoted below, in accordance with the specifications and general conditions on file in at the City of Oak Forest. Copies of which are attaché hereto and are made a part of this proposal.

Line Item	Manufacturer and Description	QTY	Unit Price
1	Electro-Mechanical Rotating Siren, 130 dB(C) 800Hz	1	\$38,650
2	Programed with provided frequencies & P25Mechanical Siren Controller, DC. 2-Way Digital, High Band Radio	1	\$4,850
3	Transformer/Rectifier Assembly. 208-240VAC, 48VDC	1	Included in Siren Price
4	Antenna System, 150-174MHz	1	Included in Controller Price
5	Antenna Mounting Bracket, Pole Mount	1	Included in Controller Price

A vender may substitute and attach a vendor supplied quotation on official vendor letterhead to attachment #2.

In order to demonstrate that the Vendor can properly fulfill the service of these specifications, the Vendor shall furnish with their proposal a minimum of three (#) references showing that he/she has satisfactorily performed within the last two (2) years similar services, or other services for which the demonstrated skill set is transferrable to this scope of work

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

The City of Oak Forest reserves the right to contact and interview all references submitted in response to this request.

Business/Agency Name	Contact Person	Phone Number	Date of Service
Chicago Housing Authority	Andrew Rios	312.545.9611	Aug 2024
Tazwell County IL	Scott Dooley	309-241-1887	Nov 2024
DOA- WI	Gary Stuewer	(920) 858-5582	May 2024

The prices quoted herein are firm and are not subject to change. The proposal will remain valid for sixty (60) day from the date of the prescribed opening.

Submission of this quote shall be conclusive evidence that the bidder has read and understands the specifications, terms and conditions, and insurance requirements.

**Contractor's License Information**

Contractors' License # TGC027055 Classification class A Expiration 03/19/2026

City Business License # BUS 718 Expiration 12/31/25

Respectfully Submitted,

16940 Vincennes Ave

Mailing Address

South Holland IL 60473

City, State, & Zip

708 980 5098

Telephone

Taza Construction DbA of Tiles in Style LLC

Corporate Name of Bidder

  
\_\_\_\_\_

Signature

Mariam Ezzy - President

Print Name and Title

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

talha@tilesinstyle.com

Email Address

**List of Subcontractors**

Type of work and percentage of Project

Subcontractors Name, Address, and  
License Number and Type

1. Siren intallation

Table Rock Alerting Systems, LLC  
6 Fisher Creek Drive East, Kimberling City, Missouri 65686,

2. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_

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\_\_\_\_\_

4. \_\_\_\_\_

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5. \_\_\_\_\_

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If no subcontractors are being used, please write "no subcontractors."

Request for Quotes  
Outdoor Warning Siren  
Oak Forest Emergency Management

**Attachment 1**

Note for all specifications: Vendors to place an (X) in the appropriate column by each numbered specification detail.

**Column A= Meets Specifications**

**Column B= Deviates from Specifications**

Where the product does not meet specifications, the vendor is to fully explain deviation in the far-right column, if more room is needed, attach further documentation to the bid. The attachment is to indicate item number, page number, etc. All equipment is to be new and unused.

#	Equipment Specifications	A	B	Deviations
1	Electro-Mechanical Rotating Siren, 130 dB(C) 800Hz		X	Omnidirectional, 127 DBC, 575 Hz
2	Mechanical Siren Controller, DC, 2-Way Digital, High Band Radio	X		
3	Transformer/Rectifier Assembly, 208-240VAC, 48VDC		X	72 VDC
4	Antenna System, 150-174MHz	X		
5	Antenna Mounting Bracket, Pole Mount	X		

The use of the name of a manufacturer, brand, make, or catalog designation specifying an item does not restrict bidder to that manufacturer, brand, make, or catalog designation, unless specifically noted otherwise. This is used to simply indicate the character, quality, and or performance equivalence of the commodity on which proposals are submitted. Bidders, when bidding an equivalent, must note the manufacturer, brand, make and catalog number and provide specifications on the unit being bid on.

---

Table Rock Alerting Systems, LLC  
**References**

Below is a small sampling of our customers in several different states across our service territory.

More references are available, if desired.

**Poweshiek County, IA**

Emergency Manager Brian Paul  
641-208-4448

**City of Milo, IA**

Mayor Diane Hall  
641-942-6134

**City of Kimberling City, MO**

Public Works Director Randy Reed  
417-739-1702

**Chandlerville Fire Department, IL**

Chief Chuck Force  
217-320-1744

**City of Memphis, MO**

City Clerk Nicole Beard  
660-465-7285

**Wainwright Fire Dept, OK**

Chief Bryce Newton  
918-270-3587

**City of Americus, KS**

Brian Anstey  
620-443-5655

**City of Solomon, KS**

Dan Britt  
785-655-3311

**Franklin County, AR**

EMD Rick Covert  
479-209-0395

**City of Burlingame, KS**

City Superintendent Les Holman  
785-654-2414

**City of Smith Center, KS**

City Clerk Jill Conaway  
785-282-3812

**City of Rowley, IA**

City Clerk Deb Hemsath  
319-938-2636

---

## Terms and Conditions

### Siren Installation

- Customer must provide an adequate, legal, easily accessible, and stable siren site location.
- Customer is responsible for removal, hauling, and disposal of any old siren poles, etc. unless otherwise specified.
- Table Rock Alerting Systems, LLC shall not be held liable for any delays caused by factors outside our control, I.E., weather, supply chain difficulties, etc.
- Excludes any wiring or work off of the siren pole.
- Price is based on all siren(s) being ready for installation at the same time.
- If hard rock or other soil condition difficulties are encountered when drilling to set poles any special equipment or extra time will be billed as extra and separate. (Typically, \$175.00/hr. additional)
- If pole hole shall fill with water or have tamping/backfill difficulties, the customer may be asked to provide a load/bucket of gravel for backfill.
- Customer is responsible for structural integrity and upkeep of any existing poles that sirens are mounted to. Installation warranty does not carry over to existing structures.
- Locations must be supplied and be readily accessible for pole setting equipment.
- Any required permits or inspection costs will be the responsibility of the city or county.
- Adequate AC power must be supplied to the siren pole when applicable.
- Costs subject to change with changes in siren quantities or models.
- Cost does not include installation of power meter at siren site. Electric company shall provide and install appropriate meter should one be required.

### Coverage Studies

- Siren coverages are approximate and assume perfect conditions.
- Actual coverages may vary based on local terrain, conditions, foliage, structures, and other unknown conditions.
- Table Rock Alerting Systems makes no guarantee that coverage shown will mimic actual, real-world, coverage.
- Coverage area is based on computer generated data and FEMA Guidelines covering atmospheric attenuation.
- Data subject to license and use / reproduction is restricted.

### Radio Systems

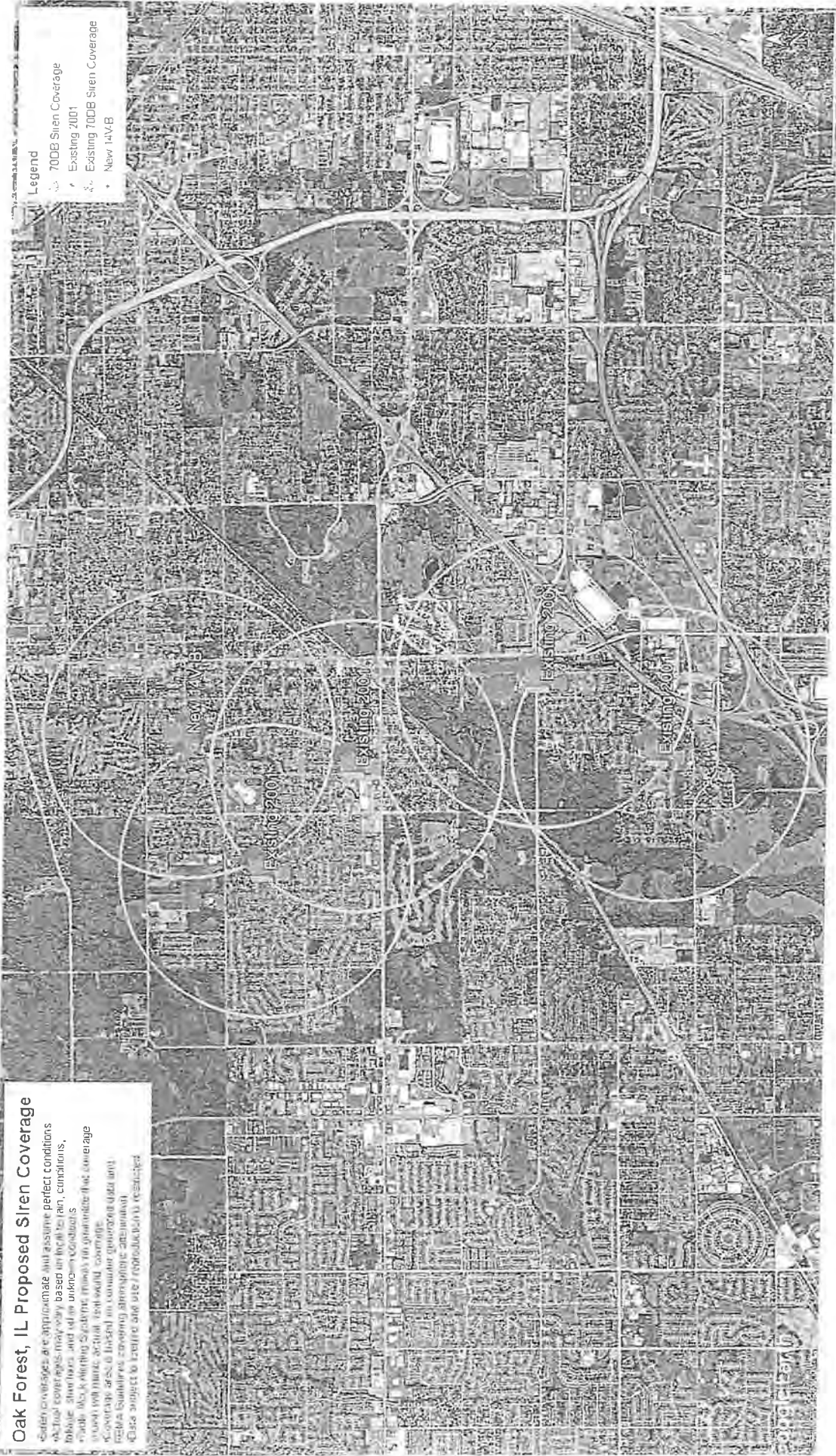
- Customer is responsible for providing a reliable, clear, and properly modulated DTMF or Two-Tone radio signal to the siren site in order for our decoding equipment to operate. Table Rock Alerting Systems will not be held liable for issues related to inadequate radio signals or systems beyond our control.
- Two Way siren communications systems that are too large to be adequately covered by a "simplex" radio system shall require a repeater network, or other similar radio system to be provided and maintained by the customer, unless otherwise specified by Table Rock Alerting Systems.

### Oak Forest, IL Proposed Siren Coverage

Certain coverages are approximate and assume perfect conditions. Actual coverages may vary based on local terrain, conditions, building structures, and other unknown conditions. Radio also emitting secondary signals via groundwave that coverage would vary from actual real-world coverage. Coverage area is based on consumer government data and may be subject to change without notice. Coverage is restricted.

### Legend

- 700B Siren Coverage
- Existing 2001
- Existing 700B Siren Coverage
- New 14VB



**SENTRY  
SIREN** Inc.

**Table Rock  
Alerting Systems**  
www.tablerockalertingsystems.com

PO Box 186  
Kimberling City, MO. 65666  
417-230-6096  
tablerockalertsystems@gmail.com

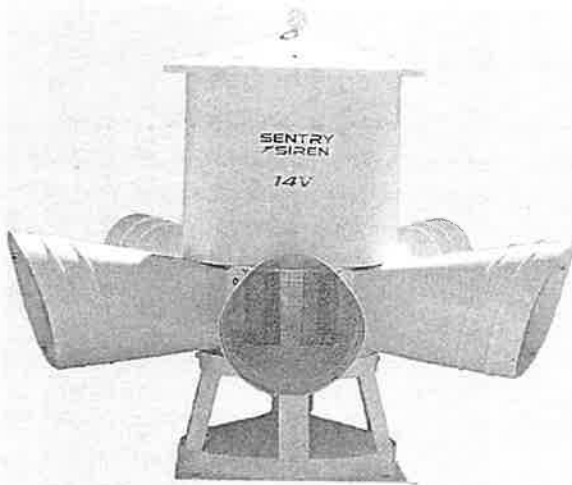


*Proudly manufactured in the U.S.A.*

## *Premium Outdoor Warning Systems*

*Since 1905, Sentry Siren, Inc. has proudly set the standard for hand-made warning sirens in the United States and around the world. Call us today and let our team go to work on your siren system!*

[www.SentrySiren.com](http://www.SentrySiren.com)



*"We are so pleased with our selection of Sentry Siren, Inc. as our warning siren system supplier. The performance of our Sentry sirens is impressive; they are very reliable and very loud. And the customer service they provide is second to none. We would highly recommend Sentry to anyone looking to invest in their community with a warning siren system."*

*-Roger Swint  
Fire Chief  
City of Morrow Fire Dept.  
Morrow, GA*

## Model 14V / 14V-B:

*Following its introduction in 2016, the 14V-B quickly became Sentry's best-selling AC/DC battery backup system. Perfect for large municipalities and noisy industrial environments, the 14V produces a thundering 127dB(C) with full UPS reliability, even if AC power fails during an emergency. For applications not requiring battery backup, the 14V AC provides amazing power for a fraction of the price.*

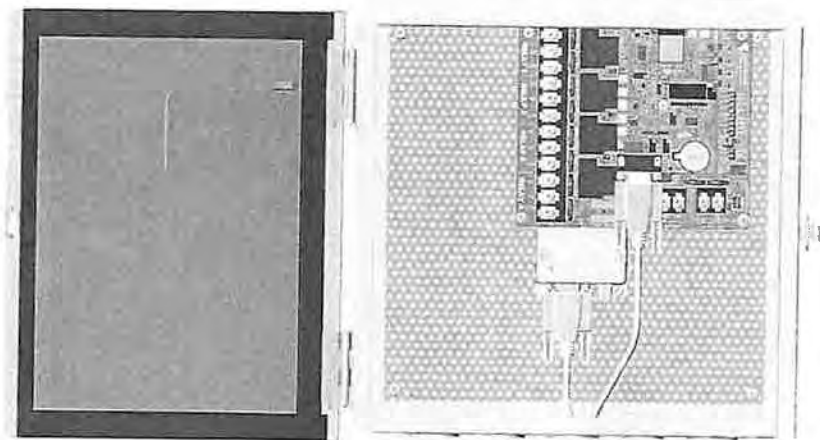
### Key features:

- Rated at 127dB(C) at 100ft.\**
- 5,400ft. estimated coverage radius / effective range\**
- 14V AC requires 3PH, 208-240VAC, 60 amppower; 14V-B requires 1PH, 208-240VAC, 125 amp power*
- 14V-B also available in a DC / battery primary configuration*
- Minimum 30 minutes run time from batteries*
- Omni-directional (non-rotating) warning siren*
- True 360 degree full dB sound output*
- 100% maintenance free*
- Electro-mechanically generated sound*
- 7 year warranty*
- Powder coated steel construction. Stainless steel available on request.*
- Easily replaces aging existing sirens*



# The SiraTrol®

## Siren Controller



### **The SiraTrol Siren Controller is the ideal choice for Outdoor Warning Systems.**

Designed and manufactured in Missouri, this controller is designed to be virtually the most cost-effective and reliable controller on the market today. The SiraTrol is designed to work with DTMF or Two-Tone Sequential Paging formats. Each controller has the ability to be seamlessly upgraded to support Two-Way Report-Back Status Communications via a variety of sensors.

The SiraTrol® Controller is a Multi-Format Siren Controller. The SCB, or "Siren Control Board" is comprised of a combination processor/relay board which provides for modular and economic repair of the controller. The Controller features a Micro-USB Connector that allows the unit to be programmed via the SiraTrol® Programming software. The RF Transceiver, typically a Maxon® Data Radio, is programmed separately.

The SCB can be powered from either 24VDC, 120VAC, or 240VAC. The system features 4, individually programmable 20 Amp Form-C Relay Outputs that can be programmed with up to 8 timing functions per relay that can be activated from any combination of DTMF or Two-Tone formats. Relay #4 is reserved for an automatic AC/DC transfer for Battery-Backup Siren Systems.

The SCB has a 3 Amp, 24VDC output for powering optional accessories, such as contactors and magnetic door locks.

The SCB has four dry contact inputs, which can be configured for several different applications. On the One-Way Model, these inputs will start Functions 1-3, with input #4 reserved for cancel. On the Two-Way Report-Back Controller, these inputs are used for intrusion & sensor monitoring.

There are 5 On-Board buttons for local activation. A display screen also shows all relevant data, as well as currently decoded tones and DTMF strings.

# The SiraTrol®

## Specifications

### **RF Specifications:**

#### **(SCB-1 & SCB-2)**

- VHF: 148-174MHZ
- UHF: 400-470MHZ
- FCC Approved
- CTCSS and DCS Codes Programmable for TX/RX
- 5 Watt Transmit Power

### **Electrical Specifications:**

#### **Inputs:**

- 24VDC: 3A Max
- 110VAC: 2A Max
- 220VAC: 1A Max
- 4x Dry-Contact, Opto-Isolated
- 0-90VDC Battery Sense Input

#### **Outputs:**

- 24VDC: 3A Max
- 4x Form-C Programmable Relays

### **Warranty:**

- 3 Years

### **Enclosure:**

- 12" H x 12" L x 6" D NEMA 3R, Gasketed

### **Decoder Specifications**

#### **DTMF:**

- 1-31 Digit DTMF String
- Adjustable Timing
- Minimum Tone: 40ms
- Minimum Gap: 20ms
- *TimeCrypt* DTMF Compatible

#### **Two-Tone Sequential:**

- 250Hz Minimum Tone Frequency
- 1500Hz Maximum Tone Frequency
- Adjustable Timing
- 300ms Minimum Tone
- 10s Maximum Tone

### **Encoder Specifications**

#### **DTMF:**

- 1-31 Digit DTMF String
- Adjustable Timing
- Minimum Tone: 40ms
- Minimum Gap: 20ms
- *TimeCrypt* DTMF Compatible

### **Models**

- SCB-1 (One-Way, Specify VHF/UHF)
- SCB-2 (Two-Way, Specify VHF/UHF)

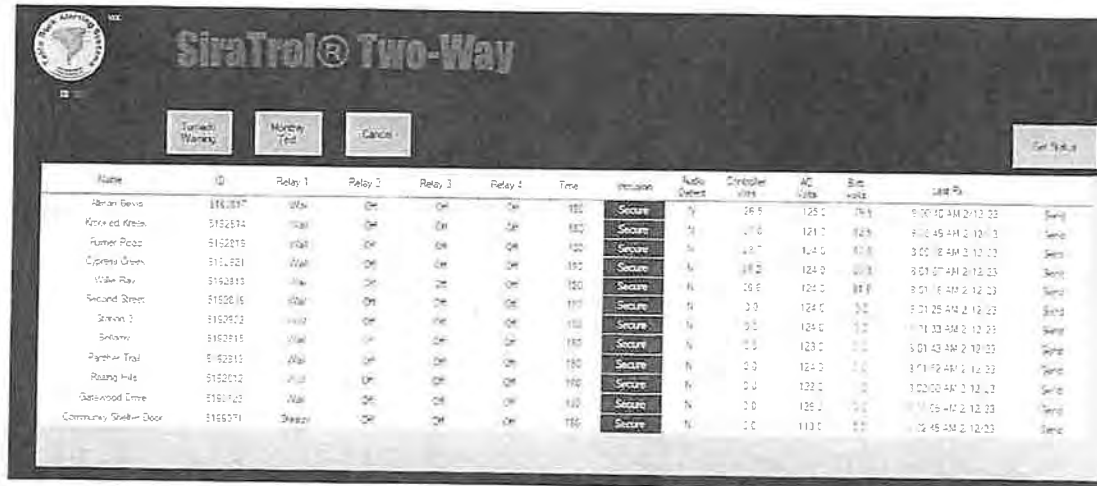


# SiraTrol<sup>®</sup> Two-Way

## Affordable Report-Back Siren Controls



Table Rock Alerting Systems v1.0.1  
System About



### SiraTrol Two-Way: Secure, Fast, and Affordable Monitoring of your Warning System.

Designed and manufactured in Missouri, the SiraTrol Two-Way Control system is designed to provide easy-to-read siren status and activation of sirens as Individuals, Zones, or Groups. Pictured above is the SiraTrol SCB-3 Encoder Unit, the Kenwood NX-1700 Series Base Radio, and the SiraTrol Two-Way Command Center software. This suite of products comprises the SiraTrol Two-Way System. Also Included is RadarScope<sup>®</sup>, the latest in High-Definition Weather-Radar.

The SiraTrol<sup>®</sup> Two-Way System monitors your siren system in-real time, ensuring it is ready for operation at all times. Featuring our special TimeCrypt communication protocol, all communications to-and-from the base station and remote siren sites is completely encrypted, safeguarding your critical warning system against security breaches and signal interception. The Command Center program can be configured with up to 8 activation hot-keys, and an unlimited number of siren groups to facilitate siren activation across a wide geographical area.

Each siren site has it's own status row, detailing the Siren Name, ID, Individual Run-Time/Command, Site Security Status, Audible Siren Detection, 3 Configurable Sensor Inputs, Controller Voltage/AC Voltage/Battery Voltage, and last RX time/date. Each siren site can be individually activated for a customizable period of time by the user, simplifying testing and troubleshooting.

The Model SCB-3 Base Station Encoder provides an emergency backup activation point should a computer failure occur. 3 Programmable Commands can be accessed via the SCB-3. The SCB-3 also has an arm/disarm pushbutton to prevent accidental activation.

# SiraTrol<sup>®</sup> Two-Way Specifications

## **RF Specifications:**

(Kenwood NX-1700 Standard)

- VHF: 136-174MHZ
- UHF: 400-470MHZ
- FCC Approved
- CTCSS and DCS Codes Programmable for TX/RX
- 50 Watt Transmit Power

## **Electrical Specifications:**

(SCB-3)

### **Inputs:**

- 24VDC: 3A Max
- 110VAC: 2A Max
- 220VAC: 1A Max
- 4x Dry-Contact, Opto-Isolated
- 0-90VDC Battery Sense Input

### **Outputs:**

- 24VDC: 3A Max

## **Warranty:**

- 3 Years

## **Enclosure:**

- 12" H x 12" L x 6" D NEMA 3R, Gasketed

## **Software Specifications**

- Windows 7/10/11
- Adjustable Re-Transmit packets/times
- Up to 8 Activation Hotkeys
- Up to 30 Sites (Contact for more)
- Automatic event logging

## **Decoder Specifications**

### **DTMF:**

- 1-31 Digit DTMF String
- Adjustable Timing
- Minimum Tone: 40ms
- Minimum Gap: 20ms

## **Encoder Specifications**

### **DTMF:**

- 1-31 Digit DTMF String
- Adjustable Timing
- Minimum Tone: 40ms
- Minimum Gap: 20ms
- TimeCrypt DTMF Compatible

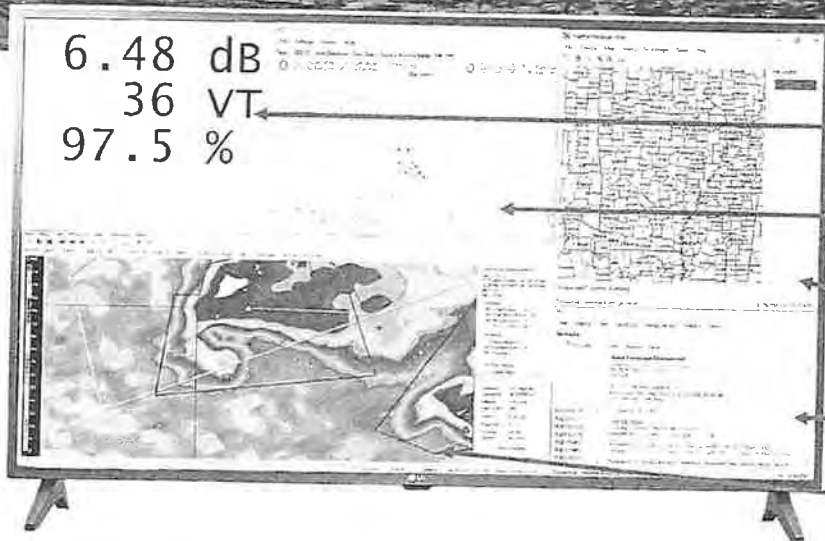
## **Models**

- SCB-3 (Two-Way, Specify VHF/UHF)

# STORM SENTRY

BY SENTRY SIREN

## Automated Weather Alerting



EMWIN Satellite Data Feed,  
Independent of Internet.

