



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

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1. Pledge of Allegiance
 2. Roll call
 3. Announcements
 4. Motion to establish Consent Agenda
 5. Consent Agenda
 - A. Consideration of the following list of bills dated:
 1. Regular bills - FY 2023-2024
 2. Supplemental bills - FY 2024-2025
 - B. Consideration of the following minutes:
 1. Emergency Telephone System Board - May 7, 2024
 2. Economic Advisory Council - June 5, 2024
 3. Planning and Zoning Commission - May 1, 2024



6. Administration

- A. Approval of the appointment of Diana L. Davidson to the Oak Forest Civil Service Commission. See attached memo with supporting details from Mayor Henry L. Kuspa.
- B. Approval of the appointment of Jeanette Beck to the Oak Forest Civil Service Commission. See attached memo with supporting details from Mayor Henry L. Kuspa.

7. Information Technology

- A. Approval of CivicPlus Annual Renewal in the budgeted amount of \$11,713.43. See attached memo with supporting details from IT Director Tom Rieman.

8. Public Works

- A. Approval of contract with Iroquois Paving for the 2024 Motor Fuel Tax (MFT) Paving Program in the budgeted amount of \$1,061,670.10. See attached memo with supporting details from Director of Public Works Michael Salamowicz.

9. Community Development

- A. Approval of Ordinance 2024-06-10330 authorizing a Special Use Permit to allow a patio in the C2 – General Service Commercial District at 6050 W. 159th Street. See attached memo with supporting details from Community Planner Paul Ruane.
- B. Approval of Ordinance 2024-06-10340 authorizing a Class C Liquor License for Logra Group, LLC at 6050 W. 159th Street (Maiz y Barro). See attached memo with supporting details from Community Planner Paul Ruane.

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

11. Old business

CITY OF OAK FOREST

City Council

Meeting Agenda

Tuesday, June 11, 2024 – 7:30 p.m.