InfoStorm Point and Click Siren  
Activation Interface.

NWS Topographical Maps for  
Weather Tracking.

Weather Message Software for  
Monitoring NWS Data.

Gibson Ridge Live Radar Feed

43" Wall Mounted Display

### Advantages

- **PC Based Weather Monitoring**  
Monitor real-time weather data, including local radar via high speed internet and satellite on the EMWIN network.
- **Real Time Warnings via the NWS**  
Be the first to know when severe weather approaches. 2-5 seconds after a warning is issued, it's on your desk.\*
- **Automatic Messaging**  
Notify emergency personnel, even residents, of emergencies via text, email, telephone, social media or fax automatically without human intervention.
- **Automatic Siren Activation**  
Activate your siren system automatically. No need for a person to activate. The computers can control all siren functions.

For years emergency personnel struggled with receiving timely weather warnings from a dedicated and reliable source. The warnings were sometimes late, sometimes false, and worst of all, sometimes not received. This problem led to the question "when do we activate our sirens, pagers, or emergency action plan?"

The key ingredient in the new **Storm Sentry** Weather Monitoring System is software that interprets and understands weather data. **Storm Sentry** has revolutionized the emergency notification market by making weather / emergency notification

easier, faster, and best of all, **automatic.**

Take all the information from the National Weather Service and put it in one place, your office. Best of all, do all this for one small cost; no monthly or yearly contracts. A one time purchase of the hardware and software buys the user a lifetime of weather security.

Call today and let us help you explore what is possible with the **Storm Sentry**. From Sentry Siren, the makers of the world's most trusted warning sirens, comes the future of early warning technology.

14641 Hwy. 115  
Penrose, CO 81240

www.SentrySiren.com  
mail@SentrySiren.com

T: 866-427-4736  
F: 719-269-3397

**SENTRY SIREN** inc.



*The Best Friend Emergency Managers Have ... Is Information*



### ***Storm Sentry Gold Package***

- Mini Desktop PC with the latest Windows Operating System and Speakers.
- Wall-mounted 43" Monitor or dual, 24" desk-mounted Monitors
- Satellite Dish and EMWIN data receiver for wireless ingest of National Weather Service information—your system can operate during an internet or power failure.
- Siren Encoder and InfoStorm Activation Software for Automatic Siren Activation
- Kenwood NX-1000 Series Base Station Radio
- Base Station Antenna, Lightning Arrestor, and Power Supply
- Gibson Ridge Level 3 Radar Package or RadarScope
- NWS Polygon Warning System tracking
- Map and Message format display of Warnings
- No Subscriptions, Contracts, or Software Maintenance Agreements
- Onsite Programming, Setup, and Training
- Lifetime Technical Support and Remote Access

### ***Be sure to ask about these available upgrades***

- Sentry Siren S.T.A.R. Siren Monitoring System
- Siren Encryption
- Web/Phone/Cellular Based Siren Control
- Integrated Lightning Detection System
- Integrated Weather Station & Wind Sensors



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

---

DATE: June 4, 2025  
TO: Mayor James Hortsman, City Council  
FROM: Dave Rana, Director Emergency Management  
SUBJECT: Outdoor Warning Siren Control Upgrade

### Background

The city currently has four Outdoor Warning Sirens (Tornado Sirens) throughout the city. The controls on these sirens range in age from 1995-1999. The new technology would allow the city to monitor the individual siren operation and also allow the National Weather Service to activate our sirens if the city is named in any type of warning. This would allow a more efficient activation time and better serve public safety. Emergency Management issued an RFP and received only one qualified response, Federal Signal Corporation.

### Recommendation

Staff recommends approval of the requested upgrade to all four existing Outdoor Warning Systems as specified in the RFP.

### Action Requested

Approval of the bid from Federal Signal Corporation in the amount of \$ 35,143. This amount was part of the 2025/2026 Capital Improvement Plan.

---



**Oak Forest, IL  
Request For Proposal (RFP)  
Outdoor Warning Siren Control Upgrade**



**Presented To:**  
Clerks Office, City Hall  
Attn: Dave Rana  
15440 S. Central Ave,  
Oak Forest, IL 60452  
708-687-0450  
drana@oak-forest.org

**Submission Deadline:**  
May 15, 2025  
4:00 PM

Request for Quotes  
Outdoor Warning Siren Controls Upgrade  
Oak Forest Emergency Management

**Attachment 1**

Note for all specifications: Vendors to place an (X) in the appropriate column by each numbered specification detail.

**Column A= Meets Specifications**

**Column B= Deviates from Specifications**

Where the product does not meet specifications, the vendor is to fully explain deviation in the far-right column. if more room is needed, attach further documentation to the bid. The attachment is to indicate item number, page number, etc. All equipment is to be new and unused.

#	Equipment Specifications	A	B	Deviations
1	Electro-Mechanical Rotating Siren, 130 dB(C) 800Hz			Please see updated table on next page
2	Mechanical Siren Controller, DC, 2-Way Digital, High Band Radio			
3	Transformer/Rectifier Assembly, 208-240VAC, 48VDC			
4	Antenna System, 150-174MHz			
5	Antenna Mounting Bracket, Pole Mount			

The use of the name of a manufacturer, brand, make, or catalog designation specifying an item does not restrict bidder to that manufacturer, brand, make, or catalog designation, unless specifically noted otherwise. This is used to simply indicate the character, quality, and or performance equivalence of the commodity on which proposals are submitted. Bidders, when bidding an equivalent, must note the manufacturer, brand, make and catalog number and provide specifications on the unit being bid on.

#	Equipment Specifications	A	B	Deviations
1	Commander Software, 10 RTU License pkg. 5 seats	x		
2	Commander One Cloud platform Standard, 5 users, Incls. NSW Data Interface, Web Interface & Smartphone App.	x		
3	Optional CommanderOne Standard Messaging Module	x		
4	Local Hardware activation point, Digital, Rack Mount, Web Enabled, 120 VAC (to be interfaced to existing customer supplied RF base/control station radio)	x		
5	DCFCB 1-Way to 2-Way upgrade kit	x		
6	Antenna System, 150-174 MHz, Yagi	x		
7	Antenna Mounting Bracket, Pole Mount	x		

Attachment 2

Bid Form

Oak Forest Emergency Management

Outdoor Warning Siren Controls Upgrade

Quotation 25-1002

To: City of Oak Forest Emergency Management

Date May 12, 2025

Attn: Director Dave Rana

The undersigned Federal Signal Corporation (Corporate Name of Bidder) agrees to provide service to the City of Oak Forest, Emergency Management, at the prices quoted below, in accordance with the specifications and general conditions on file in at the City of Oak Forest. Copies of which are attaché hereto and are made a part of this proposal.

Line Item	Manufacturer and Description	QTY	Unit Price
1	Commander Software, 10 RTU License pkg. 5 seats	1	Please see quote on the following page
2	CommanderOne Cloud platform Standard, 5 users, Incls. NWS Data Interface, Web Interface & Smartphone App.	1	
3	Optional CommanderOne standard messaging module	1	
4	Local hardware activation point, Digital, Rack Mount, Web Enabled, 120VAC (to be interfaced to existing customer supplied RF base/control station radio)	1	
5	DCFCB 1-Way to 2-Way upgrade kit	4	
6	Antenna System, 150-174MHz, Yagi	4	
7	Antenna Mounting Bracket, Pole Mount	4	

A vendor may substitute and attach a vendor supplied quotation on official vendor letterhead to attachment #2.

In order to demonstrate that the Vendor can properly fulfill the service of these specifications, the Vendor shall furnish with their proposal a minimum of three (#) references showing that he/she has satisfactorily performed within the last two (2) years similar services, or other services for which the demonstrated skill set is transferrable to this scope of work.



**FEDERAL SIGNAL**  
Safety and Security Systems

Protecting people and our planet

US : 2645 Federal Signal Drive, University Park, Illinois 60484 | Tel +1 800-548-7229

# Quotation

Number : **SYSQ17012**

Date : **05/12/2025**

Expiration Date : **07/31/2025**

**Quoted**

**Company:**  
**City of Oak Forest**  
15440 S. Central Ave  
Oak Forest, IL 60452  
USA

**To:**  
**Dave Rana**  
708-473-2607  
drana@oak-forest.org

**Your Sales Rep:**  
**Jeff Ryba**  
Braniff Communications  
Phone 708-597-3200  
jryba@braniffcomm.com

**Prepared By:**  
**Glenn Wayman**  
Application Engineering Manager  
Phone 708-587-3195  
gwayman@fedsig.com

**Notes:**

-All Prices are in US Dollars

Project Ref:

## Software and Siren Upgrade

		Terms	Ship Via	FOB	
		NET 30 With Account Approval	Freight Included	Origin	
Line	Qty	Part Number	Description	Unit Price	Ext. Price
<b>Field Equipment</b>					
1	1	SFCD10	Commander On-Premise Software, Required for use with Commander One	\$2,568.00	\$2,568.00
2	1	COMMANDER1-S	CommanderOne Cloud Software with Weather Polygons, Requires Annual Subscription	\$3,150.00	\$3,150.00
3	1	COMMANDER1-M	CommanderOne Messaging up to 500 messages/month, Requires Annual Subscription	\$525.00	\$525.00
4	1	SS2000+	FSC Desk Encoder	\$3,651.00	\$3,651.00
5	4	Q-DCFC1-2H	DCFCB One Way to Two Way Upgrade with VHF Radio	\$2,475.20	\$9,900.80
6	4	YAGI2	Yagi Antenna, 150-174 MHZ	\$392.00	\$1,568.00
7	4	AMB-P	Pole Mount Antenna Bracket	\$132.80	\$531.20
8	1	TK-IO-CUSTINS	Install Services, Custom, Installation, Set-Up and testing of CCU hardware and software	\$3,500.00	\$3,500.00
9	4	TK-IO-CUSTINS	Installation, Configuration, Testing and Set-Up of 2-Way hardware and four(4) existing FSC 2001 siren locations.	\$2,100.00	\$8,400.00
10	1	TK-IO-CRTPAY-CU	ADMIN FEE-Prevailing Wage/Certified Payroll/Davis-Bacon Act.	\$1,349.00	\$1,349.00
11	1	FREIGHTANS	Shipping & Handling Fees - GROUND Only	\$0.00	\$0.00
<b>Equipment SubTotal</b>					\$35,143.00
<b>Running SubTotal</b>					\$35,143.00

Lead Time:

8 to 10 weeks from ARO

SubTotal	<b>\$35,143.00</b>
Tax	
<b>Total USD</b>	<b>\$35,143.00</b>
Recurring Totals	<b>\$3,675.00</b>

This quotation is expressly subject to acceptance by Buyer of all terms stated on this and Federal Signal's terms of sale (available on request). Any exception to or modifications of such terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or office of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of Federal Signal's terms. Any such order shall be subject to acceptance by Seller in its discretion. Prices Subject To Change - Prices Based Upon Total Purchase - All Delivery, Training Or Consulting Services To Be Billed At Published Rates For Each Activity Involved. We Shall Not Be Liable For Any Loss Of Profits, Business, Goodwill, Data, Interruption Of Business, Nor For Incidental Or Consequential Merchantability Or Fitness Of Purpose, Damages Related To This Agreement.

Quote Approved By: \_\_\_\_\_

Closing Notes:

Cancellation Schedule:

-Percentages shown are of total order value with weeks representing number of weeks from receipt of official order:

- 10% after 2 weeks.
- 20% after 4 weeks.
- 40% after 6 weeks.
- 80% after 8 weeks.

Delivery Schedule:

-From receipt of official purchase order, delivery is based upon the agreed upon schedule. Production does not commence until receipt of approved drawings to Code B(approved with comments)

Warranty/Guarantee:

Federal Signal guarantees for both defective materials and workmanship for a period of 18 months from date of shipment, or 12 months from date of commissioning. This guarantee is not valid for equipment that has;

- not been stored correctly
- been incorrectly installed
- been operated outside the stipulated operating conditions
- been subject to misuse or vandalism.

Note that where commissioning is carried out by FS Engineers, the 12 months warranty period starts from completion of commissioning. Please note that our warranty / guarantee only covers goods returned to our factory for repair or replacement. If a Site visit(s) by one of our Engineers is required then visit(s) is not covered by the warranty/guarantee agreement. Warranty Site rate charges would be at standard commissioning rates with all required parts charged at the price in force at the time of work being carried out. Associated travel days to and from site will be also be charged at FS standard rates and all expenses are chargeable @ cost + 10%.

Storage Charges:

-0.5% storage charge per month on total amount of invoice applies if product is not pickup/shipped within two weeks after signed FAT.

Quote Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

This quotation is expressly subject to acceptance by Buyer of all terms stated on this and Federal Signal's terms of sale (available on request). Any exception to or modifications of such terms shall not be binding on Seller unless expressly accepted in writing by an authorized agent or office of Seller. Any order submitted to Seller on the basis set forth above, in whole or in part, shall constitute an acceptance by Buyer of Federal Signal's terms. Any such order shall be subject to acceptance by Seller in its discretion. Prices Subject To Change - Prices Based Upon Total Purchase - All Delivery, Training Or Consulting Services To Be Billed At Published Rates For Each Activity Involved. We Shall Not Be Liable For Any Loss Of Profits, Business, Goodwill, Data, Interruption Of Business, Nor For Incidental Or Consequential Merchantability Or Fitness Of Purpose, Damages Related To This Agreement.

Request for Quotes  
Outdoor Warning Siren Controls Upgrade  
Oak Forest Emergency Management

The City of Oak Forest reserves the right to contact and interview all references submitted in response to this request. Please refer to our list of Commander & CommanderOne Software customers in Northern Illinois

Business/Agency Name	Contact Person	Phone Number	Date of Service
Village of Orland Park, IL	Ron Ahrendt, Support Services Manager	708-364-4997	3/2023 - Current
Village of Tinley Park, IL	Lisa Kortum, Emergency Management & 911 Communications Director	708-444-5418	4/2024 - Current
Village of Oak Lawn, IL	Gary Gudino, Property Maintenance & Special Events Manager	708-499-7774	1/2025 - Current

The prices quoted herein are firm and are not subject to change. The proposal will remain valid for sixty (60) day from the date of the prescribed opening.

Submission of this quote shall be conclusive evidence that the bidder has read and understands the specifications, terms and conditions, and insurance requirements.

**Contractor's License Information**

Contractors' License # Registration Classification \_\_\_\_\_ Expiration \_\_\_\_\_  
will be completed upon award.  
 City Business License # N/A Expiration N/A

Respectfully Submitted,

2645 Federal Signal Drive

Mailing Address

Univeristy Park, IL, 60484

City, State, & Zip

708-534-3400

Telephone

Federal Signal Corporation

Corporate Name of Bidder



Signature

Brent Gambrel, VP/GM Systems

Print Name and Title

## Federal Signal Commander Software

### Northern Illinois User List

Customer	Commander® On-Premises	CommanderOne® Cloud
Antioch, Village of	X	
Argonne National Lab	X	
Batavia, City of	X	X
Burlington, Village of		X
Champaign, County of		X
Chicago Ridge, Village of	X	
Citgo, Lemont Refinery	X	
Chicago Department of Aviation	X	X
Chicago Heights, City of	X	
Crete, Village of	X	X
Cortland, Town of		X
Crestwood, Village of		X
Decatur, City of	X	X
Des Plaines, City of	X	X
Elgin, City of	X	X
Evanston, City of	X	X
ExxonMobil, Joliet Refinery	X	
Forreston, Village of		X
Frankfort, Village of		X
Geneva, City of	X	
Genoa, City of		X
Hampshire, Village of		X
Highland Park, City of	X	
Hinckley, Village of		X
Homer Glen, Village of	X	X
Homer, Village of		X
Itasca, Village of	X	
Joliet, City of	X	X
Lansing, Village of	X	
Lemont, Village of	X	X
Lockport, City of	X	
LTACC (Lyons Township Area Communications Center)		X
LyondellBasell Morris Plant	X	
McCook, Village of		X
McHenry, City of and McHenry Township FPD	X	X
Melrose Park, Village of	X	X
Naperville, City of	X	X
New Lenox, Village of		X
Northbrook, Village of	X	
Oak Brook, Village of	X	X
Oak Lawn Regional Communications Center	X	X
Orland Park, Village of	X	X

Customer	Commander® On-Premises	CommanderOne® Cloud
Ottawa, City of	X	
Palos Hills, City of	X	
Park Forest, Village of	X	
Park Ridge, City of	X	
Philo, Village of		X
Pingree Grove, Village of		X
Princeton, City of	X	
River Forest, Village of	X	X
Rock Island, County of	X	X
Romeoville, Village of	X	X
Round Lake Beach, Village of	X	X
Sheffield, Village of		X
South Elgin, Village of		X
St. Charles, City of	X	
Stepan Chemical Company	X	
Tinley Park, Village of	X	X
Waukegan, City of	X	X
Will, County of	X	X
Williamsville, Village of		X

Request for Quotes  
Outdoor Warning Siren Controls Upgrade  
Oak Forest Emergency Management

Email Address : Federal Signal Contact: Teague Cliff - TCliff@federalsignal.com  
Braniff Communications: Jeffrey Ryba - jryba@braniffcomm.com

**List of Subcontractors**

Type of work and percentage of Project	Subcontractors Name, Address, and License Number and Type
1. <u>Installation Services - 33.86%</u>	<u>Braniff Communications Inc.</u> <u>4741 136th St. Crestwood, IL 60418</u>
2. _____	_____ _____ _____
3. _____	_____ _____ _____
4. _____	_____ _____ _____
5. _____	_____ _____ _____

If no subcontractors are being used, please write “no subcontractors.”



2645 Federal Signal Drive  
University Park, Illinois 60484-3167  
708-534-3400  
fedsig.com

## **Federal Signal Corporation**

### **One Year Guarantee**

We guarantee the performance outlined in the bid and a one-year warranty on work performed. Please see the attached terms, conditions, and limited warranty for details.



## LIMITED WARRANTY POLICY

### Effective January 22, 2024

Federal Signal Corporation ("Federal Signal"), subject to the terms, conditions and exceptions contained herein, warrants each NEW product to be free from defects in material and workmanship, under normal and proper use, care, maintenance and required service only. Start of Warranty, Warranty periods and exceptions to the foregoing Limited Warranty are contained on the Schedule of Products included in this document and are subject to change at the sole discretion of Federal Signal.

#### SPECIFIC EXCLUSIONS AND EXCEPTIONS

This Limited Warranty does NOT apply nor is it extended to products that are not manufactured by Federal Signal. These products may be covered by a separate limited warranty provided by the particular manufacturer and all claims and questions regarding the same are to be directed to the particular manufacturer. Goods sourced by Seller from a third party for resale to Buyer shall carry only the warranty extended by the original manufacturer.

Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded. Repair or replacement of any product(s) or part(s) under this warranty does NOT extend the term of this warranty, and such product(s) or part(s) shall remain covered by the unexpired portion of the warranty period or for ninety (90) days from the date of return to Federal Signal, whichever is later. This limited warranty applies ONLY to the initial or first installation of the product. This limited warranty shall not apply to products (1) that have been subjected to neglect, abuse, misuse, improper installation, inadequate maintenance, or damage due to improper use of cleaning or cleaning materials or chemicals, or non-compliance with Federal Signal's storage, installation, operation, maintenance or environmental requirements; (2) that have undergone any modification or repair not previously authorized by Federal Signal in writing, or service, repair or modification by or from any facility other than an authorized Federal Signal service center or technician, or that use non-authorized software or spare or replacement parts; or (3) that fail due to reasonable and normal use or wear and tear, or materials made, furnished or specified by the Buyer or end user.

During the specific warranty periods set forth below, Federal Signal will, at its sole option, repair or replace the product(s) or particular part(s) that are found to be defective in either material or workmanship or, in its sole discretion refund the purchase price for such product(s) or part(s), which are returned or delivered, transport or shipping prepaid by the Buyer or end user, to either Federal Signal or its designated and authorized warranty service center. This limited warranty does not cover travel expenses, the cost of specialized equipment for gaining access to the product(s) or part(s), or labor charges for removal and re-installation of the product.

No person or affiliated company representative is authorized to alter the terms of this warranty, to give any other warranties, to extend the term or duration of this warranty, or to assume any other liability on behalf of Federal Signal in connection with the sale, servicing or repair of any product manufactured by the Federal Signal.

Federal Signal reserves the right to make design changes and improvements in its products without imposing any obligation upon itself to change or improve previously manufactured products.

The use in the product of any part other than parts approved by Federal Signal may invalidate this warranty. Federal Signal reserves the right to determine, in its sole discretion, if the use of non-approved parts invalidates this warranty.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND REGARDLESS OF ANY FAILURE OF ESSENTIAL PURPOSE. ALL OTHER WARRANTIES OF WHATSOEVER KIND AND NATURE, WHETHER EXISTING IN CONTRACT OR AT LAW, ARE HEREBY AND FOREVER DISCLAIMED. UNDER NO CIRCUMSTANCES WILL FEDERAL SIGNAL BE LIABLE OR RESPONSIBLE FOR SPECIAL, COMPENSATORY, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, LOST PROFITS, LOST SALES, OR LOSS OF USE OR LOSS OF BUSINESS OPPORTUNITY BY OR THROUGH THE USE OF THE PRODUCT. FEDERAL SIGNAL'S SOLE AND MAXIMUM LIABILITY WITH RESPECT TO THE PRODUCT, OTHER THAN ITS OBLIGATIONS SET FORTH ABOVE, SHALL BE THE TOTAL PURCHASE PRICE PAID FOR THE PRODUCT.



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Public Safety Systems Division (Police, Fire/EMS, Work Truck)

	Warranty Period for Parts replacement from the date of manufacture stamped on the product	Warranty period for Factory Labor from the date of delivery to the first user-purchaser
<b>STANDARD WARRANTY COVERAGE</b>		
<b>AUDIBLE</b>		
Mounts, brackets, all other products not specifically listed below	3 years	3 years
Speakers	2 years	1 year
Pathway <sup>®</sup>	5 years	5 years
Pathfinder <sup>®</sup>	5 years	5 years
<b>LED PRODUCTS</b>		
All LED (Light Emitting Diode) products unless otherwise noted	5 years	5 years
MicroPulse <sup>®</sup> LED lights (shipped prior to January 1, 2021)	3 years	3 years
MicroPulse <sup>®</sup> LED lights (shipped on or after January 1, 2021)	5 years	5 years
416300 Series (shipped prior to January 1, 2021)	3 years	3 years
416300 Series (shipped on or after January 1, 2021)	5 years	5 years
MB1 LED Message Board	3 years	3 years
Commander <sup>®</sup> Series Flex	3 years	3 years
4200S-A Perimeter Light	3 years	3 years
4200S/8200S SignalMaster <sup>™</sup>	3 years	3 years
SignalTech <sup>®</sup> Lights	3 years	3 years
ICON <sup>™</sup> Series	3 years	3 years
<b>OTHER PRODUCTS</b>		
Littlite <sup>®</sup> Map lights	5-year warranty on LED components Limited lifetime warranty on mechanical components	5-year warranty on LED components Limited lifetime warranty on mechanical components
Reverse Camera Systems	3 years	3 years
Stinger Spike Systems	5 years	5 years
DFC Push Bumper Series	3 years	3 years
FSLink <sup>®</sup> Programmer	1 year	1 year
Atkinson <sup>®</sup> Dynamics Intercoms	2 years	1 year
Switch Boxes SW200, SW300, SW400SS	3 years	3 years

Note: Domes, lenses, lamps, and batteries are NOT covered under warranty.