City Council Chambers



15440 S. Central Avenue

Oak Forest, IL 60452

(708) 687-4050

12. New business

13. Executive session

14. Adjournment



**Notice
Agenda Item**

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Advanet	T55713358CLAIM MC	06/03/24	269.80	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy-MC		0424
Advanet	T55898170CLAIM MC	06/03/24	219.04	01-03-5517 WORKERS COMP INSURANCE	PT-Physical Therapy-MC		0524
Advocate Medical Group	P1436690821 RB	06/03/24	175.89	01-02-5517 WORKERS COMP INSURANCE	OV-OFFICE VISIT -RB		0524
ADVOCATE OCCUPATIONAL HEALTH	857017	05/07/24	392.00	01-02-5515 UNION HEALTH BENEFITS	Xray, cardiovascular stress test - FF		0424
AFLAC	293210	05/31/24	403.52	01-00-2131 INSURANCE - AFLAC	ACT# CK146		0624
AIR ONE EQUIPMENT INC*	206801	05/14/24	1,908.00	01-02-5318 FIRE HOSES	Snap-The Hose Conquest 1.75"x50" yellow double dackett attack hose - stenciled	3605	0524
AIR ONE EQUIPMENT INC*	206801	05/14/24	8,091.00	01-02-5318 FIRE HOSES	Snap-The Hose HEX 5" x 100' yellow rubber large diameter hose	3605	0524
AIRGAS USA LLC	5508011894	05/31/24	420.54	01-02-5317 EMS SUPPLIES	FD1 Oxygen		0524
AIRGAS USA LLC	5508011895	05/31/24	346.72	01-02-5317 EMS SUPPLIES	FD2 Oxygen		0524
AIRGAS USA LLC	5508137801	05/31/24	777.67	02-17-5332 COMPRESSED GAS & CHEMICALS	ACETYLENE, OXYGEN		0524
Alliant Insurance Services Inc	2420806	09/11/23	10,300.00	01-01-5503 PROFESSIONAL SERVICES	Final Quarterly Installment - Benefits Consulting fee		0624
ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC	SP4/88702	05/28/24	40.84	02-17-5401 EQUIPMENT MAINTENANCE	rod end/shipping		0624
ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC	SP4/88761	05/29/24	42.80	01-04-5401 EQUIPMENT MAINTENANCE	cover, dust		0624
AMAZON CAPITAL SERVICES INC*	13LM-3JNW-H39C	05/29/24	23.95	01-01-5301 OFFICE SUPPLIES	manila file folders		0624
AMAZON CAPITAL SERVICES INC*	1FMH-X3L-RMVD	05/30/24	95.95	01-04-5533 STREETSCAPE MAINTENANCE	Weed wacker line		0624
AMAZON CAPITAL SERVICES INC*	1P3L-NFFY-3GLW	06/03/24	210.00	01-04-5327 SAFETY-OSHA REQUIREMENTS	asphalt boots/shoes		0624
AMAZON CAPITAL SERVICES INC*	13LM-3JNW-HJHF	05/29/24	15.72	01-01-5301 OFFICE SUPPLIES	USB to serial cable		0624
AMAZON CAPITAL SERVICES INC*	14XX-P3ML-3LVT	06/04/24	8.99	01-04-5406 BUILDING MAINTENANCE	replacement latch for dog pen		0624
AMAZON CAPITAL SERVICES INC*	14XX-P3ML-7VCJ	06/05/24	26.45	01-01-5301 OFFICE SUPPLIES	file folders - legal size		0624
AMAZON CAPITAL SERVICES INC*	1717-X6L9-3YKJ	06/03/24	117.45	01-01-5301 OFFICE SUPPLIES	Labels, file folders, receipt paper		0624
AMAZON CAPITAL SERVICES INC*	109V-7GT-LDQV	05/26/24	8.75	01-01-5301 OFFICE SUPPLIES	pens		0624
AMAZON CAPITAL SERVICES INC*	10DP-1RKN-7C49	05/24/24	29.99	01-11-5301 OFFICE SUPPLIES	HEPA air purifier filter		0624
AMAZON CAPITAL SERVICES INC*	1CLN-4X74-3CPT	06/03/24	427.05	01-08-5336 FLAGS & DECORATIONS	Stainless steel band, wing seals		0624
AMAZON CAPITAL SERVICES INC*	1Y4P-6RC7-JW3P	05/23/24	1,881.00	01-08-5336 FLAGS & DECORATIONS	Mounting for hero banners		0624
AMERICAN BODY COMPANY	SAF18375	05/21/24	156.00	01-04-5402 VEHICLE MAINTENANCE	#14, 23, 8, 9 - PW		0624
AMERICAN MESSAGING	U1109710VF	06/01/24	168.93	01-04-5305 TELEPHONE	ACT# U1-109710		0624
AMERICAN MESSAGING	U1109710VF	06/01/24	34.50	02-17-5305 TELEPHONE	ACT# U1-109710		0624
AMERICAN MESSAGING	U1109710VF	06/01/24	27.60	02-18-5305 TELEPHONE	ACT# U1-109710		0624
AMERICAN MESSAGING	U1109710VF	06/01/24	6.90	01-01-5305 TELEPHONE	ACT# U1-109710		0624
AMERICAN MESSAGING	U1109710VF	06/01/24	6.90	01-01-5305 TELEPHONE	ACT# U1-109710		0624
Amixter	227410125	02/28/24	300.25	01-01-5602 COMPUTERIZATION	Network patch cables		0424
ARTHUR P. OHARA INC	28182	05/30/24	884.00	01-01-5301 OFFICE SUPPLIES	Office chairs		0624
ATLAS BOBCAT LLC	Q38873	05/23/24	62,757.20	01-04-5647 PW MACHINERY	Tracked stump grinder approved by City Council 3/26/2024	3607	0624
BARENSE, MARK	24-04-0460	06/04/24	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 6412 ELM POOL PERMIT		0624
BEACON SSI INC*	0000109874	05/31/24	600.50	01-04-5303 GAS AND OIL	Annual OCFM Certification	3627	0524
BEACON SSI INC*	0000109875	05/31/24	200.00	01-04-5401 EQUIPMENT MAINTENANCE	30 Day Walkthrough Inspection May		0524
BEACON SSI INC*	0000109896	05/31/24	1,161.61	01-04-5401 EQUIPMENT MAINTENANCE	Pump repairs, manhole lid		0524
BEATTY, AARON	5242024 Exp Reimb	05/24/24	478.50	89-00-5312 TRAINING & TRAVEL	Tyler Connect training - expense reimbursement		0624
Blue Line Graphics	2019	05/23/24	375.00	01-03-5402 VEHICLE MAINTENANCE	replaced graphics on front fender #22 Explorer		0624
BOSS Business Oriented SW Solutions Inc	BOSS81124069257	06/01/24	2,300.00	02-17-5504 CONTRACTUAL SERVICES	Boss 811 Added Services SMS Text Feature JULIE TICKET		0624