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Systems Division	
PRODUCT*	WARRANTY PERIOD FOR PARTS REPLACEMENT AND FACTORY PERFORMANCE LABOR**
<b>MECHANICAL SIRENS</b>	
Mechanical Sirens	5 years parts and labor from date of delivery, return to factory for service
<b>ELECTRONIC SIRENS</b>	
MOD Series	2 years parts and labor from date of delivery, return to factory for service
DSA Series	
<b>CONTROLLERS</b>	
SS2000+	2 years parts and labor from date of delivery, return to factory for service
FC Series	
DC Series	
UltraVoice Series	
<b>SPEAKERS</b>	
Informers	1 year parts and labor from date of delivery, return to factory for service
IP Speakers	
100 W Speakers	
<b>ECHO INTERCOMS</b>	
ECHO Intercoms	5 years parts and labor from date of delivery, return to factory for service
<b>OEM PRODUCTS</b>	
PC Equipment	Federal Signal utilizes the original manufacturer's warranty
Field Devices	
Batteries	
UPS Systems	
PABX Systems	
Base Stations	
Solar Equipment	
<b>PAGA</b>	
PAGA	18 months from shipment or 12 months from commissioning system field acceptance whichever is sooner covering parts and labor, return to factory for service
<b>SOFTWARE</b>	
Commander»	For more information, <a href="#">click here</a> to refer to the Commander End User License Agreement.
CommanderOne»	For more information, <a href="#">click here</a> to refer to the CommanderOne End User License Agreement.
Federal Signal offers extended warranties and software maintenance agreements – contact Federal Signal for further information.	
*On-site services not included	
** Domes, lenses, lamps and batteries installed on Federal Signal products are specifically excluded	
When Federal Signal has provided a turn-key installation including optimization and/or com-missioning services, Federal Signal will provide on-site warranty service during the first 60-days after completion of the installation.	



LIMITED WARRANTY— schedule of products

Federal Signal Corporation – Signaling Division		
PRODUCT TYPE	WARRANTY PERIOD FOR PARTS REPAIR OR REPLACEMENT	
<b>VISUAL SIGNALS</b>		
Battery Powered Lights	5 years parts and labor from date of delivery. Return to factory for service.	
Incandescent Beacons		
LED Beacons		
Panel Mount Lights		
Status Indicators/Stack Lights		
Strobe Beacons		
<b>AUDIBLE DEVICES</b>		
Bells	5 years parts and labor from date of delivery. Return to factory for service.	
Horns		
Intercoms (excludes Atkinson Dynamics®)		
Sirens (Model A, L, eSiren)		
Sounders		
Speakers		
<b>MISCELLANEOUS</b>		
Amplifiers	5 years parts and labor from date of delivery. Return to factory for service.	
Audible/Visual Combination Signals		
Audible and Visual Accessories		
AudioMaster products		
Audio Routers		
Extension Ringers		
Fire Alarms		
Initiating Devices		
Mounts and Brackets		
Power Supplies		
SelecTone® Tone Modules, Connector Kits, Controllers and Command Units		
<b>ATKINSON® DYNAMICS</b>		
Intercoms		2 years parts and labor from date of delivery. Return to factory for service.
Speakers		



## SSG TERMS AND CONDITIONS OF SALE (Goods and Services)

Effective 11-22-2021

1. **DEFINITIONS.** In these Terms and Conditions of Sale, "Seller" means Federal Signal Corporation, including any division or subsidiary of Federal Signal Corporation; "Buyer" means the person or entity that placed the order or on whose behalf the order is placed; "Goods" means the goods identified in Seller's acknowledgment of Buyer's order; "Services" means the services identified in Seller's acknowledgment of Buyer's order; "Contract" means the written agreement (which shall include these Terms and Conditions) between Buyer and Seller for the supply of the Goods and/or provision of Services; and "Contract Price" means the price payable to Seller by Buyer for the Goods and/or Services.
2. **ORDERS; CONTRACT.** All orders must be in writing. The buyer understands and agrees that any order, upon Acceptance by Seller, shall be subject to these Terms and Conditions of Sale. Seller objects to and shall not be bound by any additional or different terms, whether printed or otherwise, in Buyer's order or in any other communication from Buyer to Seller, or any trade usage or course of dealing between Buyer and Seller, unless expressly agreed to in writing by Seller in Seller's acknowledgment of Buyer's order. If the details of the Goods or Services described in Seller's quotation differ from those set out in Seller's acknowledgment, the latter shall apply. Seller reserves the right to make minor modifications and/or improvements to the Goods before delivery provided that the performance of the Goods is not adversely affected and that neither the Contract Price nor the delivery date is affected.
3. **EFFECTIVE DATE; CANCELATION.** The Contract shall become effective only upon the date of acceptance of Buyer's order by Seller's written acknowledgment or upon Seller's commencement of performance, whichever is first ("Acceptance"). Buyer may not cancel or change an order after Acceptance by Seller without the written consent of Seller. Notwithstanding the foregoing, Seller may, in its sole discretion, agree to a written request from Buyer for cancellation of an open order under the following conditions: Seller shall be subject to cancellation charges equal to the greater of (i) 110% of the cost of work completed and/or custom materials purchased at the time the request is delivered, or (ii) a percentage of the canceled portion of the Contract calculated as follows:  
  
10% - if canceled more than 2 weeks from the Effective Date;  
20% - if canceled more than 4 weeks from the Effective Date;  
40% - if canceled more than 6 weeks from the Effective Date;  
80% - if canceled more than 8 weeks from the Effective Date.  
  
Cancellation Schedule - Services:  
If services are canceled within 1 week of the scheduled mobilization date: 110% of unrecoverable out-of-pocket costs + 50% of scheduled services will be charged. If services are canceled within 2 days of the scheduled mobilization date: 110% of unrecoverable out-of-pocket costs + 100% of scheduled services will be charged.
4. **PRICE AND PAYMENT TERMS.** Unless previously withdrawn, Seller's quotation is open for acceptance within the period stated therein or, when no period is so stated, within thirty days after its date of issuance to Buyer. Prices are subject to increase by Seller based on Seller's prices in effect at the time of shipment in all instances where the specified shipment date is more than 30 days from the date of the order from Buyer. Unless otherwise specified in the Contract or Seller's applicable price list, prices are FOB Seller's point of shipment, and the terms of payment are NET 30 days from the date of invoice. Amounts not paid when due shall bear interest for each day after the due date calculated at the annual rate of 18% or the highest rate permitted by law, whichever is less. Freight, packing and handling will be charged at Seller's standard rates, which are available upon request by Buyer. If the contract is for more than one unit of Goods, the Goods may be shipped in a single lot or in several lots at the discretion of Seller. In such event, each such shipment shall be paid separately and Buyer shall be responsible for all transportation charges. Seller may require full or partial payment or payment guarantee in advance of shipment whenever, in its opinion, the financial condition of Buyer so warrants. Payment by credit card may be subject to a service charge.  
  
Seller reserves the right to increase the quoted order price at any time before delivery to Buyer to reflect any increase in Seller's costs to manufacture or deliver the ordered product due to any factor beyond the reasonable control of Seller. Seller shall provide Buyer with prompt electronic notice of any such price increase. Buyer shall have five days from receipt of such notice to cancel its order, absent which Buyer shall be deemed to have consented to the price increase.
5. **TITLE; RISK OF LOSS.** Title to, ownership of, and risk of loss or damage to the Goods shall pass to the Buyer, and Buyer shall be responsible for insurance of the Goods, upon delivery of the Goods to the carrier. Alternatively, if it is expressly stated in the Contract that Seller is to procure insurance for the Goods after delivery to the carrier, such insurance will be charged at the carrier's standard rates. "FOB" and any other delivery term used in the Contract shall be defined in accordance with the latest version of Incoterms. Buyer shall have sole responsibility for processing and collection of any claim of loss against the carrier.
6. **TAXES.** Prices do not include taxes. Buyer shall pay Seller, in addition to the price of the goods, any applicable excise, sales, use or other tax (however designated) imposed upon the sale, production, delivery or use of the Goods or Services ordered to the extent required or not forbidden by law to be collected by Seller from Buyer, whether or not so collected at the time of the sale, unless valid exemption certificates acceptable to the taxing authorities are furnished to Seller before the date of invoice.

7. **DELIVERY; FORCE MAJEURE.** Unless otherwise stated in Seller's quotation, all periods stated for delivery or completion run from the Effective Date and are to be treated as estimates only and are not guaranteed. If Seller is delayed in or prevented from performing any of its obligations under the Contract due to the acts or omissions of Buyer or its agents, the delivery/completion period and the Contract Price shall both be adjusted as necessary. If delivery is delayed due to any act or omission of Buyer, or if having been notified that the Goods are ready for shipment, Buyer fails to take delivery or provide adequate shipping instructions, Seller shall be entitled to place the Goods into storage at Buyer's expense. Upon placing the Goods into storage, delivery shall be deemed to be complete, risk in the Goods shall pass to Buyer and Buyer shall pay Seller accordingly. The Contract (other than Buyer's obligation to pay all sums due to Seller in accordance with the Contract) shall be suspended, without liability, in the event and to the extent that its performance is prevented or delayed due to any circumstance beyond the reasonable control of the party affected, including but not limited to: Act of God, war, armed conflict or terrorist attack, riot, fire, explosion, accident, flood, disease, health epidemic or pandemic, sabotage; governmental decisions or actions (including but not limited to prohibition of exports or re-exports or the failure to grant or the revocation of applicable export licenses), or labor trouble, strike, lockout or injunction. Seller shall have no obligation to deliver any hardware, software, services or technology unless and until it has received any necessary licenses or authorizations or has qualified for general licenses or license exceptions under applicable import, export control and sanctions laws, regulations, orders and requirements, as they may be amended from time to time (including without limitation those of the United States, the European Union and the jurisdiction in which Seller is established or from which the items are supplied). If for any reason any such licenses, authorizations or approvals are denied or revoked, or if there is a change in any such applicable laws, regulations, orders or requirements that would prohibit Seller from fulfilling the Contract or would in the reasonable judgment of Seller otherwise expose Seller to a risk of liability under applicable laws, regulations, orders or requirements, Seller shall be relieved without liability of all obligations under the Contract. If either party is delayed or prevented from performance of its obligations by reason of this clause for more than 180 consecutive calendar days, either party may terminate the then unperformed portion of the Contract by notice in writing given to the other party, without liability provided that Buyer shall be obliged to pay the reasonable cost and expense of any work in progress and to pay for all Goods delivered and Services performed as at the date of termination. Seller may deliver by installments, and each delivery shall constitute a separate Contract. Failure by Seller to deliver any one or more of the installments in accordance with their terms shall not entitle Buyer to terminate the whole Contract or treat it as Repudiated.
8. **INSPECTION.** Buyer shall inspect the goods immediately upon the receipt thereof. All claims for shortfalls in quantity or for incorrect delivery or for any alleged defect in Seller's performance under this Contract, capable of discovery upon reasonable inspection, must be fully set forth in writing and received by Seller within five days of Buyer's receipt of the Goods. Failure to make any such claim within said period shall constitute a waiver of such claim and an irrevocable acceptance of the Goods by Buyer.
9. **DEDUCTIONS AND RETURNS.** Buyer must contact the factory before returning any merchandise. Goods in new, unused and undamaged condition that are resalable as new products without modification or repackaging may be returned to Seller for credit only upon the Seller's prior written consent (such consent to be in the sole discretion of Seller) and upon terms specified by Seller, including prevailing restocking, freight, and handling charges. A Return Material Authorization (RMA) must be obtained before returning merchandise for credit. All returns are subject to inspection of merchandise and any defects in the units will be charged back to the Buyer at the cost of parts and labor. Credit deductions will not be honored unless covered by an RMA. Buyer assumes all risk of loss for such returned goods until actual receipt thereof by Seller. Agents of Seller are not authorized to accept returned goods or to grant allowances or adjustments with respect to Buyer's account.
10. **LIMITED WARRANTY.**
- NOTICE: IF ANY GOODS, INCLUDING ANY COMPONENT PART OF ANY GOODS, OR SERVICES SOLD BY SELLER ARE ACCOMPANIED BY A SEPARATE MANUFACTURER'S WARRANTY COVERING SUCH GOODS OR SERVICES, THE TERMS OF SUCH WARRANTY, INCLUDING ALL LIMITATIONS OF SUCH WARRANTY, SHALL GOVERN THOSE GOODS OR SERVICES, AND ANY WARRANTY OF SELLER OTHERWISE APPLICABLE TO SUCH GOODS OR SERVICES SHALL NOT APPLY.**
- A. Goods, Subject to the foregoing, Seller's limited warranty for any new Goods which are the subject of any Seller's acknowledgment of Buyer's order may be found at [www.fedsig.com/SSG-Warranty](http://www.fedsig.com/SSG-Warranty), or maybe obtained by writing to Federal Signal Corporation, 2645 Federal Signal Drive, University Park, IL 60484; by email to [info@federalsignal.com](mailto:info@federalsignal.com); or by calling 708/534-3400.
- B. Services Seller warrants that Services provided by Seller will be performed with all reasonable skill, care and diligence and in accordance with standard industry practice. Seller will correct defects in Services provided by Seller and reported to Seller within ninety days after completion of such Services. Services corrected in accordance with this Section shall be subject to the foregoing warranty for an additional ninety days from the date of completion of correction of such Services.
11. **REMEDIES AND LIMITATIONS OF LIABILITY.** The remedies contained the preceding paragraph constitute the sole recourse against Seller for breach of any of Seller's obligations under the Contract, whether of warranty or otherwise. In no event shall Seller be liable for consequential damages nor shall Seller's liability on any claim for any direct, incidental, consequential or special damages arising out of or connected with the Contract, or the manufacture, sale, delivery or use of the Goods or Services exceed the purchase price of the Goods or Services. The term "consequential damages" shall include, but not be limited to, loss of anticipated profits, business interruption, loss of use, revenue, reputation and data, costs incurred, including without limitation, for capital, fuel, power and loss or damage to property or equipment. It is expressly understood that any technical advice furnished by Seller with respect to the use of the Goods is given without charge, and Seller assumes no obligation or liability for the advice given, or results obtained, all such advice being given and accepted at Buyer's risk.
12. **LIMITED INDEMNITY AGAINST INFRINGEMENT.** Seller shall, at its own expense, defend any litigation resulting from sale of the Goods to the extent that such litigation alleges that the Goods or any part thereof infringes any United States patent, copyright, or trademark, provided that such claim does not arise from the use of the Goods in combination with equipment or devices not made by Seller or from modification of the Goods, and further provided that Buyer notifies Seller immediately upon its obtaining notice of such impending claim and cooperates fully with Seller in preparing a defense. If Buyer provides to Seller the authority, assistance, and information Seller needs to defend or settle such claim, Seller shall pay any final award of damages in such suit and any expense Buyer incurs at Seller's written request, but Seller shall not be liable for a settlement made without its prior written consent. If the Goods are held to be infringing and the use thereof is enjoined, Seller shall, at its option, either (i) procure for the Buyer the right to use the Goods, (ii) replace the Goods with others which do not constitute infringement, or (iii) remove the infringing Goods and refund the payment(s) made therefor by Buyer. The foregoing states the Buyer's sole remedy for, and Seller's entire liability and responsibility for, infringement of any patent, trademark, or copyright relating to the Goods provided hereunder. THIS LIMITED INDEMNITY IS IN LIEU OF ANY OTHER STATUTORY OR IMPLIED WARRANTY AGAINST INFRINGEMENT.

13. **INTELLECTUAL PROPERTY RIGHTS.** All drawings, data, designs, tooling, equipment, procedures, engineering changes, inventions, trade secrets, copyrights, mask works, source code, object code, patents, patent applications, know-how, computer and/or product software and all parts thereof, trademarks and all other information, technical or otherwise which was developed, made or supplied by or for Seller in the production of any Goods or Services sold hereunder will be and remain the sole property of Seller (or its licensors, if any). Buyer agrees not to reverse engineer any Goods purchased Hereunder.
14. **EXPORT REGULATIONS.** Buyer agrees to comply fully with all laws and regulations concerning the export of goods from the United States, including, but not limited to Export Administration Rules ("EAR"), regulations of the Office of Foreign Asset Control ("OFAC"), International Traffic in Arms Regulations ("ITAR"), as well as Denial Order and Entry lists under EAR and Specially Designated Nationals and Blocked Persons list under OFAC regulations.
15. **INSTALLATION.** In those circumstances where Seller has agreed to install Goods for Buyer, the following provisions shall control:
- A. **Responsibility.** Installation shall be by Buyer unless otherwise specifically agreed to in writing by Seller.
  - B. **Receiving Product and Staging Location.** Buyer is responsible to receive, store and protect all Goods intended for installation purposes, including, but not exclusively, siren equipment, poles, batteries, and installation materials. Materials received in cardboard containers must be protected from all forms of precipitation. Additionally, Buyer is to provide a staging area of an appropriate size for installation contractors to work from and to store equipment overnight.
  - C. **Installation Methods & Materials.** Installation is based on methods and specifications intended to meet applicable safety and installation codes and regulations. Design changes required by Buyer may result in additional charges. D. **Radio Frequency Interference.** Seller is not responsible for RF transmission and reception affected by system interference beyond its control.
  - E. **Installation Site Approval.** Buyer must provide signed documentation to Seller, such as the "WARNING SITE SURVEY FORM" or a document with the equivalent information, that Seller is authorized to commence installation at the site designated by Buyer before Seller will commence installation. Once installation has started at an approved site, Buyer is responsible for all additional costs incurred by Seller for redeployment of resources if the work is stopped by Buyer or its agents, property owners, or as the result of any governmental authority or court order, or if it is determined that installation is not possible at the intended location, or the site is changed for any reason by the Buyer.
  - F. **AC Power Hookup.** Buyer is responsible to coordinate and pay for all costs to bring proper AC power to the electrical service disconnect installed adjacent to the controller cabinet, unless these services are quoted by Seller. G. **Permits & Easements.** Seller will obtain and pay for electrical and right-of-way work permits as necessary for installations. Buyer is responsible for obtaining and payment of all other required easements, permits, or other fees required for installation, unless specifically quoted.
  - H. **Soil Conditions Clause.** In the event of poor site conditions including, but not limited to rock, cave-ins, high water levels, or inability of soil to provide stable installation to meet specifications, Seller will direct installation contractors to attempt pole installation for a maximum of 2 hours. Buyer approval will be sought when pole installation exceeds 2 hours and abandoned if Seller cannot obtain approval in a timely manner.
  - I. **Contaminated Sites.** Seller is not responsible for cleanup and restoration of any installation sites or installer equipment where contaminated soil is encountered. Seller will not knowingly approve installation at any site containing contaminants. Buyer must inform Seller when known or suspected soil contaminants exist at any intended installation site.
  - J. **Site Cleanup.** Basic installation site cleanup includes installation debris removal, general site cleanup, and general leveling of affected soil within 30' of the pole. Additional site restoration quotes are available.
  - K. **Waste Disposal.** Buyer is responsible for providing disposal of all packing materials including shipping skids and containers.
  - L. **Work Hours.** All installation quotes are based on the ability to work outdoors during daylight hours and indoors from 7 AM to 7 PM Monday through Saturday. Work restrictions or limitations imposed by Buyer or its agents may result in additional charges being assessed to Buyer for services.
  - M. **Project Reporting.** Installation & Service Progress Reports will be provided on a regular basis, normally every week during active installation, unless pre-arranged otherwise by mutual agreement.
  - N. **Safety Requirements & Compliance.** Seller requires that all subcontractors and their employees follow applicable laws and regulations pertaining to all work performed, equipment utilized and personal protective gear common to electrical and construction site work performed in the installation of Seller equipment. Additional safety compliance requirements by Buyer may result in additional charges assessed to Buyer for the time and expenses required to comply with the additional requirements.
16. **ASSIGNMENT AND SUBCONTRACTING.** Seller may assign its rights and obligations by giving Buyer written notice thereof but without being obligated to obtain Buyer's consent prior thereto. In the event of an assignment, Seller shall be discharged of any liability pursuant to those purchase orders which have been assigned or delegated. Customer may not assign its rights nor delegate its obligations under any or all of its purchase orders unless Seller's written consent is obtained prior thereto and any such assignment or delegation without such consent shall be void.
17. **DEFAULT, INSOLVENCY AND CANCELTION.** Seller shall be entitled, without prejudice to any other rights it may have, to cancel the Contract immediately, in whole or in part, by notice in writing to Buyer, if (a) Buyer is in default of any of its obligations under the Contract and fails, within 20 (twenty) days of the date of Seller's notification in writing of the existence of the default, either to rectify such default if it is reasonably capable of being rectified within such period or, if the default is not reasonably capable of being rectified within such period, to take and diligently continue action to remedy the default or (b) on the occurrence of an Insolvency Event in relation to Buyer. "Insolvency Event" in relation to Buyer means any of the following: (i) a meeting of creditors of Buyer being held or an arrangement or composition with or for the benefit of its creditors being proposed by or in relation to Buyer; (ii) a receiver, administrator or similar person taking possession of or being appointed over or any distress, execution or other process being levied or enforced (and not being discharged within seven days) on the whole or a material part of the assets of Buyer; (iii) Buyer ceasing to carry on business or being unable to pay its debts; (iv) Buyer or its equity holders or the holder of a qualifying floating charge giving notice of their intention to

appoint, or making an application to the court for the appointment of, an administrator; (v) a petition being presented (and not being discharged within 30 days) or a resolution being passed or an order being made for the administration or the winding-up, bankruptcy or dissolution of Buyer; or (vi) the happening in relation to Buyer of an event analogous to any of the above in any jurisdiction in which it is incorporated or resident or in which it carries on business or has assets. Seller shall be entitled to recover from Buyer or Buyer's representative all costs and damages incurred by Seller as a result of such default or cancellation, including all costs of collection and a reasonable allowance for overheads and profit (including but not limited to loss of prospective profits and overheads).

18. **SEVERABILITY.** If any term, clause or provision contained in the sales contract is declared or held invalid by a court of competent jurisdiction, such declaration or holding shall not affect the validity of any other term, clause or provision herein contained.
19. **NO WAIVER.** No waiver by either party with respect to any breach or default or of any right or remedy and no course of dealing or performance, shall be deemed to constitute a continuing waiver of any other breach or default or of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound.
20. **NOTICES.** All notices and claims in connection with the Contract must be in writing.
21. **INTEGRATION.** These terms and conditions supersede all other communications, negotiations and prior oral or written statements regarding the subject matter of these terms and conditions.
22. **GOVERNING LAW AND LIMITATIONS.** The formation and performance of the sales contract shall be governed by the laws of the State of Illinois. Venue for any proceeding initiated as the result of any dispute between the parties that arises under this Agreement shall be either the state or federal courts in Cook or DuPage County, Illinois. Whenever a term defined by the Uniform Commercial Code as adopted in Illinois is used in these standard terms, the definition contained in said Uniform Commercial Code is to control. Any action by the Buyer for breach of the sales contract or any covenant or warranty contained herein must be commenced within one year after the cause of action accrued.
23. **U.N. CONVENTION.** Pursuant to Article 6 of the United Nations Convention on Contracts for the International Sale of Goods (the "UN Convention"), the Parties agree that the UN Convention shall not apply to this Agreement.



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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**DATE:** June 10, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Paul Ruane, Assistant Director of Community and Economic Development  
**SUBJECT:** Approval of Ordinance 2025-06-10940, authorizing a map amendment from O1 – Office District to C3 – Central Business District at 15048 S. Cicero Avenue

## **Background**

The applicant approached City staff about rezoning the subject property in Oak Forest in May of 2024. The property is currently occupied by Applied Graphic Solutions, a graphic instillation company. The property currently is used as display area and office space for Applied Graphic Solutions as seen in the images below. This space is used by employees to create, take photos of, and display potential prints. There is currently a vacant showroom/retail space on the first floor and a vacant residence on the top floor. On the first floor there is a large display room / workshop space, office space a bathroom, storage area, and stairs leading up to a second-floor residential unit. The second floor contains a vacant residence with two bathrooms, two bedrooms, and a living room.

The applicants rezoning request from O1 – Office District to C3 – Central Business District matches the neighboring development and existing uses. The most recently approved development is the Midlothian Farms II Subdivision. This is across the street and will result in the creation of a senior housing development and a commercial property in the future. The zoning designation chosen for this commercial property was C3 – Central Business District due to the neighboring uses and expected development of the site. This C3 designation matches the designation the applicant is applying for.

The rezoning supports the commission's goals for commercial development along Cicero by allowing additional uses in the currently vacant retail space on the ground floor of the building. This will help attract tenants by expanding the pool of potential occupants to include a variety of service industries and retail businesses that are not permitted in the O1 – Office District.

## **Recommendation**

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

## **Action Requested**

Approval of Ordinance 2025-06-10940.

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CITY OF OAK FOREST

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ORDINANCE NO. 2025-06-10940

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**AN ORDINANCE AUTHORIZING A ZONING MAP AMENDMENT AT 15048 S. CICERO  
AVENUE FROM O1 – OFFICE DISTRICT TO C3 – CENTRAL BUSINESS DISTRICT**

(15048 S. Cicero Avenue – Zoning Map Amendment – ZC# 24-12)

Passed by the City Council, June 10, 2025

Printed and Published, June 10, 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. 2025-06-1094O

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

**AN ORDINANCE AUTHORIZING A ZONING MAP AMENDMENT AT 15048 S. CICERO AVENUE FROM O1 – OFFICE DISTRICT TO C3 – CENTRAL BUSINESS DISTRICT**

(15048 S. Cicero Avenue – Zoning Map Amendment – ZC# 24-12)

shall be, and is hereby, adopted as follows:

Section 1.     BACKGROUND.

FF&G Management Group, (*"Petitioner"*), has applied for a zoning map amendment (*"Requested Relief"*), at the property commonly known as 15048 S. Cicero Avenue which property is shown as *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 20, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission (*"PZC"*) on June 4, 2025, on which date the PZC adopted PZC Resolution 25-13, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3.     ZONING MAP AMENDMENT.

Subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 4 of this Ordinance, a zoning map amendment to rezone the subject property from the O1 – Office District to C3 – Central Business District as established in Section 2-101 of the Zoning Code, shall be and is hereby approved for the Property in accordance with and pursuant to Section 11-501 of the Zoning Code and the home rule powers of the City of Oak Forest.

Section 4.     CONDITIONS.

The zoning map amendment granted in Section 3 of this Ordinance are hereby expressly subject to accordance with all applicable City, county and state codes, ordinances, rules and regulations.

Section 5.     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 10<sup>th</sup> Day of June, 2025

**APPROVED** By Mayor

This 10<sup>th</sup> Day of June, 2025

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JAMES HORTSMAN, MAYOR

**ATTEST:**

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NICOLE TORMEY, CITY CLERK

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

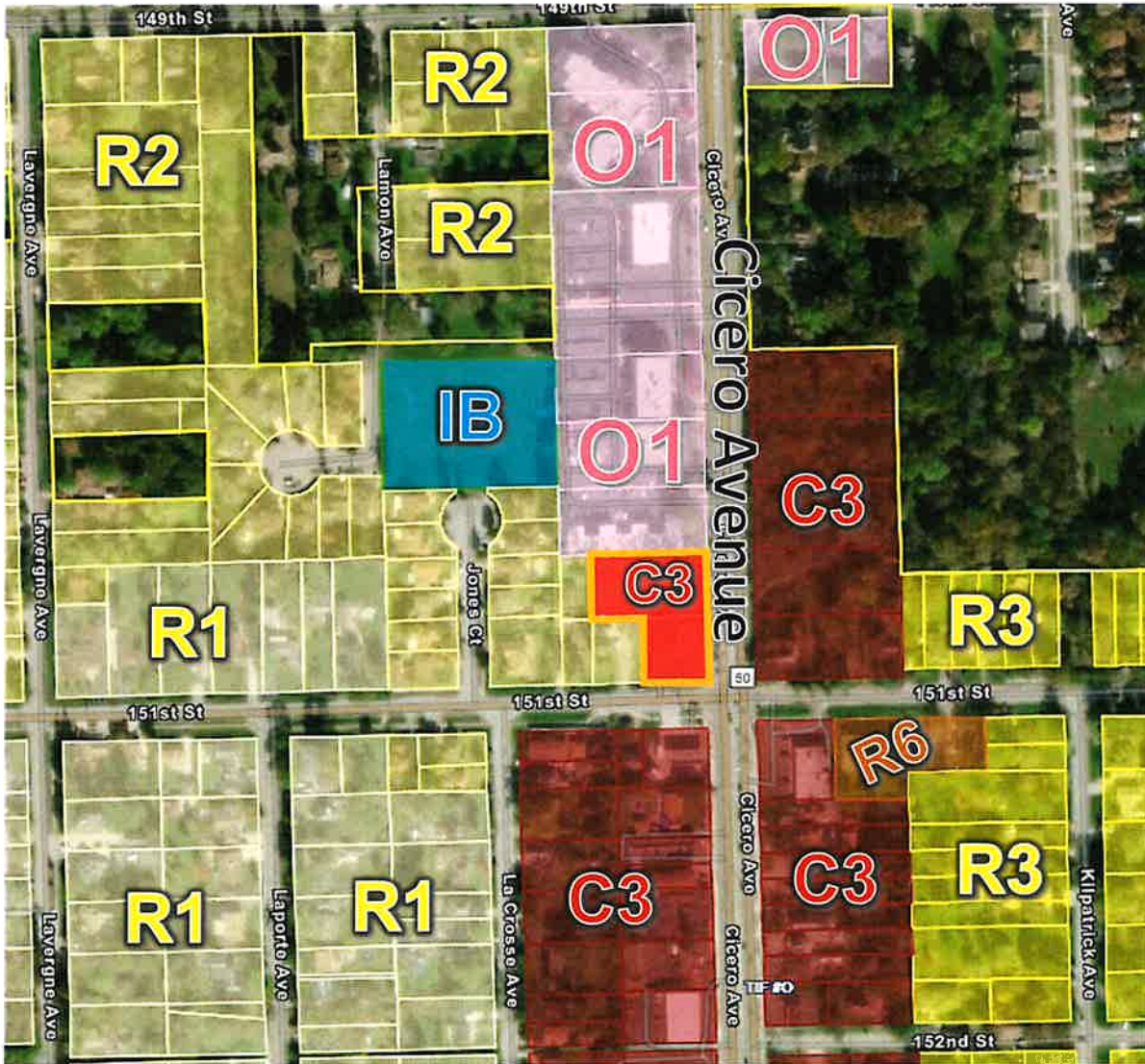
PARCEL 1: LOT 4 (EXCEPT THE WEST 60 FEET THEREOF AND EXCEPT THE EAST 17 FEET THEREOF AS TAKEN FOR CICERO AVENUE) IN THE BLOCK 39 IN A.T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS A SUBDIVISION IN SECTION 9 AND 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 5 (EXCEPT THE WEST 160 FEET AND EXCEPT THE EAST 17 FEET TAKEN FOR WIDENING OF CICERO AVENUE) IN BLOCK 39 IN MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 33/80THS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 15048 S. Cicero Avenue, Oak Forest, Illinois 60452

PIN: 28-09-404-038-0000  
28-09-404-064-0000

EXHIBIT B  
Zoning Map Amendment





CITY OF OAK FOREST

June 4<sup>th</sup>, 2025

**PLANNING & ZONING COMMISSION**

**Staff Report**

**TITLE:** 15048 S Cicero – Zoning Map Amendment

**CASE NUMBER:** ZC #25-012

**REQUEST:** ZONING MAP AMMENDMENT

The applicant requests review and recommendation of approval of a zoning map amendment from O1 – Office District to C3 – Central Business District at 15048 S. Cicero Avenue

**LOCATION:** 15048 S. Cicero Avenue

**APPLICANT INFORMATION**

**APPLICANT:** FF&G Management Group LLC (Ghassan Ballut)

**MEETING DATE:** June 4<sup>th</sup>, 2025

**NOTICE PUBLISHED:** May 20, 2024  
Daily Southtown

**STAFF:** Hunter Heyman, Community Planner

## **I. REQUEST**

The applicant requests review and recommendation of approval of a zoning map amendment from O1 – Office District to C3 – Central Business District at 15048 S. Cicero Avenue

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

## **II. BACKGROUND**

The applicant approached City staff about rezoning the subject property in Oak Forest in May of 2024. The property is currently occupied by Applied Graphic Solutions, a graphic instillation company. The property currently is used as display area and office space for Applied Graphic Solutions as seen in the images below. This space is used by employees to create, take photos of, and display potential prints. There is currently a vacant showroom/retail space on the first floor and a vacant residence on the top floor. On the first floor there is a large display room / workshop space, office space a bathroom, storage area, and stairs leading up to a second-floor residential unit. The second floor contains a vacant residence with two bathrooms, two bedrooms, and a living room.

The applicants rezoning request from O1 – Office District to C3 – Central Business District matches the neighboring development and existing uses. The most recently approved development is the Midlothian Farms II Subdivision. This is across the street and will result in the creation of a senior housing development and a commercial property in the future. The zoning designation chosen for this commercial property was C3 – Central Business District due to the neighboring uses and expected development of the site. This C3 designation matches the designation the applicant is applying for.

Additionally, 15139 S. Cicero, less than half a block down the street, was approved in May 2024, allowing for mixed-use with commercial in the front and residential in the back. Moreover, in February 2024, the rectangular field diagonal to the site was rezoned from Institutional Building District to Open Space in order to conform to the Future Land Use Map.

This shows there is a trend of a mix of commercial and residential development along this stretch of Cicero; This development fits within this trend.

**III. EXISTING CONDITIONS & CONTEXT**

<b>Zoning</b>	O1 – Office District
<b>Current Use</b>	Display / Office Space for Applied Graphic Solutions
<b>Future Land Use</b>	Commercial and Open Space
<b>Surrounding Zoning</b>	<p><u>North</u> – O1 Office District – 15028 Cicero Ave (Office Center)</p> <p><u>South</u> – C3 Central Business District – 15100 Cicero Ave (Marathon Gas Station)</p> <p><u>West</u> – R2 Single Family District – 4806 151<sup>st</sup> St (Single Family Home)</p> <p><u>East</u> – C3 Central Business District – 4758 151<sup>st</sup> St (For Sale Wooded Area)</p>
<b>Site Area &amp; Dimensions</b>	<p><u>Cicero Frontage</u>: 253.57 ft</p> <p><u>Total area</u>: approximately 1 acre (43,624.95 square feet)</p> <p><u>Total depth</u>: 222.09 feet</p>
<b>Existing Site Features</b>	<p><u>Property</u></p> <p>According to the plat of survey and associated legal description, the subject property currently consists of two (2) parcels.</p> <p><u>Access</u></p> <p>The subject property currently is accessed by a driveway on Cicero Avenue, and a driveway to a parking lot off 151<sup>st</sup> Street.</p> <p><u>Existing Building</u></p> <p>The approximately 12,562 square foot structure serves as a display / office space for Applied Graphic Solutions.</p>

**Exhibit 1: Aerial**



Exhibit 2: Existing Zoning

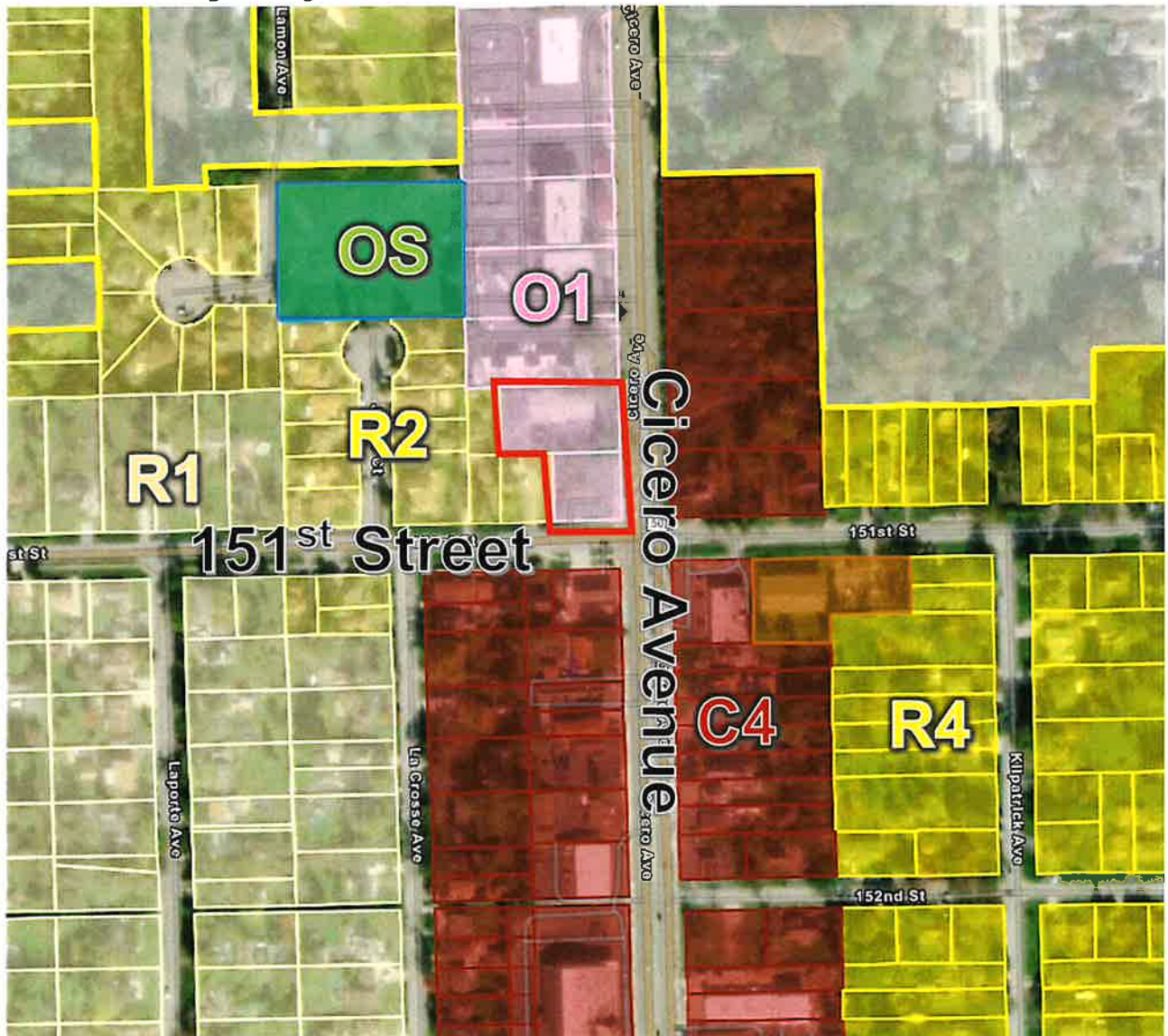
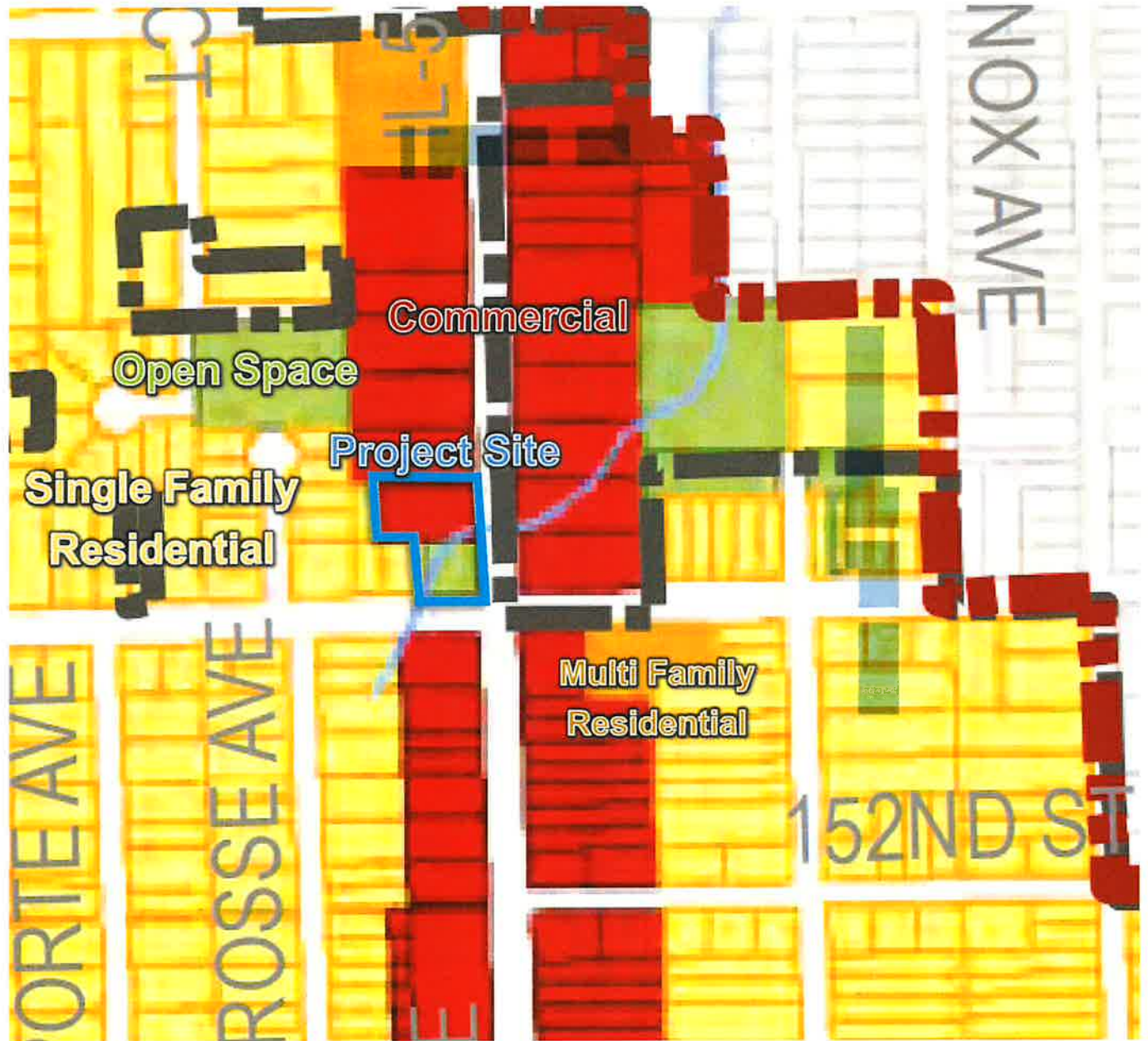


Exhibit 3: Future Land Use

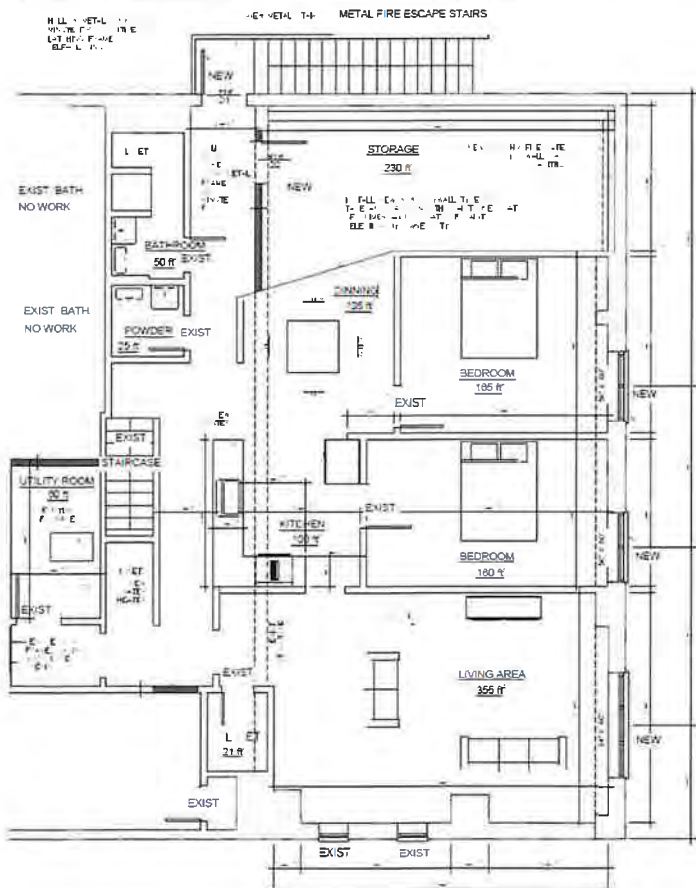
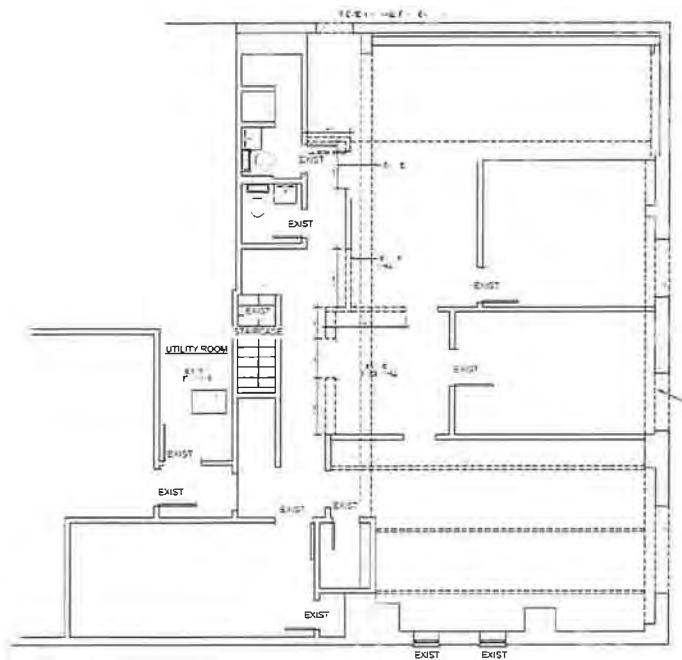


**Exhibit 4: Site Plans, Exists and Implementing**  
*Outside*





2<sup>nd</sup> Floor



**Photos**



*Display/Workshop Space*



*Office Space (retail building #1 on plans)*



*Upstairs Bedroom*



*Upstairs Bathroom*



*Future retail/showroom space*



*Outside view of property*

#### IV. ANALYSIS

The rezoning supports the commission's goals for commercial development along Cicero by allowing additional uses in the currently vacant retail space on the ground floor of the building. This will help attract tenants by expanding the pool of potential occupants to include a variety of service industries and retail businesses that are not permitted in the O1 – Office District.