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CANON FINANCIAL SERVICES INC	32736884	05/31/24	238.53	02-17-5504 CONTRACTUAL SERVICES	MANAGEMENT CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773.		0624
CANON FINANCIAL SERVICES INC	32736884	05/31/24	307.63	01-03-5514 EQUIPMENT RENTAL	ImageRunner DX C3730i C257IF CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773.		0624
CANON FINANCIAL SERVICES INC	32736884	05/31/24	1,272.96	01-01-5504 CONTRACTUAL SERVICES	ImageRunner DX C3730i C257IF CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773.		0624
CHICAGO SOUTHLAND CONVENTION & VISITORS	April 2024 BW	05/24/24	519.53	01-01-5512 OTHER SERVICES	Hotel tax Remit April 2024 Best Western Only		0424
CHICAGO SOUTHLAND CONVENTION & VISITORS	Feb 2024 BW	05/24/24	275.22	01-01-5512 OTHER SERVICES	Hotel Tax Remit Feb 2024 Best Western Only		0424
Cintas	4181402206	01/25/24	311.01	01-08-5406 BUILDING MAINTENANCE	Paye# 18445520 2 3.5 Traffic, 5 3x10 Traffic, 2 4x6 Scraper, 6 3x10 Gray, 2 3x5 Gray, 1 4x6 Logo, 1 5x6 Logo, 1 5x6 Logo		0624
Cintas	4194322063	05/30/24	311.01	01-08-5406 BUILDING MAINTENANCE	Paye# 18445520 2 3.5 Traffic, 5 3x10 Traffic, 2 4x6 Scraper, 6 3x10 Gray, 2 3x5 Gray, 1 4x6 Logo, 1 4x8 Logo, 1 5x6 Logo, 1 5x6 Logo		0624
CINTAS	5214084765	05/31/24	252.36	01-04-5327 SAFETY-OSHA REQUIREMENTS	Paye# 10691594 BREAKROOM, SHOP - SERVICE, CABINETS REFILLED		0624
Cintas Corporation #21	4193955027	05/28/24	150.01	01-04-5406 BUILDING MAINTENANCE	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0624
Cintas Corporation #21	4193955027	05/28/24	51.34	01-04-5313 UNIFORMS	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0624
Cintas Corporation #21	4194614527	06/03/24	150.01	01-04-5406 BUILDING MAINTENANCE	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0624
Cintas Corporation #21	4194614527	06/03/24	51.34	01-04-5313 UNIFORMS	Paye# 14485849 TOWELS, COVERS, MATS, UNIFORMS		0624
Comcast	8771400960005991 Jun 2024	05/18/24	10.50	01-03-5399 MISC EXPENSE	Ac# 8771 40 096 0005991		0624
Comcast	8771400960526509 Jun 24	05/26/24	222.90	01-02-5404 COMPUTER MAINTENANCE	Ac# 8771 40 096 0526509 Jun 24		0624
Comcast	8771400960526533 Jun 24	05/27/24	239.90	01-02-5404 COMPUTER MAINTENANCE	Ac# 8771400960526533 Jun 24plit distribution		0624
COMED	1453743000 May 2024	05/22/24	227.12	01-04-5307 ELECTRICITY	Ac# 1453743000		0524
COMED	1913765000 May 24	05/30/24	137.25	02-17-5307 ELECTRICITY	Ac# 1913765000 May 24		0524
COMED	2035421222 May 2024	05/23/24	80.08	01-04-5307 ELECTRICITY	Ac# 2035421222		0524
COMED	3310352222 May 2024	05/23/24	22.50	01-04-5307 ELECTRICITY	Ac# 3310352222		0524
COMED	3478965000 May 2024	05/22/24	88.44	01-04-5307 ELECTRICITY	Ac# 3478965000		0524
COMED	3961629111 May 2024	05/22/24	26.26	01-04-5307 ELECTRICITY	Ac# 3961629111		0524
COMED	7427962222 May 24	05/30/24	1,457.85	01-04-5307 ELECTRICITY	Ac# 7427962222 May 24		0524
COMED	9084342111 May 2024	05/23/24	4,909.28	01-04-5307 ELECTRICITY	Ac# 9084342111		0524
Crossmark Printing Inc	95093	05/24/24	650.00	01-01-5311 SPECIAL EVENTS	10 Hometown Hero Banners		0624
Crossmark Printing Inc	95094	06/03/24	715.00	01-01-5311 SPECIAL EVENTS	11 Hometown Hero banners		0624
Crossmark Printing Inc	95095	05/23/24	455.00	01-01-5311 SPECIAL EVENTS	7 Hometown Hero Banners		0624
Crossmark Printing Inc	95196	06/03/24	260.00	01-01-5311 SPECIAL EVENTS	4 Hometown Hero Banners		0624
Crossmark Printing Inc	95372	06/03/24	65.00	01-01-5311 SPECIAL EVENTS	1 Hometown Hero Banners		0624
CULLIGAN WATER CONDITIONING	0062042	03/31/24	154.28	02-18-5399 MISC EXPENSE	Ac# 921685 Apr 24		0624
CULLIGAN WATER CONDITIONING	0062743	05/31/24	199.47	02-18-5399 MISC EXPENSE	ACT#921685 Jun 24		0624
DOORKAAT, JASON	5222024 Exp Reimb	05/22/24	255.26	01-03-5312 TRAINING & TRAVEL	Washington DC Police Memorial - exp reimbursement		0624
DUTCH VALLEY INC*	5195	05/31/24	1,826.00	01-04-5533 STRETSCAPE MAINTENANCE	May Commuter Parking Lot & Entry Way Sign/ROW Planter		0624

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
DUTCH VALLEY INC*	5223	05/01/24	1,165.00	09-04-5510 LAWN CARE	Bed Maintenance		0624
DUTCH VALLEY INC*	5224	06/04/24	1,165.00	09-04-5510 LAWN CARE	May Gateway mowing		0624
EAGLE UNIFORM CO INC	7629-3	06/03/24	180.00	01-02-5313 UNIFORMS	June Gateway mowing		0624
Engine Resources LLC	8529333	05/21/24	2,611.92	01-04-5307 ELECTRICITY	Apex Part		0624
Engine Resources LLC	8529333	05/21/24	9,549.10	02-17-5307 ELECTRICITY	Bill Ac# 0000335214		0524
Engine Resources LLC	8529333	05/21/24	1,350.77	02-18-5307 ELECTRICITY	Bill Ac# 0000335214		0524
Engine Resources LLC	8529333	05/21/24	390.61	09-04-5307 ELECTRICITY	Bill Ac# 0000335214		0524
FEDEX	8-507-30192	05/22/24	18.06	01-02-5304 POSTAGE & FREIGHT	POSTAGE & FREIGHT		0624
FIFTH THIRD BANK	2410177089	05/29/24	3,490.11	01-01-5701 BOND INTEREST EXPENSE	ACT# 0904669660-00026		0424
FIFTH THIRD BANK	2410177089	05/29/24	149,984.03	01-01-5702 BOND PRINCIPAL PAYMENT	ACT# 0904669660-00026		0424
FORBES, MICHAEL*	05312024 Forbes Exp	05/31/24	148.00	01-11-5402 VEHICLE MAINTENANCE	Title and Registration - 2023 Ford F250		0524
GALLAGHER MATERIALS INC*	32776	03/01/24	616.69	01-02-5517 WORKER'S COMP INSURANCE	UPW HIGH PERE COLD PATCH		0524
Genex Services Inc	P1436690821	06/03/24	292.32	01-02-5336 FLAGS & DECORATIONS	EMSW Medbill service fee - RB		0624
GRANGER	9130831440	05/24/24	90.00	01-01-5202 CIVIL SERVICE	Steel Banding for Hero Banners		0624
Hinz, Susan M.	1st Qtr 2024	05/29/24	90.00	01-01-5202 CIVIL SERVICE	Quarterly Commission Stipend		0624
Holewa, Alex*	1st Qtr 2024	05/29/24	90.00	01-01-5202 CIVIL SERVICE	Quarterly Commission Stipend		0624
ILLINOIS COUNTIES RISK MGMT TRUST	S-CR000161 - Credit	04/01/24	5,000.00	01-01-5506 LEGAL FEES-REGULAR	Credit Memo for claim 231011W023		0424
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001758	06/01/24	33,089.68	02-17-5518 LIABILITY INSURANCE	2023-2024 ICRMT LAB P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001758	06/01/24	27,998.96	02-17-5518 LIABILITY INSURANCE	2023-2024 ICRMT LAB P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001758	06/01/24	2,545.36	09-01-5518 LIABILITY INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001759	06/01/24	1,747.74	01-01-5517 WORKER'S COMP INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001759	06/01/24	21,194.46	01-02-5517 WORKER'S COMP INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001759	06/01/24	27,132.92	01-03-5517 WORKER'S COMP INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001759	06/01/24	7,517.64	01-04-5517 WORKER'S COMP INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001759	06/01/24	2,651.37	02-17-5517 WORKER'S COMP INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV001759	06/01/24	1,687.87	02-18-5517 WORKER'S COMP INSURANCE	2023-2024 ICRMT WC P14-1000441-2324-03 MAR		0524
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV002439	04/01/24	9,982.30	01-01-5506 LEGAL FEES-REGULAR	Ded - for Claim 221021W003		0424
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV002495	04/01/24	5,000.00	01-01-5506 LEGAL FEES-REGULAR	Ded - for Claim 230803W012		0424
ILLINOIS COUNTIES RISK MGMT TRUST	S-INNV002497	04/01/24	2,151.00	01-01-5506 LEGAL FEES-REGULAR	Ded - for claim 230828W016		0424
International Assn of Fire Chiefs	060324 Membership renewal	06/03/24	215.00	01-02-5310 PROFESSIONAL DUES	Full Membership, Great Lakes Division Dues - Ch Garrick Kasper		0624
INTERSTATE BATTERY OF CHICAGO	339705	06/03/24	305.90	01-02-5402 VEHICLE MAINTENANCE	2-MTP-65HD		0624
J.M.D. SOX OUTLET	20240726	05/20/24	62.99	01-04-5313 UNIFORMS	Uniform Parts		0624
JOE RIZZA	707740	04/03/24	542.34	01-03-5402 VEHICLE MAINTENANCE	Repairs to PD #10		0424
JOHNSON CONTROLS INC	00047321700	05/03/24	44,604.00	01-02-5607 BUILDING IMPROVEMENTS	Boiler replacement		3643
Johnstone Supply	2195440	05/23/24	25.49	01-04-5406 BUILDING MAINTENANCE	vacuum pump, valve core		0624
Johnstone Supply	2195511	05/23/24	52.73	01-04-5406 BUILDING MAINTENANCE	mirror, valve core, mirror, screwdriver		0624
KALENOWSKI, KAREN	06032024 REF2	05/03/24	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	REFUND VEHICLE STICKER		0624
KIMBALL MIDWEST	102257794	05/24/24	642.04	01-04-5401 EQUIPMENT MAINTENANCE	adhesive, drill bit, cable tie, screw, washer, coating, blade		0624
LEADS CONSTRUCTION COMPANY	23-09-0963	06/04/24	880.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5124 160TH ST REPAIRS PERMIT		0624