Rezoning will also pave the way for a variety of façade improvements and internal renovations planned for the site. These improvements will enhance the public streetscape and help activate the site as a valuable commercial destination. The owner has already demonstrated their commitment to improving the site through clearing the overgrown trees on the property as well as refurbishing the pedestrian bridge on the site.

As part of the rezoning and special use permit application, the applicant has also agreed to work with IDOT to paint a crosswalk across Cicero to connect with the future senior housing and commercial development planned across the street. As well as work with PACE to upgrade the bus stop facilities to include a covered bus bench.

Additionally, this rezoning brings the building into conformity by allowing it to be used as it was originally designed: a mix of commercial and residential. This is because the property currently features vacant retail space on the ground floor and a vacant residential unit with two bedrooms and two bathrooms on the second. Moreover, access to the upstairs unit will be done through creating a new separate doorway on the side of the property giving the resident separated and private access to the building. Rezoning this property would allow the owners of Applied Graphic Solutions to live and work in the same building.

Finally, the rezoning aligns with the future land use map, as the Comprehensive Plan designates this location for commercial use rather than its current O1 – Office District zoning. Moreover, the open space called for in the future land use map will be preserved, as the owner has cleaned up the overgrown trees by the creek as well as has plans for additional landscaping to make the site more visually appealing.

**V. CONCLUSION**

<b>STANDARDS FOR ZONING MAP AMENDMENTS</b>	
<i>Existing Uses and Classifications.</i>	<p><i>The existing uses and zoning classifications for properties in the immediate vicinity of the subject property.</i></p> <p><b>Met.</b> The immediate vicinity utilizes all types of zoning district such as: Open Space, Office, Commercial, Multi-Family, and Single Family.</p>
<i>Trend of Development.</i>	<p><i>The trend of development in the immediate vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.</i></p> <p><b>Met.</b> The most recently approved development is the Midlothian Farms II Subdivision. This is across the street and will result in the creation of a senior housing development and a commercial property in the future. The zoning designation chosen for this commercial property was C3 – Central Business District due to the neighboring uses and expected development of the site. This C3 designation matches the designation the applicant is applying for.</p> <p>Additionally, 15139 S. Cicero, less than half a block down the street, was approved in May 2024, allowing for mixed-use with commercial in the front and residential in the back.</p> <p>Moreover, in February 2024, the rectangular field diagonal to the site was rezoned from Institutional Building District to Open Space in order to conform to the Future Land Use Map.</p> <p>This shows there is a trend of a mix of commercial and residential development along this stretch of Cicero; thus, this development fits within this trend.</p>
<i>Diminution of Values.</i>	<p><i>The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it.</i></p>

	<p><b>Met.</b> The property is currently zoned O1 – Office District. However, the properties structure with two retail/showroom spaces in the front as well as display/workspace in the back, and a residential unit on the second floor more closely align with the C3 – Central Business District designation. Additionally, the O1 zoning significantly limits the types of uses allowed on the property, such as prohibiting food service, retail, educational services, among many others making it challenging to find commercial tenants.</p> <p>The O1 district would also make it impossible to have residential uses on the property.</p>
<p><i>Increase Health, Safety, and Welfare.</i></p>	<p><i>The extent, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.</i></p> <p><b>Met.</b> The building will receive façade improvements as well as improved landscaping as a result of the rezoning. Thus, safety concerns and public health concerns surrounding overgrown foliage will be improved as a result of the rezoning</p>
<p><i>Effects on Adjacent Properties.</i></p>	<p><i>The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.</i></p> <p><b>Met.</b> The use and enjoyment of adjacent properties would be enhanced by the proposed development. The existing commercial uses would benefit from a new commercial base. They may also benefit from a new source of labor. The office use may also benefit from an increased labor pool. The multifamily residential use would benefit from additional commercial option. Finally, a general enhancement to the use and enjoyment of adjacent properties resulting from our proposed use is increased “eyes on the street” through the building residents, significantly improved site lighting, and professional property management.</p>
<p><i>Value of Adjacent Properties.</i></p>	<p><i>The extent to which the value of adjacent properties would be affected by the proposed amendment.</i></p>

	<p><b>Met.</b> The property would likely have a positive effect on surrounding property values as it will bring additional commercial options as well as a residence, which will enhance neighboring property values.</p>
<p><i>Future Development.</i></p>	<p><i>The extent to which the future orderly development of adjacent properties would be affected by the proposed amendment.</i></p> <p><b>Met.</b> The new commercial development at the site will create value for the future Carefree Senior Living development across Cicero Ave. The proposed use should not negatively impact future development of adjacent properties.</p>
<p><i>Suitability of Text Amendment.</i></p>	<p><i>The suitability of the proposed text amendment for the zoning district in which the amendment is being proposed.</i></p> <p><b>Met.</b> The C3 zoning classification was chosen based on staff recommendation. This designation was chosen due to the comprehensive plan calling for commercial space at this location and adjacent development being commercial and multi-family residential in nature.</p>
<p><i>Ingress and Egress.</i></p>	<p><i>The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.</i></p> <p><b>Met.</b> There will be ingress/egress from 151<sup>st</sup> Street and Cicero Ave. The existing property would not change their current access points.</p>
<p><i>Utilities and Services.</i></p>	<p><i>The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.</i></p> <p><b>Met.</b> The site is fully serviced by existing water, sewer, and road infrastructure, with easy access to transportation routes and utilities.</p>
<p><i>Length of Vacancy</i></p>	<p><i>The length of time that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.</i></p>

	<p><b>Met.</b> The site is currently partially occupied by Applied Graphic Solutions. The residential portion has been vacant and the front commercial portion has been vacant for the past few years.</p>
<p><i>Positive Effect</i></p>	<p><i>The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner.</i></p> <p><b>Met.</b> The rezoning allows for new commercial and residential opportunities, job creation, and greater tax revenue, while helping meet housing demand and improving the corridor’s functionality and appearance.</p>
<p><b>TOTAL MET: 12 of 12 standards</b></p>	

**VI. PZC MOTION**

Motion to affirm PZC Resolution 25-13 recommending approval for a zoning map amendment from O1 – Office District to C3 – Central Business District at 15048 S. Cicero Avenue

**CITY OF OAK FOREST**

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PZC RESOLUTION NO. 25-13

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**A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW A ZONING MAP  
AMENDMENT FROM O1 – OFFICE DISTRICT TO C3 – CENTRAL BUSINESS DISTRICT AT  
15048 S. CICERO AVENUE**

(15048 S Cicero Avenue– Zoning Map Amendment – ZC# 25-12)

Passed by the Planning and Zoning Commission, June 4<sup>th</sup>, 2025

CITY OF OAK FOREST  
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-13

**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 ZONING MAP AMENDMENT FROM O1 – OFFICE DISTRICT TO C3 – CENTRAL BUSINESS DISTRICT AT 15048 S. CICERO AVENUE**

(15048 S Cicero Avenue– Zoning Map Amendment – ZC# 25-12)

shall be, and is hereby, adopted as follows:

**WHEREAS**, FF&G Management Group. ("*Applicant*") filed an application for a zoning map amendment to amend a O1 Office District to a C3 Central Business District ("*Zoning Relief*"); and

**WHEREAS**, the Applicant's requested Zoning Relief is for the property commonly known as 15048 S. Cicero Avenue ("*Property*").

**WHEREAS**, a public notice was duly published in the Daily Southtown on May 20<sup>th</sup>, 2025 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on June 4<sup>th</sup>, 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.

ADOPTED

This 4<sup>th</sup> Day of June, 2025

APPROVED By Chairman

This 4<sup>th</sup> Day of June, 2025

MIKE ZIAK, CHAIRMAN



Commissioners	Aye	Nay	Abstain	Absent
Rick Larson	✓			
Jeffery Ater	✓			
Bryan LaRoche	✓			
Robert McGrath	✓			
Mike Forbes	✓			
Glen Runge				✓
Jake Bittner	✓			
Donald Guisinger	✓			
Mike Ziak	✓			

**EXHIBIT A**  
Findings of Fact

<b>STANDARDS FOR ZONING MAP AMENDMENTS</b>	
<i>Existing Uses and Classifications.</i>	<p><i>The existing uses and zoning classifications for properties in the immediate vicinity of the subject property.</i></p> <p><b>Met.</b> The immediate vicinity utilizes all types of zoning district such as: Open Space, Office, Commercial, Multi-Family, and Single Family.</p>
<i>Trend of Development.</i>	<p><i>The trend of development in the immediate vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.</i></p> <p><b>Met.</b> The most recently approved development is the Midlothian Farms II Subdivision. This is across the street and will result in the creation of a senior housing development and a commercial property in the future. The zoning designation chosen for this commercial property was C3 – Central Business District due to the neighboring uses and expected development of the site. This C3 designation matches the designation the applicant is applying for.</p> <p>Additionally, 15139 S. Cicero, less than half a block down the street, was approved in May 2024, allowing for mixed-use with commercial in the front and residential in the back.</p> <p>Moreover, in February 2024, the rectangular field diagonal to the site was rezoned from Institutional Building District to Open Space in order to conform to the Future Land Use Map.</p> <p>This shows there is a trend of a mix of commercial and residential development along this stretch of Cicero; thus, this development fits within this trend.</p>
<i>Diminution of Values.</i>	<p><i>The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it.</i></p> <p><b>Met.</b> The property is currently zoned O1 – Office District. However, the properties structure with two retail/showroom spaces in the front as well as display/workspace in the back, and a residential unit on the second floor more closely align with the C3 – Central Business District designation. Additionally, the O1 zoning significantly limits the types of uses allowed on the property, such as prohibiting food service, retail, educational services, among many others making it challenging to find commercial tenants.</p> <p>The O1 district would also make it impossible to have residential uses</p>

	on the property.
<i>Increase Health, Safety, and Welfare.</i>	<p><i>The extent, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.</i></p> <p><b>Met.</b> The building will receive façade improvements as well as improved landscaping as a result of the rezoning. Thus, safety concerns and public health concerns surrounding overgrown foliage will be improved as a result of the rezoning</p>
<i>Effects on Adjacent Properties.</i>	<p><i>The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.</i></p> <p><b>Met.</b> The use and enjoyment of adjacent properties would be enhanced by the proposed development. The existing commercial uses would benefit from a new commercial base. They may also benefit from a new source of labor. The office use may also benefit from an increased labor pool. The multifamily residential use would benefit from additional commercial option. Finally, a general enhancement to the use and enjoyment of adjacent properties resulting from our proposed use is increased "eyes on the street" through the building residents, significantly improved site lighting, and professional property management.</p>
<i>Value of Adjacent Properties.</i>	<p><i>The extent to which the value of adjacent properties would be affected by the proposed amendment.</i></p> <p><b>Met.</b> The property would likely have a positive effect on surrounding property values as it will bring additional commercial options as well as a residence, which will enhance neighboring property values.</p>
<i>Future Development.</i>	<p><i>The extent to which the future orderly development of adjacent properties would be affected by the proposed amendment.</i></p> <p><b>Met.</b> The new commercial development at the site will create value for the future Carefree Senior Living development across Cicero Ave. The proposed use should not negatively impact future development of adjacent properties.</p>
<i>Suitability of Text Amendment.</i>	<p><i>The suitability of the proposed text amendment for the zoning district in which the amendment is being proposed.</i></p> <p><b>Met.</b> The C3 zoning classification was chosen based on staff recommendation. This designation was chosen due to the comprehensive plan calling for commercial space at this location and adjacent development being commercial and multi-family residential in nature.</p>
<i>Ingress and</i>	<i>The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the</i>

<p><i>Egress.</i></p>	<p><i>immediate vicinity of the subject property would be affected by the proposed amendment.</i></p> <p><b>Met.</b> There will be ingress/egress from 151<sup>st</sup> Street and Cicero Ave. The existing property would not change their current access points.</p>
<p><i>Utilities and Services.</i></p>	<p><i>The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.</i></p> <p><b>Met.</b> The site is fully serviced by existing water, sewer, and road infrastructure, with easy access to transportation routes and utilities.</p>
<p><i>Length of Vacancy</i></p>	<p><i>The length of time that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.</i></p> <p><b>Met.</b> The site is currently partially occupied by Applied Graphic Solutions. The residential portion has been vacant and the front commercial portion has been vacant for the past few years.</p>
<p><i>Positive Effect</i></p>	<p><i>The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner.</i></p> <p><b>Met.</b> The rezoning allows for new commercial and residential opportunities, job creation, and greater tax revenue, while helping meet housing demand and improving the corridor's functionality and appearance.</p>
<p><b>TOTAL MET: 12 of 12 standards</b></p>	

**DATE:** June 10, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Paul Ruane, Assistant Director of Community and Economic Development  
**SUBJECT:** Approval of Ordinance 2025-06-1095O, authorizing a final planned development to mixed use in the C3 – Central Business District at 15048 S. Cicero Avenue

### **Background**

The applicant approached City staff about rezoning the subject property in Oak Forest in May of 2024. The property is currently occupied by Applied Graphic Solutions, a graphic instillation company. The property currently is used as display area and office space for Applied Graphic Solutions as seen in the images below. This space is used by employees to create, take photos of, and display potential prints. There is currently a vacant showroom/retail space on the first floor and a vacant residence on the top floor. On the first floor there is a large display room / workshop space, office space a bathroom, storage area, and stairs leading up to a second-floor residential unit. The second floor contains a vacant residence with two bathrooms, two bedrooms, and a living room.

The applicant is planning on renovating and update the interior and façade of their building to make use of a currently vacant showroom/retail space on the first floor and a currently vacant residential unit on the second floor.

A Special Use Permit will also pave the way for a variety of façade improvements and internal renovations planned for the site. These improvements will enhance the public streetscape and help activate the site as a valuable commercial and residential destination. The owner has already demonstrated their commitment to improving the site through clearing the overgrown tress on the property as well as refurbishing the pedestrian bridge on the site.

As part of the rezoning and special use permit application, the applicant has also agreed to work with IDOT to paint a crosswalk across Cicero to connect with the future senior housing and commercial development planned across the street. As well as work with PACE to upgrade the bus stop facilities to include a covered bus bench.

### **Recommendation**

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

### **Action Requested**

Approval of Ordinance 2025-06-1094O.

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CITY OF OAK FOREST

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ORDINANCE NO. 2025-06-10950

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AN ORDINANCE AUTHORIZING A FINAL PLANNED DEVELOPMENT TO ALLOW MIXED USE  
IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15048 S. CICERO AVENUE

(15048 S. Cicero Avenue – Final Planned Unit Development – ZC# 25-13)

Passed by the City Council, \_\_\_\_\_, 2025

Printed and Published, \_\_\_\_\_, 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. 2025-06-10950

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

**AN ORDINANCE AUTHORIZING A FINAL PLANNED DEVELOPMENT TO ALLOW MIXED USE  
IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15048 S. CICERO AVENUE**

**(15048 S. Cicero Avenue – Final Planned Unit Development – ZC# 25-13)**

shall be, and is hereby, adopted as follows:

Section 1.     BACKGROUND.

FF&G Management Group, (*"Petitioner"*), has applied for a planned unit development final plan for a mixed use (*"Requested Relief"*), at the property commonly known as 15048 S. Cicero Avenue which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (*"Property"*).

Section 2.     PUBLIC HEARING.

A public hearing was duly advertised on May 20, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission (*"PZC"*) on June 4, 2025, on which date the PZC adopted PZC Resolution 25-14, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3.     APPROVALS.

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

Section 4.     CONDITIONS.

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

Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted

unless and until all conditions of the Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law, including, without limitation, approval of final engineering plans and issuance of required permits.

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.
5. Other.
  - a. Add a covered Bus Stop for the Pace bus service along Cicero Avenue if Pace/IDOT permits directly in front of the property with-in one year of approval of this ordinance.
  - b. Work with IDOT to paint a crosswalk if IDOT permits at the intersection of 151st Street and Cicero Avenue on the corner of the property to across Cicero Avenue with-in one year of approval of this ordinance.
  - c. Provide a plat of consolidation to community development staff within six months of approval of this ordinance.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

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

Section 6. BINDING EFFECT; NON TRANSFERABILITY.

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

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

Section 7.     EFFECTIVE DATE.

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

A. passage by a majority vote of the City Council in the manner required by law;

B. publication in pamphlet form in the manner required by law;

C. the filing by the Petitioners with the City Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of *Exhibit B*, attached to and, by this reference, made a part of this Ordinance; and

**ADOPTED**

This 4<sup>th</sup> Day of June, 2025

**APPROVED** By Chairman

This 4<sup>th</sup> Day of June, 2025

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JAMES HORTSMAN, MAYOR

**ATTEST:**

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NICOLE TORMEY, CITY CLERK

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

PARCEL 1: LOT 4 (EXCEPT THE WEST 60 FEET THEREOF AND EXCEPT THE EAST 17 FEET THEREOF AS TAKEN FOR CICERO AVENUE) IN THE BLOCK 39 IN A.T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS A SUBDIVISION IN SECTION 9 AND 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 5 (EXCEPT THE WEST 160 FEET AND EXCEPT THE EAST 17 FEET TAKEN FOR WIDENING OF CICERO AVENUE) IN BLOCK 39 IN MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 33/80THS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 15048 S. Cicero Avenue, Oak Forest, Illinois 60452

PIN: 28-09-404-038-0000  
28-09-404-064-0000

**EXHIBIT B**  
Unconditional Agreement and Consent

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

WHEREAS, FF&G Management Group, (*Petitioner*) has sought a planned unit development final plan for a mixed use allowance with a residential unit above commercial (*Requested Relief*); and

WHEREAS, Ordinance No. 2025-02-1095O, adopted by the Oak Forest City Council on June 10, 2025, grants approval of the Requested Relief, subject to certain conditions (*Ordinance*); and

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

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

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

FF&G Management Group

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

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

SUBSCRIBED and SWORN to

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

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

\_\_\_\_\_

Notary Public

<notary seal>



CITY OF OAK FOREST

June 4<sup>th</sup>, 2025

**PLANNING & ZONING COMMISSION**

**Staff Report**

**TITLE:** 15048 S Cicero – Special Use Permit

**CASE NUMBER:** ZC #25-013

**REQUEST:** SPECIAL USE PERMIT REQUEST  
The applicant requests review and recommendation of approval of a Special Use Permit for a residential dwelling unit on commercial property located in the C3 – Central Business District at 15048 S. Cicero Avenue

**LOCATION:** 15048 S. Cicero Avenue

**APPLICANT INFORMATION**

**APPLICANT:** FF&G Management Group LLC (Ghassan Ballut)

**MEETING DATE:** June 4<sup>th</sup>, 2025

**NOTICE PUBLISHED:** May 20, 2024  
Daily Southtown

**STAFF:** Hunter Heyman, Community Planner

**I. REQUEST**

The applicant requests review and recommendation of approval of a Special Use Permit for a residential dwelling unit on commercial property located in the C3 – Central Business District at 15048 S. Cicero Avenue

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

**II. BACKGROUND**

The applicant approached City staff about rezoning the subject property in Oak Forest in May of 2024. The property is currently occupied by Applied Graphic Solutions, a graphic installation company.

The property currently is used as display area and office space for Applied Graphic Solutions as seen in the images below. This space is used by employees to create, take photos of, and display potential prints. There is currently a vacant showroom/retail space on the first floor and a vacant residence on the top floor. On the first floor there is a large display room / workshop space, office space, a bathroom, storage area, and stairs leading up to a second-floor residential unit. The second floor contains a vacant residence with two bathrooms, two bedrooms, and a living room.

**III. EXISTING CONDITIONS & CONTEXT**

<b>Zoning</b>	O1 – Office District
<b>Current Use</b>	Display / Office Space for Applied Graphic Solutions
<b>Future Land Use</b>	Commercial and Open Space
<b>Surrounding Zoning</b>	<u>North</u> –O1 Office District – 15028 CICERO AVE (Office Center) <u>South</u> – C3 Central Business District – 15100 CICERO AVE (Marathon Gas Station) <u>West</u> – R2 Single Family District – 4806 151ST ST (Single Family Home) <u>East</u> – C3 Central Business District – 4758 151ST ST (For Sale Wooded Area)
<b>Site Area &amp; Dimensions</b>	<u>Cicero Frontage</u> : 253.57 ft <u>Total area</u> : approximately 1 acre (43,624.95 square feet) <u>Total depth</u> : 222.09 feet
<b>Existing Site Features</b>	<u>Property</u> According to the plat of survey and associated legal description, the subject

property currently consists of two (2) parcels.

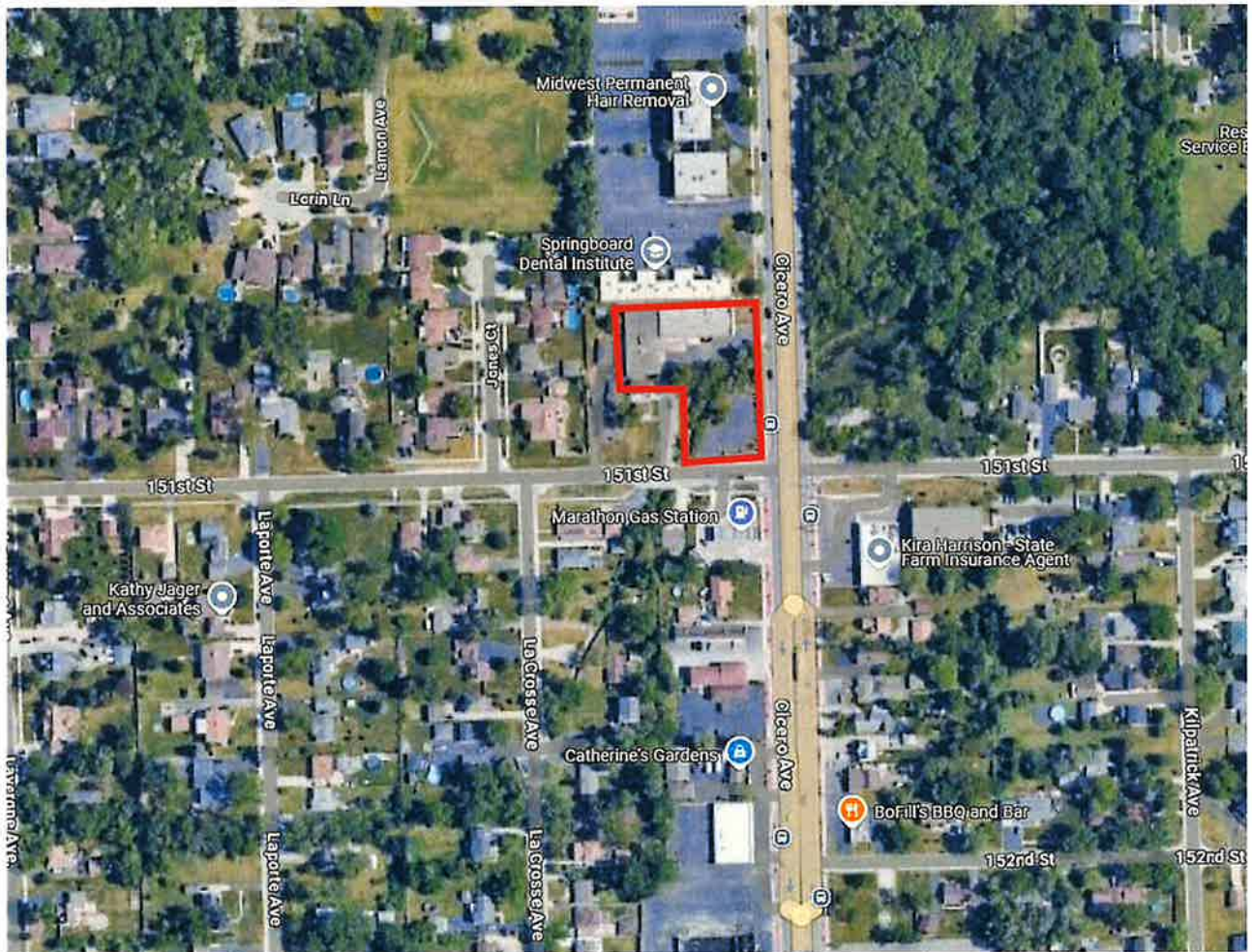
Access

The subject property currently is accessed by a driveway on Cicero Avenue, and a driveway to a parking lot off 151<sup>st</sup> Street.

Existing Building

The approximately 12,562 square foot structure serves as a display / office space for Applied Graphic Solutions.

**Exhibit 1: Aerial**



**IV. Proposal**

The applicant is planning on renovating and update the interior and façade of their building to make use of a currently vacant showroom/retail space on the first floor and a currently vacant residential unit on the second floor.

### Exhibit 2: Site Plans, Exists and Implementing *Outside*



The outside landscaping will be improved through tree plantings along the South Cicero Avenue Frontage, as well as landscaping improvements around the creek that runs through the property. The applicant plans to add soil and landscaping to prevent vehicles from overshooting the parking spots and going into the grass, The applicant has plans to clean up the culvert which has sticks blocking it, and the applicant plans to add additional plants along the property's edge. The applicant has already demonstrated their care for improving the landscaping on the property by clearing the overgrown trees and shrubs previously on the property, as well as repainting and refurbishing the pedestrian bridge which goes over the creek that runs through the property.

*Façade*  
*Existing*



*Proposed Changes*



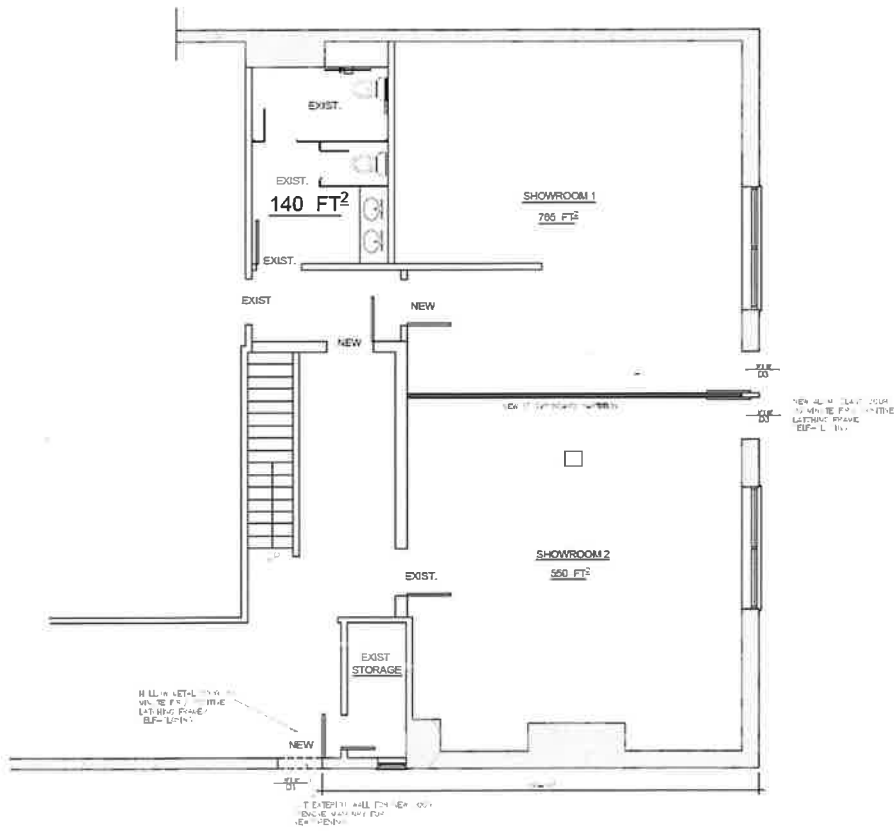
For the Façade the applicant will add new Arctic White siding to the second-floor residential area while retaining the existing brick on the lower level. Additionally, a new parapet wall will be added along rooftop (of retail building #2 listed on the plans). A new emergency exit staircase will also be added to comply with code, on the exterior of the building.

**1<sup>st</sup> Floor**

**Existing**



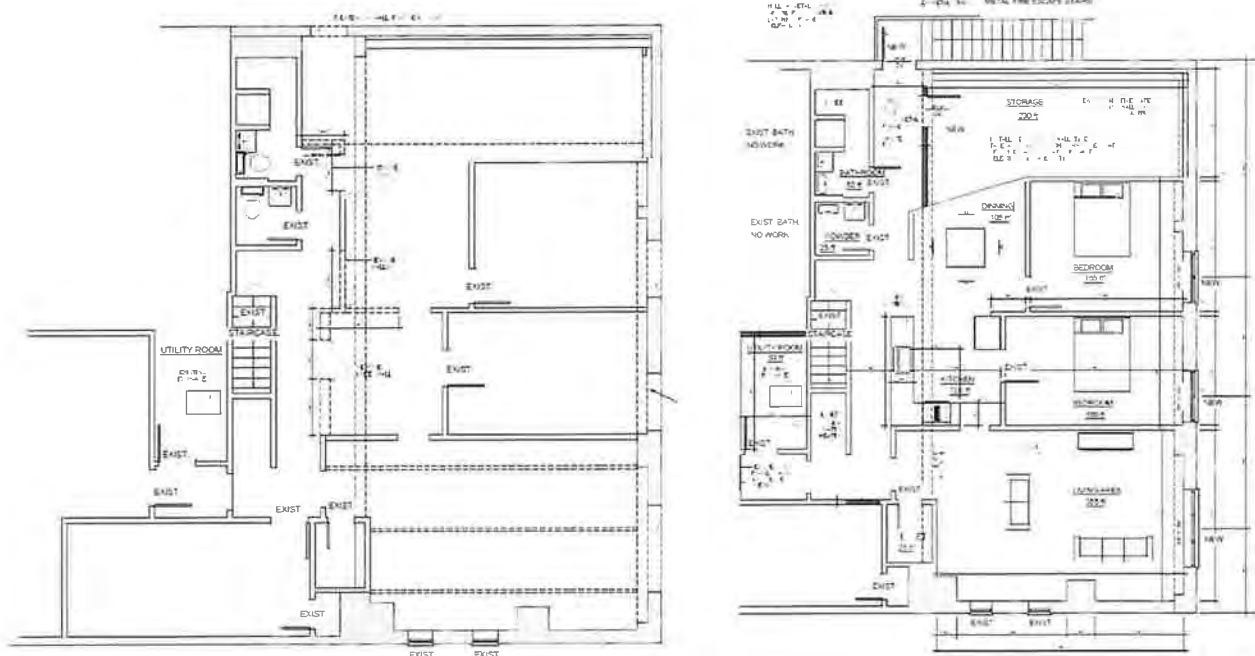
**Proposed Changes**



The first-floor showroom space currently sits vacant. The applicant plans to renovate the space and activate the front entrance of the building through creating two showroom/retail spaces. The applicant plans to rent out this space to a retailer or sell products made by Applied Graphics Solution. Additionally, the applicant is adding a doorway on the first floor along the side of the building facing 159<sup>th</sup> street to create a private entrance for the residential unit on the second floor.

The applicant is also replacing the current glass door with two glass doors to create two entrances to the front of the building.

**2<sup>nd</sup> Floor**



On the second floor, the applicant plans to renovate the currently vacant residential unit. The renovation will include adding three new windows along the side of the building as well as cleaning and updating the two current windows so that the upstairs unit will have plenty of natural light. Additionally, the applicant is going to update and repair the bathroom, bedrooms, and living area, along with a small kitchen, dining, and storage area.

*Photos*



*Display/Workshop Space*



*Office Space (retail building #1 on plans)*



*Upstairs Bedroom*



*Upstairs Bathroom*



*Future retail/showroom space*



*Outside view of property*

## **V. ANALYSIS**

The Special Use Permit brings the building into conformity by allowing it to be used as it was originally designed: a mix of retail and residential. This is because the property currently features vacant retail space on the ground floor and a vacant residential unit with two bedrooms and two bathrooms on the second. This unit will have its own private entrance and exit through a new door way next to the parking lot. The unit will also have an emergency staircase constructed along the north side of the building. A Special Use Permit for this property would allow the owners of Applied Graphic Solutions to live and work in the same building.

The Special Use Permit for a residential unit is in line with the surrounding community and recent development. The Midlothian Farms II Subdivision which was recently approved will result in a senior housing development across the street.

The Special Use Permit supports the commission's goals for commercial development along Cicero by subsidizing the commercial space through rent collected in the residential unit. Additionally, renovation to the residential unit will take place in conjunction with renovations to the commercial space below.

A Special Use Permit will also pave the way for a variety of façade improvements and internal renovations planned for the site. These improvements will enhance the public streetscape and help activate the site as a valuable commercial and residential destination. The owner has already demonstrated their commitment to improving the site through clearing the overgrown tress on the property as well as refurbishing the pedestrian bridge on the site.

As part of the rezoning and special use permit application, the applicant has also agreed to work with IDOT to paint a crosswalk across Cicero to connect with the future senior housing and commercial development planned across the street. As well as work with PACE to upgrade the bus stop facilities to include a covered bus bench.

**VI. CONCLUSION**

<b>STANDARDS FOR SPECIAL USE PERMITS</b>	
<p>No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met</p>	
<i>Code and Plan Purposes</i>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p><b>Met.</b> The proposed use of the subject property, a one-unit residence above a commercial space, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the C3 – Central Business District was established and with the general purpose and intent of the 2008 Comprehensive Plan.</p>
<i>No Undue Adverse Impact</i>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p><b>Met.</b> No undue adverse impact is shown.</p>
<i>No Interference with Surrounding Development</i>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p><b>Met.</b> No interference with surrounding development is shown.</p>
<i>Adequate Public Facilities</i>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p><b>Met.</b> The subject property is presently served by adequate public utilities.</p>
<i>No Traffic Congestion</i>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p>

	<p><b>Met.</b> The proposed use, a one-unit residence and commercial below will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Additionally, the applicant has stated he intends to rent the residence to an individual who works at Applied Graphical Solutions; thus, approval would reduce congestion from this individuals commute.</p>
<p><i>No Destruction of Significant Features</i></p>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p><b>Not Applicable.</b> The applicant has submitted a landscaping plan and has demonstrated responsible care for the natural features on the site.</p>
<p><i>Compliance with Standards</i></p>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p><b>Met.</b> All standards outlined herein and all other applicable standards are met.</p>
<p><b>TOTAL MET: 7 of 7 standards</b></p>	

**VII. PZC MOTION**

Motion to affirm PZC Resolution 25-14 recommending approval for a Special Use Permit for a residential dwelling unit on commercial property located in the C3 – Central Business District at 15048 S. Cicero Avenue.

**CITY OF OAK FOREST**

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PZC RESOLUTION NO. 25-14

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**A RESOLUTION APPROVING A VARIATION REQUEST TO ALLOW A SPECIAL USE PERMIT  
FOR A RESIDENTIAL DWELLING UNIT ON COMMERCIAL PROPERTY LOCATED IN THE C3  
– CENTRAL BUSINESS DISTRICT AT 15048 S. CICERO AVENUE**

(15048 S Cicero Avenue– Special Use Permit – ZC# 25-13)

Passed by the Planning and Zoning Commission, June 4<sup>th</sup>, 2025

CITY OF OAK FOREST  
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-14

**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 SPECIAL USE PERMIT FOR A RESIDENTIAL DWELLING UNIT ON COMMERCIAL PROPERTY LOCATED IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15048 S. CICERO AVENUE**

(15048 S Cicero Avenue– Special Use Permit – ZC# 25-13)

shall be, and is hereby, adopted as follows:

**WHEREAS**, FF&G Management Group. ("**Applicant**") filed an application for a Special Use Permit for a residential dwelling unit on commercial property located in the C3 – Central Business District ("**Zoning Relief**"); and

**WHEREAS**, the Applicant's requested Zoning Relief is for the property commonly known as 15048 S. Cicero Avenue ("**Property**").

**WHEREAS**, a public notice was duly published in the Daily Southtown on May 20<sup>th</sup>, 2025 and a public hearing was convened before the Planning and Zoning Commission ("**PZC**") on June 4<sup>th</sup>, 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. Add a covered Bus Stop for the Pace bus service along Cicero Avenue if Pace/IDOT permits directly in front of the property with-in one year of approval of this resolution.

2. Work with IDOT to paint a crosswalk if IDOT permits at the intersection of 151<sup>st</sup> Street and Cicero Avenue on the corner of the property to across Cicero Avenue with-in one year of approval of this resolution.
3. Provide a plat of consolidation to community development staff with-in six months of approval of this resolution.

ADOPTED

This 4<sup>th</sup> Day of June, 2025

APPROVED By Chairman

This 4<sup>th</sup> Day of June, 2025

MIKE ZIAK, CHAIRMAN



Commissioners	Aye	Nay	Abstain	Absent
Rick Larson	✓			
Jeffery Ater	✓			
Bryan LaRoche	✓			
Robert McGrath	✓			
Mike Forbes	✓			
Glen Runge				✓
Jake Bittner	✓			
Donald Guisinger	✓			
Mike Ziak	✓			

**EXHIBIT A**  
Findings of Fact

<b>STANDARDS FOR SPECIAL USE PERMITS</b>	
<p>No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met</p>	
<i>Code and Plan Purposes</i>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p><b>Met.</b> The proposed use of the subject property, a one-unit residence above a commercial space, will be in harmony with the general and specific purpose for which this code was enacted and for which the regulations of the C3 – Central Business District was established and with the general purpose and intent of the 2008 Comprehensive Plan.</p>
<i>No Undue Adverse Impact</i>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p><b>Met.</b> No undue adverse impact is shown.</p>
<i>No Interference with Surrounding Development</i>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p><b>Met.</b> No interference with surrounding development is shown.</p>
<i>Adequate Public Facilities</i>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p><b>Met.</b> The subject property is presently served by adequate public utilities.</p>
<i>No Traffic Congestion</i>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p><b>Met.</b> The proposed use, a one-unit residence and commercial below will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Additionally, the applicant has stated he intends to rent the residence to an individual who works at Applied Graphical Solutions, thus approval would reduce congestion from this individuals commute.</p>

<p><i>No Destruction of Significant Features</i></p>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p><b>Not Applicable.</b> The applicant has submitted a landscaping plan and has demonstrated responsible care for the natural features on the site.</p>
<p><i>Compliance with Standards</i></p>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p><b>Met.</b> All standards outlined herein and all other applicable standards are met.</p>
<p><b>TOTAL MET: 7 of 7 standards</b></p>	

**Additional Photos**





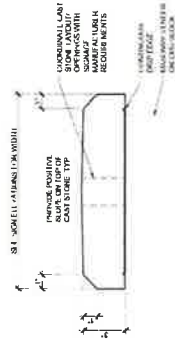




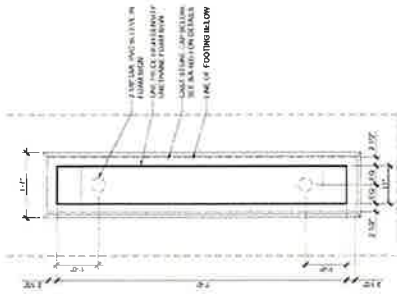




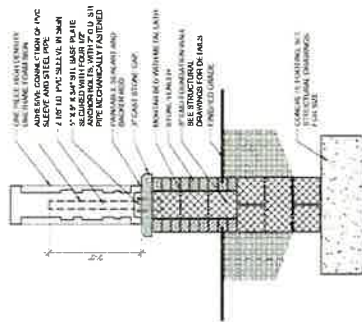
connect the sidewalk to the northeast corner of 15th Street.



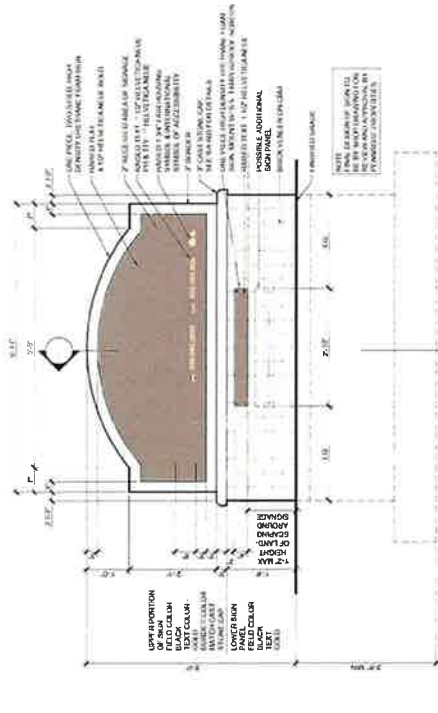
SECTION DETAIL @ PRECAST SIGN CAP  
SCALE: 3/4" = 1'-0"



S1 - MONUMENT SIGN PLAN  
SCALE: 3/4" = 1'-0"



MONUMENT SIGN SECTION  
SCALE: 3/4" = 1'-0"



MONUMENT SIGN ELEVATION  
SCALE: 3/4" = 1'-0"



MONUMENT SIGN SIDE ELEVATION  
SCALE: 3/4" = 1'-0"

<p><b>A2-B</b></p>	<p>DETAILS SCALE: 1/16" = 1'-0"</p>	<p>INTERIOR REMODELING PROJECT</p>	<p>15048 S. CICERO AVE OAK FOREST</p>
	<p> </p>		

**WALL LEGEND:**

- EXISTING CONCRETE BLOCK PARTITION
- EXISTING GYP. BOARD PARTITION
- EXISTING GYP. BOARD PARTITION
- NEW GYP. BOARD PARTITION
- NEW GYP. BOARD PARTITION
- BRICK WALL
- CONCRETE BLOCK WALL
- ROCK WALL
- WALL WITH GLASS
- WALL

**NOTE:**

EVERYTHING SHOWN ON THESE PLANS IS TO BE DEMOLISHED UNLESS OTHERWISE NOTED.

**GENERAL DEMOLITION NOTES**

WORK TO BE DEMOLISHED SHALL INCLUDE: CEILING, FLOOR AND ROOF. THE CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES.

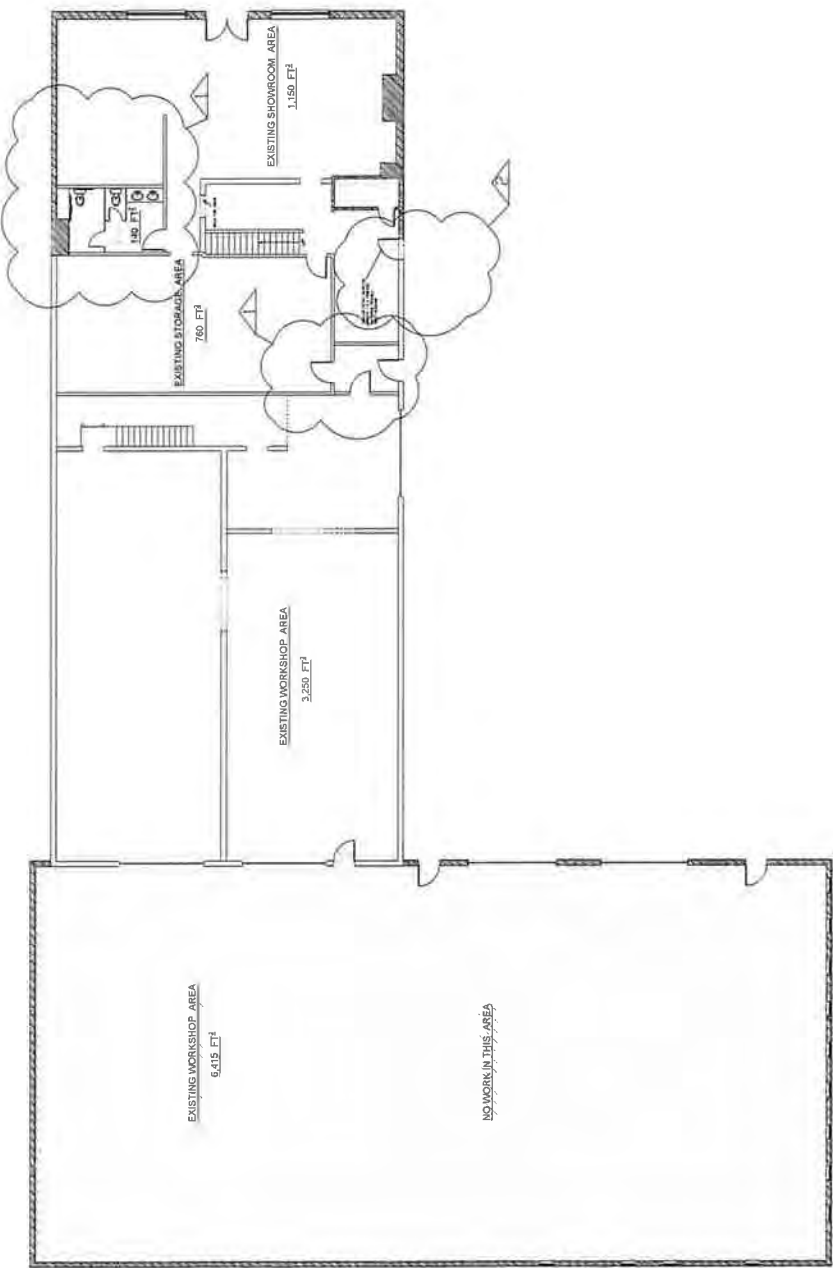
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES.

ALL LABOR MATERIALS AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE WORK AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES.

**THE CONTRACTOR WILL PERFORM DEMOLITION IN A MANNER**

THAT WILL PROTECT EXISTING CONSTRUCTION, ADJACENT STRUCTURES, ELECTRICAL AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES.

DEMOGRAPHIC DATA FOR THE EASTON FACILITY AND SYSTEMS COMPANY FACILITY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL BEAMS AND BRACES.



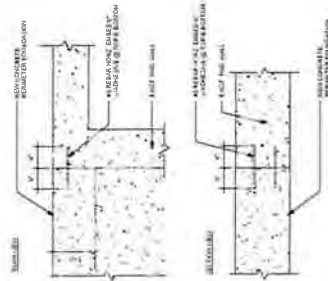
EXISTING & DEMO 1ST FLOOR PLAN  
SCALE 1/8"=1'-0"

**A3-A**

EXISTING & DEMO 1ST FLOOR PLANS  
SCALE 1/8"=1'-0"

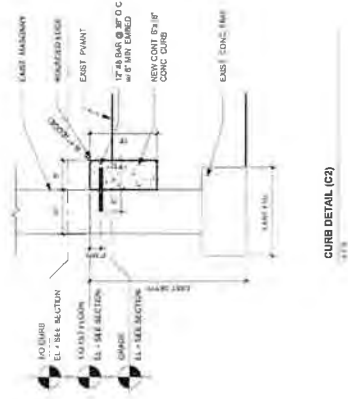
INTERIOR REMODELING PROJECT

15148 S CICERO AVE  
OAK FOREST

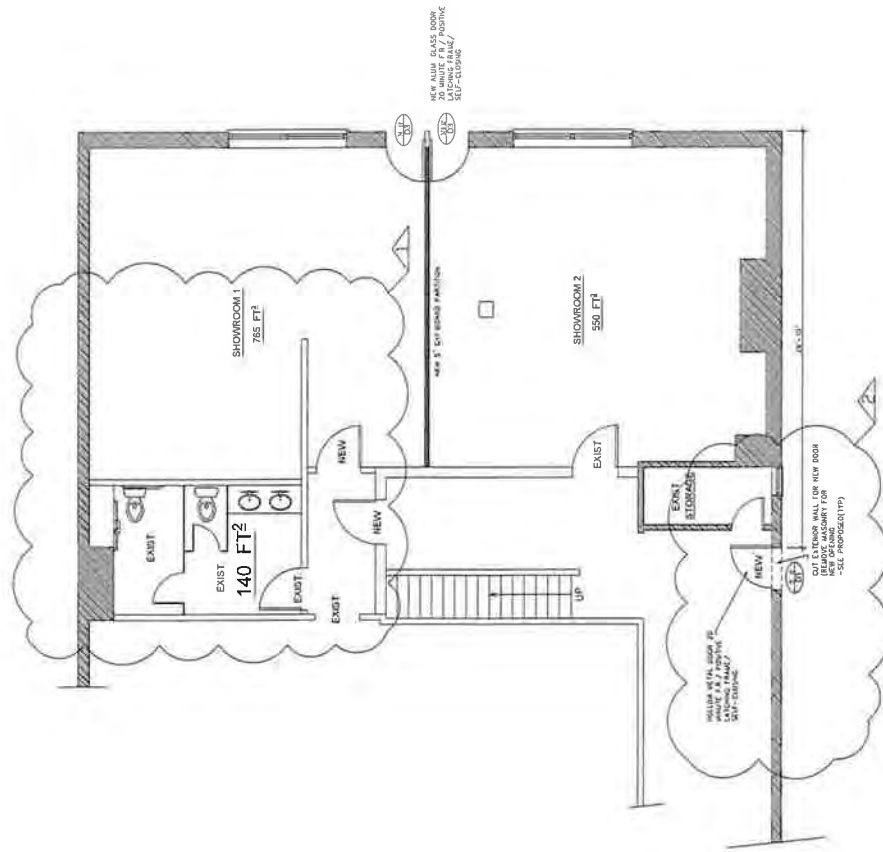


CONNECTING NEW FOUNDATION DETAILS  
SCALE 3/4"=1'-0"

SCALE 3/4"=1'-0"



CURB DETAIL (C2)  
1/4"



PROPOSED 1ST FLOOR PLAN  
SCALE 1/4"=1'-0"

<h1>A3-B</h1>	<b>EXISTING &amp; DEMOLITION 1ST FLOOR PLANS</b> SCALE 1/8"=1'-0"	<b>INTERIOR REMODELING PROJECT</b>	<b>1846'S CICERO AVE OAK FOREST</b>	Date: 11/11/11 Drawn By: [Signature] Checked By: [Signature] Project No: [Number]
				Scale: 1/8"=1'-0" North Arrow: [Symbol]

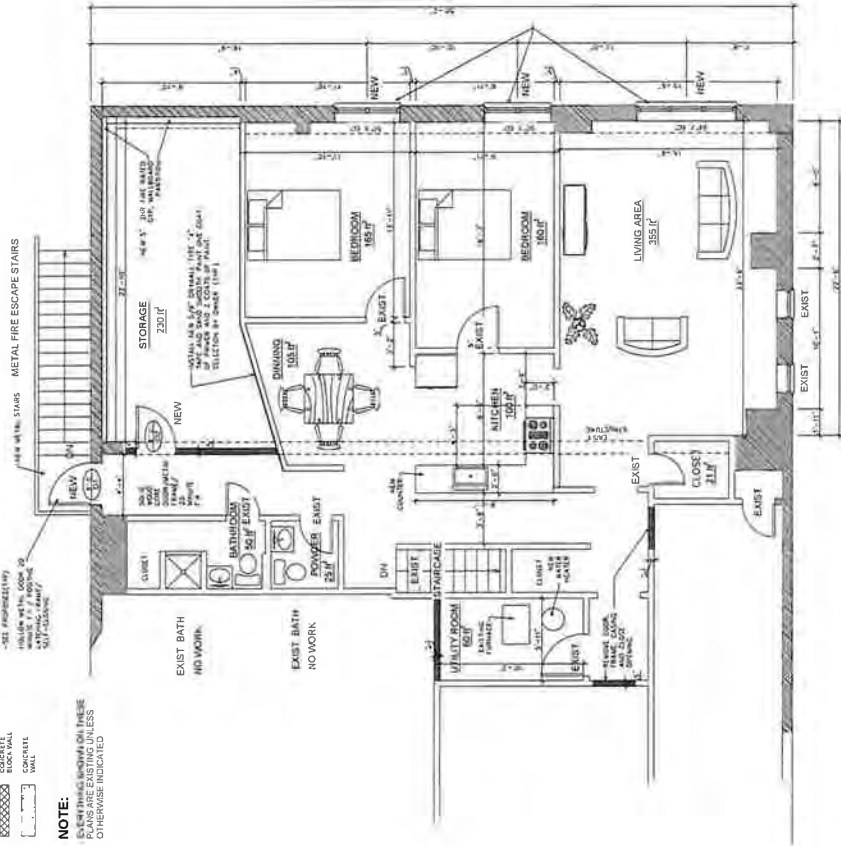


**WALL LEGEND:**

- EXISTING WALL
- NEW WALL
- EXISTING PARTITION
- NEW PARTITION
- EXISTING MASONRY
- NEW MASONRY
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING BRICK
- NEW BRICK
- EXISTING GLASS
- NEW GLASS
- EXISTING METAL
- NEW METAL

**NOTE:**  
 1. EXISTING WORK ON THESE SHEETS IS TO REMAIN UNLESS OTHERWISE INDICATED.

NEW ARTIC WHITE HARDIE BOARD SIDING.



PROPOSED 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

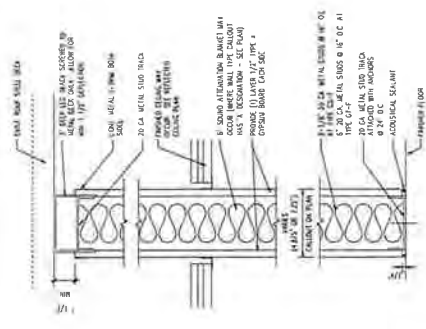
PROPOSED APARTMENT AREA  
 1760 FT<sup>2</sup>

15048 S. CICERO AVE  
 OAK FOREST

INTERIOR REMODELING PROJECT

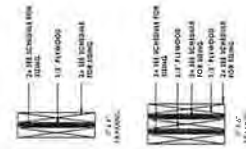
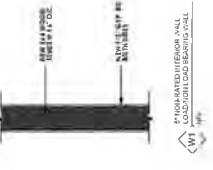
A5

PROPOSED FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



PARTITION TYPE  
 SCALE: 3/4" = 1'-0"

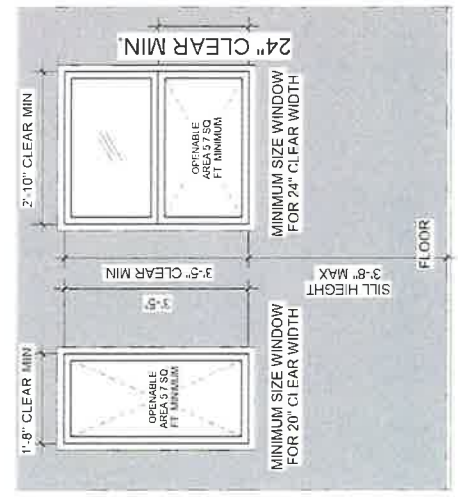
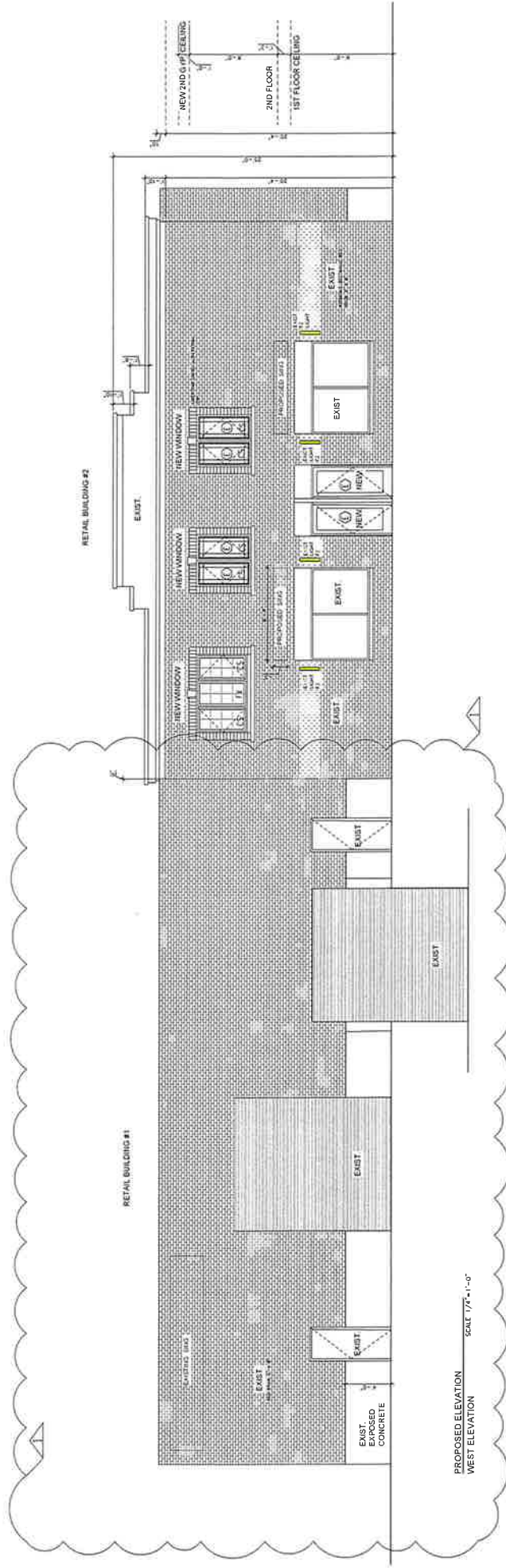
**WALL TYPES**



SIZE	TYPE	CONSTRUCTION	INSULATION	FINISHES	HEIGHT
3'-0"	WALL	2x4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD	1" POLYISOCYANURATE	ARTIC WHITE SIDING	8'-0"
3'-0"	WALL	2x4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD	1" POLYISOCYANURATE	ARTIC WHITE SIDING	8'-0"
3'-0"	WALL	2x4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD	1" POLYISOCYANURATE	ARTIC WHITE SIDING	8'-0"
3'-0"	WALL	2x4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD	1" POLYISOCYANURATE	ARTIC WHITE SIDING	8'-0"
3'-0"	WALL	2x4 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD	1" POLYISOCYANURATE	ARTIC WHITE SIDING	8'-0"

**GENERAL NOTES**

- 1. ALL INTERIOR FINISHES TO BE CLASS 1
- 2. PROVIDE SOUND JOISTS BELOW PARALLEL WALLS AND STAIR OPENINGS
- 3. PROVIDE SOUND BATT INSULATION IN BATHROOM WALLS BETWEEN BATHROOMS AND BEDROOMS, HALLS, ETC. FOR SOUND PROOFING AT BATHROOM LOCATIONS TYPICAL

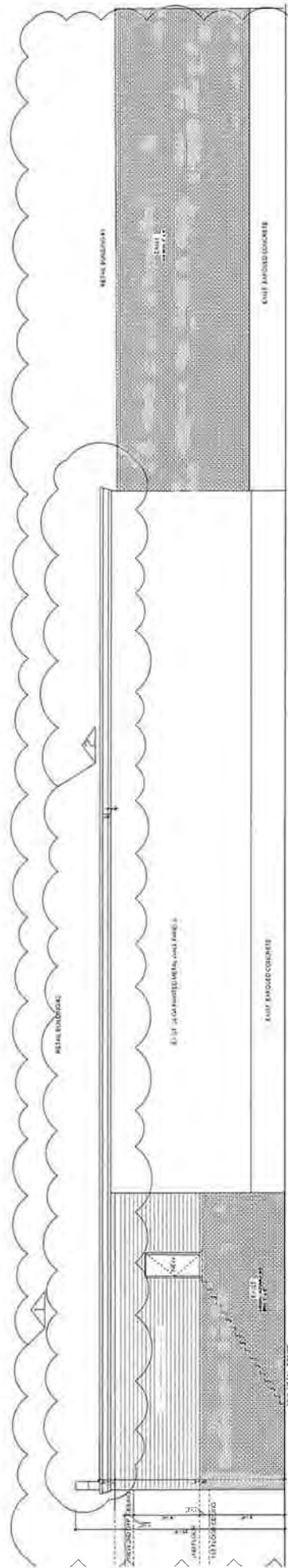


**EGRESS WINDOW  
SIZE & LOCATION REQUIREMENTS**

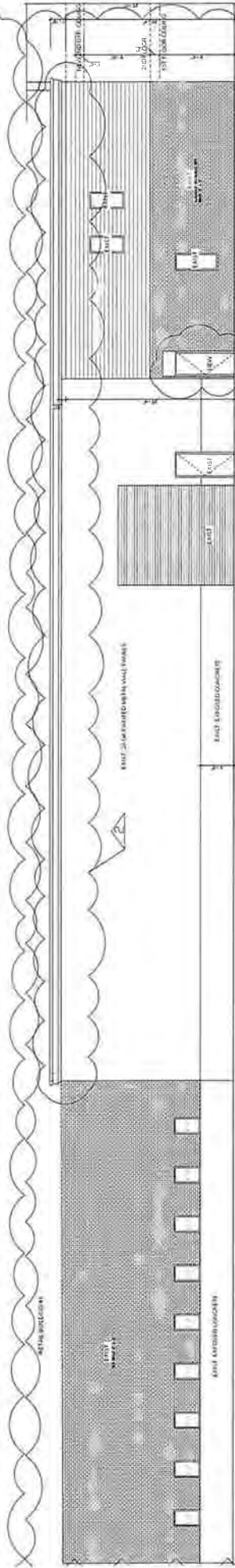
EGRESS WINDOW MUST HAVE:  
 A MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES  
 A MINIMUM CLEAR OPENABLE HEIGHT OF 24 INCHES  
 A MINIMUM CLEAR OPENABLE AREA OF 5.7 SQUARE FEET  
 (TO OBTAIN THE 5.7 SQUARE FOOT OPENABLE AREA,  
 ONE OR BOTH DIMENSIONS MUST BE INCREASED)  
 A FINISHED SILL HEIGHT THAT IS NOT MORE THAN 44  
 INCHES ABOVE FINISHED FLOOR

WINDOW WELLS  
 IF THE EMERGENCY ESCAPE WINDOW OPENING IS BELOW  
 GRADE, A WINDOW WELL MUST BE INSTALLED ON THE  
 OUTSIDE OF THE BUILDING. THE WINDOW MUST:  
 BE A MINIMUM OF 36 INCHES WIDE AND GIVE ACCESS TO AN AREA  
 THAT IS A MINIMUM OF 9 SQUARE FEET WITH WINDOW FULLY OPEN  
 HAVE A MINIMUM OF 6-INCH DROP FROM THE WINDOW SILL TO THE  
 GROUND INCLUDE LATTER IF THE WELL IS MORE THAN 44 INCHES DEEP

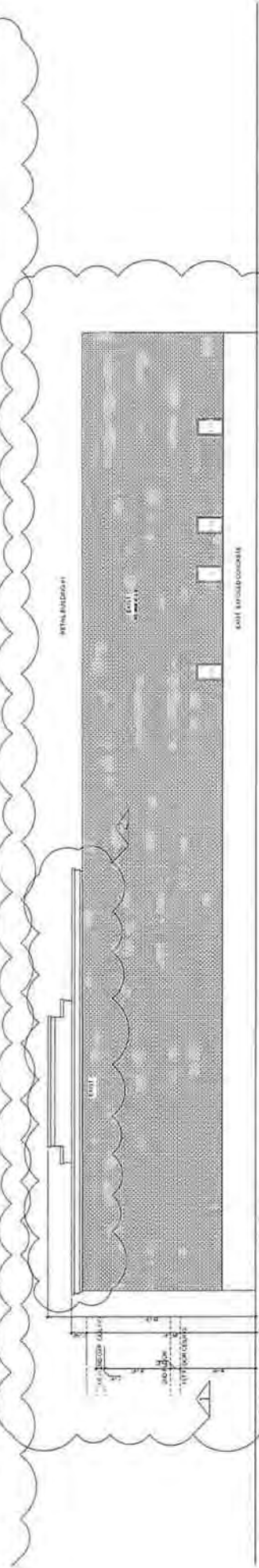
A6	PROPOSED ELEVATION SCALE 1/4"=1'-0"	INTERIOR REMODELING PROJECT	15048 S. CICERO AVE OAK FOREST	DATE: 01/15/2024 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS SCALE: AS SHOWN
	<p>15048 S. CICERO AVE OAK FOREST</p> <p>DATE: 01/15/2024 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS SCALE: AS SHOWN</p>			



PROPOSED ELEVATION  
NORTH ELEVATION  
SCALE 3/16" = 1'-0"



PROPOSED ELEVATION  
SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



PROPOSED ELEVATION  
EAST ELEVATION  
SCALE 3/16" = 1'-0"

<b>A7</b>	PROPOSED ELEVATIONS SCALE 1/4" = 1'-0"	INTERIOR REMODELING PROJECT	15498 S. OCERO AVE OAK FOREST	DRAWN BY: [ ] CHECKED BY: [ ] DATE: [ ]
	PROJECT NO. [ ] SHEET NO. [ ]			



WEST ELEVATION / FRONT



SOUTH ELEVATION / SIDE



NORTH ELEVATION / SIDE

A8	3D PROPOSED ELEVATIONS	INTERIOR REMODELING PROJECT	18146 S OCCOANE OAK FOREST	Date: 11/15/2023 Time: 10:00 AM User: J. Smith Scale: 1/8" = 1'-0"



**F 1 SPECIFICATIONS :**

40,000 Lumen – 300 watt NextGen II LED  
 Shoebox Lights –  
 Dimmable – With Photocell – ARM Mount –  
 TEMPERATURE 5000K



**F 2 SPECIFICATIONS :**

3,600 Lumen – 30 Watt – Stellani Series  
 LED Sconce Wall Light with Photocell –  
 Cylinder light – Wattage  
 Selectable – TEMPERATURE 4000K

TYP	DESCRIPTION	LAMP	TEMPERATURE	LUMENS	FC	MOUNTING HEIGHT
F1	POLE LIGHT (2 LIGHTS / 180 DEGREES)	300 W	5000 K	40,000	2.5 FC/ for parking	18'
F2	DECORATIVE WALL SCONE	30 W	4000 K	3,600	1 FC/ for office entrance	6'

**L1** | PHOTOMETRIC PLAN  
 SCALE 1/16"=1'-0"

INTERIOR REMODELING  
 PROJECT

15048 S OCCERAO AVE  
 OAK FOREST

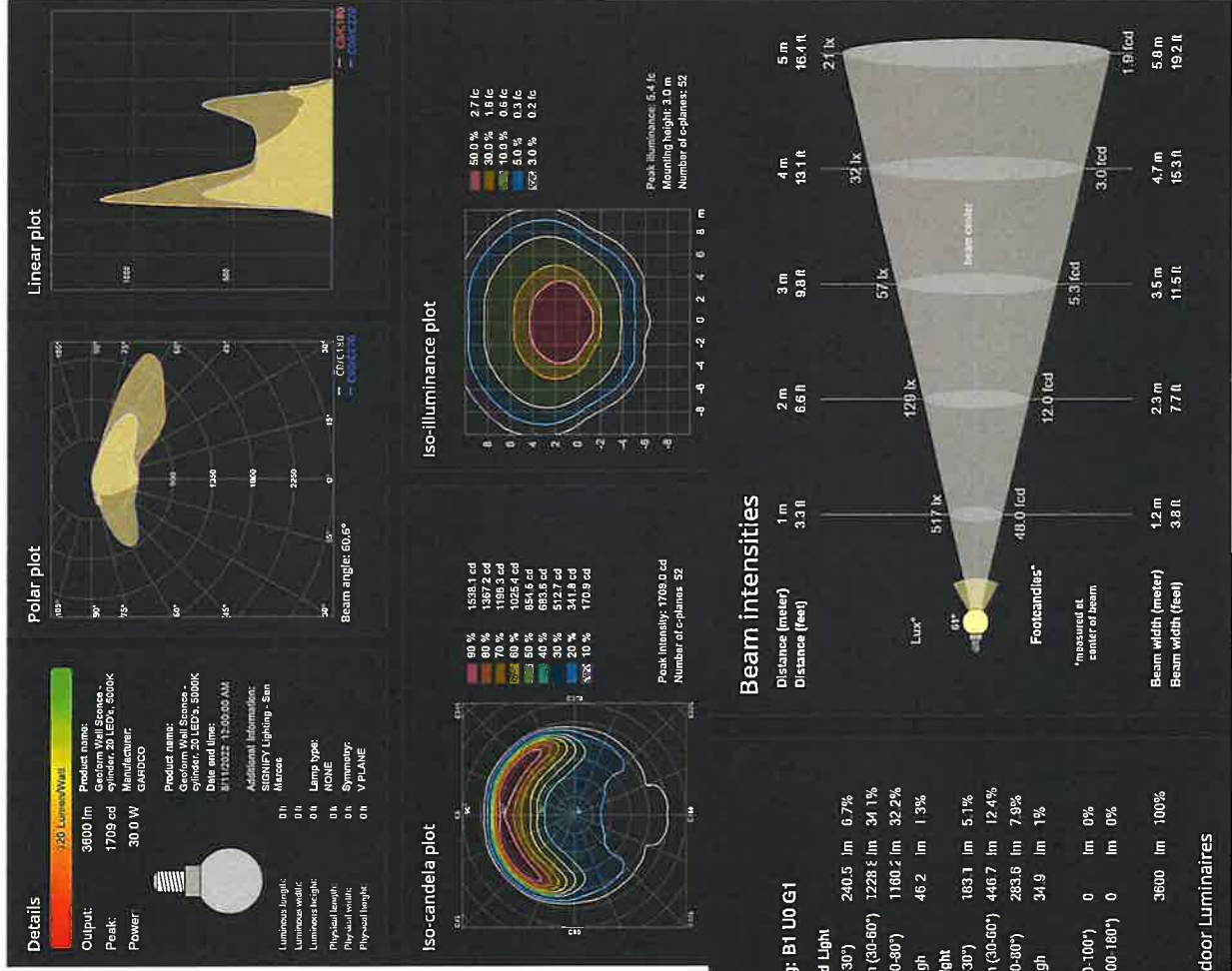
DATE: 11/15/2023  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PHOTOMETRIC PLAN  
 SCALE 1/16"=1'-0"



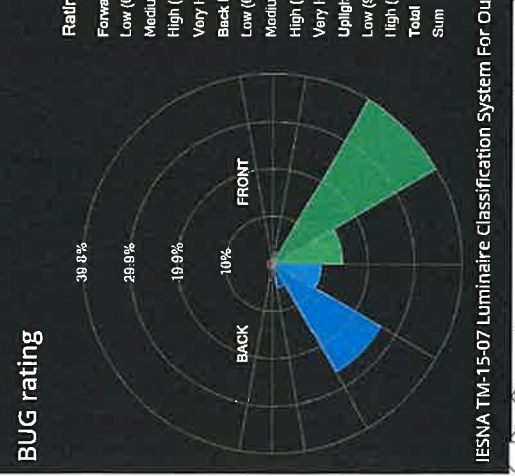
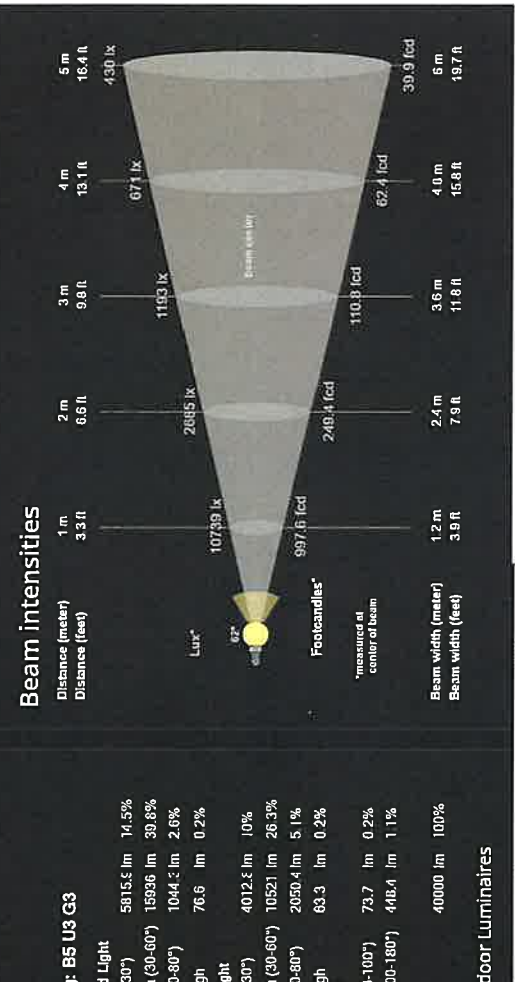
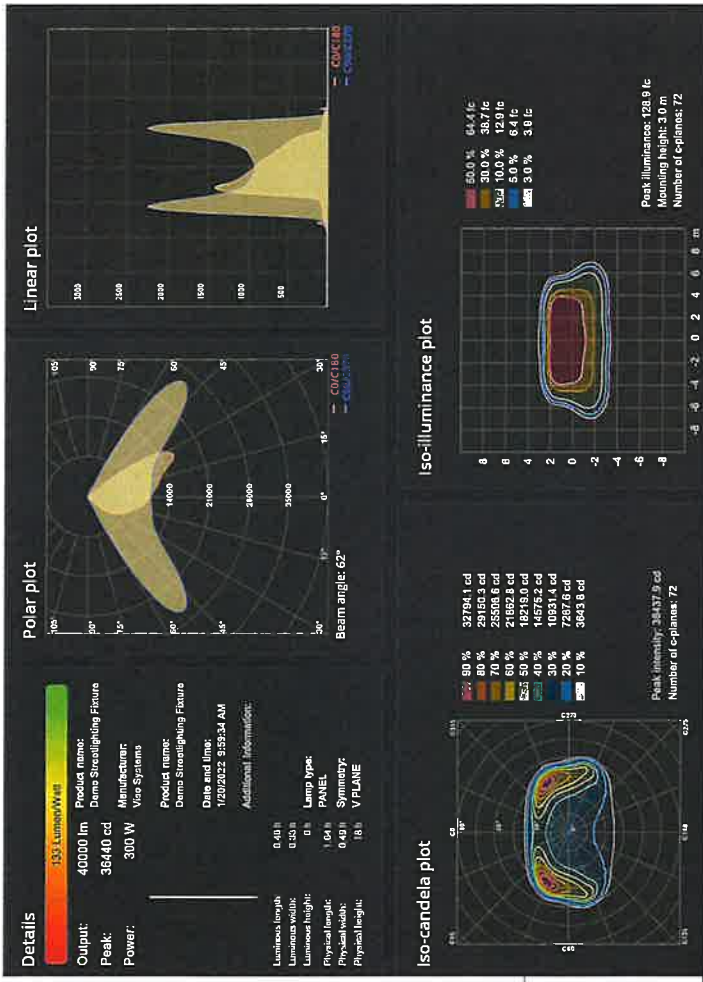
**F.2 SPECIFICATIONS :**

3,600 Lumen-30 Watt - Sleilomi Series  
LED Sconce Wall Light with Photocell -  
Cylinder light- WallLage  
Selectable- TEMPERATURE 4000K





**E-1 SPECIFICATIONS:**  
 40,000 Lumen - 300 watt NextGen II LED  
 Shoebox Lights -  
 Dimmable - With Photocell - ARM Mount -  
 TEMPERATURE 5000K





ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

---

**DATE:** June 10, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Michael Salamowicz, Director of Public Works  
**SUBJECT:** Purchase of Two Sets of the Smartshore Trench Shields

### **Background**

Trench collapses, or cave-ins, pose the greatest risk to workers' lives. When done safely, trenching operations, such as those necessary during the repair of watermains and sanitary and storm sewers, can reduce worker exposure to other potential hazards include falls, falling loads, hazardous atmospheres, and incidents involving mobile equipment. OSHA standards require that employers provide workplaces free of recognized hazards. The employer must comply with the trenching and excavation requirements of 29 CFR 1926.651 and 1926.652 or comparable OSHA-approved state plan requirements.

In order to meet these requirements and provide safe working conditions for our staff, during trenching operations, Public Works is seeking to purchase two sets of the Smartshore Trench Shields, in the amount of \$20,724.00.

Smartshore, is an inflatable trench shield, which is certified in all 50 States in accordance with OSHA standard 29 CFR, part 1926, subpart P. It is approved for a maximum depth of 4 feet for the smallest size and 8 feet for the large size. Smartshore is ideal to secure excavations for quick maintenance operations on utilities, such as water main breaks. Depending on the trench conditions, the Smartshore shields can be placed in vertical or horizontal position and can easily adapt to uneven surfaces, with four different lengths of struts available.

Smartshore shields protect against cave-ins or trench collapses, allowing personnel to safely exit the trench in case of an emergency. Due to its light weight, the Smartshore Trench Shield system only requires about 10 minutes to set up and is easily transportable.

The following should be noted:

- The Smartshore Trench Shield system was originally brought up and discussed at the Public Works Safety Meeting.
  - A demo of the Smartshore Trench Shield system was performed at the Public Works facility on May 13, 2025, with the majority of the staff present.
-

- Core & Main is the sole source distributor for the Smartshore Trench Shield System.
- This is a non-budgeted item that will be paid from the Maintenance of Water Main line item 02-17-5421 and Maintenance of Sewers line item 02-18-5424.

**Recommendation**

Approval of the purchase of two (2) sets of the Smartshore Trench Shield System sets from Core & Main in the amount of \$20,724.00.

**Action Requested**

Staff recommends approval of the purchase of two (2) sets of the Smartshore Trench Shield System from Core & Main in the amount of \$20,724.00.

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# Bid Proposal for Smartshore Kit #6 w/Case & Balloon Light

<b>CUSTOMER</b>	<p><b>CITY OF OAK FOREST</b> 15722 LOREL OAK FOREST, IL 60452</p>	<p><b>Job</b> Smartshore Kit #6 w/Case &amp; Balloon Light Oak Forest, IL Bid Date: 05/13/2025 Bid #: 4206228</p>
<b>CONTACT</b>	<p><b>Sales Representative</b> Chad Capps (M) 815-739-2623 (T) 815-469-1450 (F) 815-469-1218 Chad.Capps@coreandmain.com</p>	<p><b>Core &amp; Main</b> 18900 S 82nd Ave Mokena, IL 60448 (T) 8154691450</p>
<b>NOTES</b>		



Bid Proposal for Smartshore Kit #6 w/Case & Balloon Light

CITY OF OAK FOREST
Job Location: Oak Forest, IL
Bid Date: 05/13/2025
Core & Main Bid #: 4206228

Core & Main
18900 S 82nd Ave
Mokena, IL 60448
Phone: 8154691450
Fax: 8154691218

Table with 6 columns: Seq#, Qty, Description, Units, Price, Ext Price. Rows include SMARTSHORE KIT 6 W/CASE, ESTIMATED FREIGHT, and a Sub Total of 20,724.00.

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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**DATE:** June 10, 2025  
**To:** Mayor Hortsman, City Council  
**FROM:** Michael Salamowicz, Director of Public Works  
**SUBJECT:** Approval of an agreement with HR Green for engineering services related to the repair of the City's 5 MG and 3 MG ground storage tanks in the budgeted amount of \$48,530.00

## **Background**

The City of Oak Forest operates two ground storage tanks: a 5 Million Gallon (MG) tank and a 3 MG tank. Both tanks are prestressed wire-wound concrete tanks. An inspection of the 5 MG tank was conducted in 2020 and identified concerns. The tank has spalling on the upper walls exposing prestressing wires and rebar is exposed on the interior of the roof. The inspection also recommended making improvements to meet compliance requirements. This included addressing deficiencies on roof vents, overflow piping, and adding fall protection on ladders for maintenance access.

A subsequent inspection was conducted by Illinois EPA in July 2022 and identified similar deficiencies that require repair. Oak Forest desires to bid this rehabilitation work to be completed by a qualified contractor. The tanks could be cleaned while offline for rehabilitation. Tank cleaning will be added to the bid documents as an add-alternate.

The successful engineering firm will prepare a single bid document, which includes specifications for rehabilitation of the 5 MG concrete tank and the 3 MG concrete tank along with standard front-end specifications. The bid document will be phased with Phase I including rehabilitation of the 5 MG concrete tank first and Phase II including the rehabilitation of the 3 MG concrete tank. This approach will have the same contractor complete both tank rehabilitation work. The prestressed wire-wound concrete tanks are a specialized ground storage tank design and construction, which requires qualified contractors to complete this work. The qualifications of contractors allowed to complete this work will be required within the bid documents.

As the City of Oak Forest is seeking to contract with an experienced engineering firm that specializes in Civil Infrastructure and is able to provide the labor, material, equipment, supervision, and related services necessary to complete the work, the City issued a Request for Proposal (RFP) for engineering services related to the repair of the two ground storage tanks. The RFP was advertised on the City's website from May 22, 2025 to June 4, 2025. The RFP was

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also electronically picked up by various engineering firms and plan/bidding rooms. On June 4, 2025, the City received and opened a single bid from HR green, in the amount of \$48,530.00.

It should be noted that funding for the repair of the 5MG and 3 MG Ground Storage Tanks is included in the 5-year CIP and current budget, under line item 02-17-5652.

**Recommendation**

Approval of the agreement with HR Green for engineering services for the repair of the 5MG and 3MG Ground Storage Tanks, in the budgeted amount of \$48,530.00.

**Action Requested**

Staff recommends approval of the agreement with HR Green for engineering services for the repair of the 5MG and 3MG Ground Storage Tanks, in the budgeted amount of \$48,530.00.

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Main 815-759-8312 Fax 815-759-8313

June 3, 2025

Mike Salamowicz  
Director of Public Works  
City of Oak Forest  
15440 S. Central Ave.  
Oak Forest, IL 60452

Re: Ground Storage Tank Rehabilitation Professional Services

Dear Mike:

HR Green appreciates the opportunity to assist with developing bid documents for the rehabilitation of Oak Forest's two ground storage tanks. We have developed the following scope for this work along with supplemental services if you desire to add services to the scope at a later time.

A recent letter from the Illinois EPA identified deficiencies that must be addressed. The ground storage tanks require rehabilitation, including concrete repair, painting metal components, and improvements to maintenance access.

Based the required rehabilitation, this scope includes the following tasks:

- Phase 1000: Bid Documents
- Phase 2000: Bidding Phase Services

The not to exceed fee of this proposed scope is **\$48,530**. Details of the scope and work effort breakdown are enclosed below.

If you have any questions or comments regarding this proposal, please contact me at 815-759-8312 or respond via email at [rjayaraman@hrgreen.com](mailto:rjayaraman@hrgreen.com).

Sincerely,  
**HR GREEN, INC.**

**Ravi Jayaraman, PE**  
Project Manager

CC:

J:\2024\2402250\Admin\ContractClient\Ntr-20250603-GST\_Repair\_Scope-Final.docx



## PROJECT UNDERSTANDING

Oak Forest operates two ground storage tanks: a 5-million-gallon (MG) tank and a 3 MG tank. Both tanks are prestressed wire-wound concrete tanks. A recent tank inspection of the 5 MG tank was conducted in 2020 and identified concerns. The tank has spalling on the upper walls exposing prestressing wires and rebar is exposed on the interior of the roof. The inspection also recommended making improvements to meet compliance requirements. This included addressing deficiencies on roof vents, overflow piping, and adding fall protection on ladders for maintenance access.

A subsequent inspection was conducted by Illinois EPA in July 2022 and identified similar deficiencies that require repair. Oak Forest desires to bid for this rehabilitation work to be completed by a qualified contractor.

The tanks could be cleaned while offline for rehabilitation. Tank cleaning will be added to the bid documents as an add-alternate.

## SCOPE

HR Green will prepare one bid document which includes specifications for rehabilitation of the 5 MG concrete tank and the 3 MGD concrete tank along with HR Green standard front-end specifications. The bid document will be phased with Phase I including rehabilitation of the 5 MG concrete tank in 2025 and Phase II including rehabilitation of the 3 MG concrete tank in 2026. This approach will have for the same contractor complete both tank rehabilitation work and allow for the 3 MG concrete tank to be programmed into the contractor's schedule for 2026. The prestressed wire-wound concrete tanks are specialized ground storage tank design and construction, which requires qualified contractors be allowed to complete this work. The qualifications of contractors allowed to complete this work will be required within the bid documents.

THIS SCOPE OF SERVICES is between (City of Oak Forest) (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

## 1. PHASE 1000 – BID DOCUMENTS

### 1.1 Task 1010 Project Management

- Provide on-going project management for the design and bidding period. Set up lines of communication, update the project schedule as needed, use applicable codes and standards, provide quality control plan, and perform interoffice administration. Advise CLIENT if additional data or services are necessary and assist CLIENT in obtaining such data and services. Provide for communication including postage, printing, and telephone service. Project design duration is anticipated to last six (6) months from Notice to Proceed.
- Prepare a detailed work plan with specific staff assignments, by task, corresponding to the schedule.
- Monitor project budget and schedule through weekly reviews of project status. Develop and maintain a schedule to coordinate design activities to meet key project deadlines. Determine approximate lead times for construction materials. Prepare preliminary construction schedule and identify critical activities.
- Prepare monthly progress reporting and invoicing for engineering services based on time and expense charges.



### 1.2 Task 1020 Project Meetings

- Project Review Meeting – conduct two (2) review meetings for design with CLIENT. COMPANY will prepare detailed agenda stating design information and distribute meeting minutes listing decision items and action items. Review progress on bid documents. Respond to and incorporate CLIENT's review comments into the bid documents. The detailed meeting minutes will serve as the direction for final design and progress on the design. It is anticipated that three (3) staff will attend the design meetings via remote call-in.
- COMPANY will furnish to the CLIENT one (1) electronic copy of the bid documents at design milestones.
- Project Coordination Meeting – conduct two (2) coordination meetings for design with CLIENT and IEPA. COMPANY will prepare detailed agenda stating coordination information and distribute meeting minutes listing decision items and action items. It is anticipated that three (3) staff will attend the coordination meetings via remote call-in.
- Internal Review Meetings – Conduct internal design review meetings on a regular basis to coordinate and discuss design issues, directives from the CLIENT, and items that potentially affect the SCOPE of services, construction budget, or design coordination.

### 1.3 Task 1030 Bid Specifications

- Prepare COMPANY standard front-end specifications.
- Prepare general project specifications.
- Prepare technical specification, one for each concrete ground storage tank. Technical specifications shall have the required rehabilitation work including:
  - Exterior tank cleaning and architectural concrete restoration, leak injection, and exterior architectural coating.
  - Repair of broken and exposed prestress wires on tank wall.
  - Restoration of exterior gunite and new dome drip edge.
  - Recoat interior and exterior metal piping and appurtenances.
  - Adding fall protection devices for interior ladder and exterior ladder.
  - Replace deteriorated bolts on interior ladder.
  - Modifications to overflow piping discharge and addition of discharge valve.
  - Replacement of roof vent screen.
  - Adding deflector bars to the end of the draw pipe.
- Prepare technical specification for interior tank filling, disinfection, and testing.
- Prepare appendix with existing reports and tank drawings (if available).
- Prepare list of bid items and quantities.
- Include bid alternates for interior tank cleaning to remove accumulated silt & sediment, and addition of mechanical mixer.



**2. PHASE 2000 – BIDDING PHASE SERVICES**

**2.1 Task 2010 Bidding Services**

- Produce Bid Documents. Bid Documents will be provided in electronic format, available for download from the COMPANY’s website for prospective bidders. Paper copies of Bid Documents will be provided if requested by prospective bidders for the project, anticipated to be 2 sets of documents.
- Advertise for Bids. Assist the CLIENT in advertising for and obtaining bids for construction by sending Notice of Project to potential contractors. COMPANY to maintain a record of prospective bidders to whom bid documents have been issued.
- Pre-bid Meeting. Assist the CLIENT with a pre-bid meeting and site tour of the project site.
- Issue Addenda. Respond to questions from potential bidders and suppliers. Issue Addenda as appropriate to interpret, clarify or expand bidding documents.
- COMPANY will attend bid opening arranged by the CLIENT
- COMPANY will provide the bid tabulation sheets and distribute them to the CLIENT. Bid tabulation results will be available for download from COMPANY’s website.
- Review the Bid(s). Consult with and advise the CLIENT as to the acceptability of Contractor, subcontractors, suppliers, and other persons and organizations.
- Provide a written recommendation to the CLIENT for awarding the contract.

**DELIVERABLES AND SCHEDULES INCLUDED IN THIS SCOPE**

The following deliverables will be part of Contract Documents:

- Meeting agendas/minutes
- 50, 90, and 100 percent Specifications
- Provide two (2) hard copies and one (1) electronic of 100 percent Bid Documents
- 50, 90, and 100 percent opinion of probable construction cost

The following schedule assumes that the Notice to Proceed for design from the City by June 1<sup>st</sup>, 2025.

Project Kickoff .....	Mid-June 2025
Preliminary (50%) Design .....	Mid-July 2025
Final (90%) Design .....	Mid-August 2025
Bid Documents (100%) Design .....	August 2025
IEPA Permit Submission .....	August 2025
IEPA Permit Received .....	October 2025
Bidding .....	October 2025
Award .....	December 2025

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably



adjusted as the project progresses, allowing for changes in the SCOPE of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY.

#### **Items not included in SCOPE/Supplemental SERVICES**

The following items are not included as part of this SCOPE:

- Development of CAD drawings or maps. The bid specification will include past plans for reference.
- Preparing the design documents for multiple construction contracts.
- Preparing design documents for additional storage tank improvements other than what is outlined in this Scope of Services.
- Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
- Environmental investigations and reports other than what is outlined in this Scope of Services.
- Revisions of the design, drawings, and specifications arising from changes in the general scope, extent, or character of the project including but not limited to, changes in size, complexity, CLIENT's schedule, character of construction, or method of financing.
- Property and boundary surveys.
- Permanent & Temporary Easements.
- Meeting or discussions with property owners.
- Public outreach/education efforts.
- Assistance with bid protests and re-bidding.
- Construction administration services.
- Construction resident observation services.

Supplemental services not included in the SCOPE can be provided by COMPANY under an amendment to this agreement or a separate agreement, if desired.

#### **WORKPLAN**

HR Green developed the individual tasks required for this SCOPE. The estimated amount of effort was designated for the appropriate staff members. A detailed spreadsheet is included on the next page.

Per current rate schedule with a Not to Exceed fee of \$48,530 based on the attached spreadsheet.

## HR GREEN - WORK BREAKDOWN STRUCTURE (WBS)

PROJECT NAME: Ground Storage Tank Rehabilitation

PROJECT NUMBER: 2402250

CLIENT: Oak Forest, IL

CLIENT CONTACT: Mike Salamowicz

PROJECT MANAGER: Ravi Jayaraman

Phase	DESCRIPTION OF TASK	Task Start Date	Task End Date	Task Total	TOTAL HOURS						
					Jayaraman, Ravi	Lemke	Bransky	Whyte	Rogers	Borgeding	Mullena
<b>1000</b>	<b>Bid Documents</b>			<b>\$ 42,193.73</b>	<b>19</b>	<b>48</b>	<b>52</b>	<b>40</b>	<b>56</b>	<b>11</b>	<b>3</b>
	Project management (6 months)	06/11/25	12/15/25	\$ 1,288.46	3						3
	Client Meetings (2)	06/11/25	08/15/25	\$ 2,067.93	2	2	4	2			
	Coordination Meetings (2 meetings: IEPA, Utilities)	06/11/25	08/15/25	\$ 2,067.93	2	2	4	2			
	Internal Meetings (4)	06/11/25	08/15/25	\$ 4,218.66	4	4	4	4	4		
	Bid Plans and Specifications	06/11/25	08/15/25	\$ 32,550.75	8	40	40	32	50	4	
<b>2000</b>	<b>Bidding Phase Services</b>			<b>\$ 6,336.27</b>	<b>6</b>	<b>11</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>0</b>
	Bid distribution, bidders list	10/15/25	11/15/25	\$ 517.50		1				3	
	Addendum	10/15/25	11/15/25	\$ 2,968.38	1	6	6		2	2	
	Pre-bid Meeting	10/15/25	11/15/25	\$ 736.92	2						
	Bid Opening	11/15/25	11/15/25	\$ 736.92	2						
	Review Bids and Ltr of Recommendation	11/15/25	12/15/25	\$ 1,376.55	1	4				2	
	<b>Total Fee</b>			<b>\$ 48,530.00</b>							

### Section X: Proposal Form

Complete, verify and sign the section below that represents the proposal to provide engineering services for the City of Oak Forest's Repairs to the City's 5M & 3M Gallon Ground Storage Tanks. Proposals are due no later than 1:30 pm June 4, 2025.

HR Green, Inc. \_\_\_\_\_ (Name of Firm) proposes to provide Engineering Services for City of Oak Forest's Repairs to the City's 5M & 3M Gallon Ground Storage Tanks project, as outlined herein; for the not to exceed cost of \$ 48,530.00. This includes all services, labor, material, equipment, supervision, and any other items considered a billable expense. See Sections 1 and 4 for further information.

Anticipated schedule to start the project? June 18, 2025

Estimated schedule to be ready to advertise for bids? October 2025

Signed:  \_\_\_\_\_

Printed Name: Ravi Jayaraman, PE

Title: Regional Manager/Principal

Address: 1391 Corporate Drive, Suite 203

City/State/Zip: McHenry, IL 60050

Phone: 815-759-8312

Email: rjayaraman@hrgreen.com

Dated: 06-03-25

**APPENDIX A  
CERTIFICATIONS AND ASSURANCES**


I/we make the following certifications and assurances as a required element of the proposal to which it is attached, understanding that the truthfulness of the facts affirmed here and the continuing compliance with these requirements are conditions precedent to the award or continuation of the related contract(s):

1. The attached proposal is a firm offer for a period of 60 days following receipt, and it may be accepted by the City without further negotiation at any time within the 60-day period.
2. In preparing this proposal, I/we have not been assisted by any current or former employee of the City whose duties relate (or did relate) to this proposal or prospective contract, and who was assisting in other than his or her official public capacity. Neither does such a person nor any member of his or her immediate family have any financial interest in the outcome of this proposal. (Any exceptions to these assurances are described in full detail on a separate page and attached to this document.)
3. I understand that the City will not reimburse me/us for any costs incurred in the preparation of this proposal. All proposals will become the property of the City, and I/we claim no proprietary right to the ideas, writings, items, or samples.
4. I/we warrant that, in connection with this procurement:
  - a. The price and/or cost data have been arrived at independently, without consultation, communications, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any competition.
  - b. Unless otherwise required by law, the prices and/or cost data which have been submitted have not knowingly been disclosed by him/her prior to opening, in the case of a proposal directly or indirectly to any other competitor
  - c. No attempt has been made or will be made by the consultant to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition.

Consultant HR Green, Inc. Date June 3, 2025  
Signature   
Title Regional Manager/Principal

**APPENDIX B  
NON-COLLUSION CERTIFICATE**

The Undersigned Bidder is not barred from bidding for this Contract as a result of a violation of either Section 33E-3 or Section 33E-4 of Chapter 38 of the Illinois Revised Statutes concerning bid rigging, rotating, kickbacks, bribery and interference with public contracts.  
HR Green, Inc.

(Printed Name of Contractor)		
1391 Corporate Drive, Suite 203		
Address		
McHenry	IL	60050
City	State	Zip Code
		
Signature of Authorized Representative		
Regional Manager/Principal	06-03-25	Date
Title		