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Linde Gas & Equipment Inc	43038772	05/22/24	42.40	02-17-5332 COMPRESSED GAS & CHEMICALS	Cus# 71421886 CYLINDER RENT IND HIGH PRESSURE		0524
LOZANO, JOHN	06032024 Lozano exp	06/03/24	137.64	01-04-5312 TRAINING & TRAVEL	Exp reimbursement - Pace training in Aurora		0624
M & M AUTO GLASS & UPHOLSTERY	527828	06/03/24	225.00	01-03-5402 VEHICLE MAINTENANCE	L/F door/glass/labor 2024 Ford F150		0624
M. COOPER WINSUPPLY	181518 01	04/12/24	34.37	01-04-5406 BUILDING MAINTENANCE	South code RH BR plug		0424
MATYS, DANIEL	06032024 Matys Exp	06/03/24	181.47	01-02-5313 UNIFORMS	Uniform expenses reimbursement		0624
MEADE INC*	708577	05/31/24	456.69	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	OAK PARK AVE & FORESTVIEW DR, 147th & Oak park Ave/Justanere Rd		0524
MENARDS - CRESTWOOD	42737	05/20/24	4.56	01-08-5336 FLAGS & DECORATIONS	hex bolt		0624
MENARDS - CRESTWOOD	42792	05/21/24	23.64	01-08-5406 BUILDING MAINTENANCE	valve stem 4-way key, ladies gloves		0624
MENARDS - CRESTWOOD	42817	05/21/24	17.09	01-04-5410 STREET MAINT/SIGNS	cover toggle/steel tog, hackwire toggle, toggle w/pilot		0624
MENARDS - CRESTWOOD	42865	05/22/24	9.33	01-04-5406 BUILDING MAINTENANCE	lagshield, lag screw		0624
MENARDS - CRESTWOOD	42879	05/22/24	19.59	01-04-5406 BUILDING MAINTENANCE	5pc griddle tool kit		0624
MENARDS - CRESTWOOD	42971	05/23/24	33.99	01-03-5401 EQUIPMENT MAINTENANCE	dbl cyl deadbolt		0624
MENARDS - CRESTWOOD	43011	05/24/24	11.98	01-04-5406 BUILDING MAINTENANCE	great stuff, mortar repair		0624
MENARDS - TINLEY PARK	57009	04/24/24	151.11	01-05-5319 SMALL TOOLS	batteries,cable cutter, meter digital		0424
MENARDS - TINLEY PARK	58012	05/14/24	245.73	01-04-5424 MAINTENANCE OF SEWERS	sewer pipe, corrug tubing w/sock, basin kit, catch basin, drain sock		0624
MENARDS - TINLEY PARK	58029	05/14/24	103.44	01-02-5406 BUILDING MAINTENANCE	sewer coupling, sewer tee, elbow, drain sock		0624
MENARDS - TINLEY PARK	58032	05/14/24	22.96	01-02-5406 BUILDING MAINTENANCE	GE advanced W&D sil, great stuff		0624
MENARDS - TINLEY PARK	58037	05/14/24	34.55	01-02-5406 BUILDING MAINTENANCE	sewer pipe, sewer redc bushing, drain sock		0624
MENARDS - TINLEY PARK	58083	05/15/24	35.68	01-04-5409 PROPERTY DAMAGE	purring blade, hoseclamp, adaptor, elbow		0624
MENARDS - TINLEY PARK	58181	05/17/24	126.01	01-02-5406 BUILDING MAINTENANCE	soap, mop head, tissue, paper towels		0624
MENARDS - TINLEY PARK	59223	06/04/24	207.83	01-02-5406 BUILDING MAINTENANCE	oxiclean, 50pint dehum w/pm		0624
METROPOLITAN INDUSTRIES INC*	INV062515	05/23/24	11,916.00	02-17-5422 RECONDITIONED PUMPS	Repair to motor, drive shaft and rotating assembly for pump #1 at main pump house.		0624
MIDWEST FRAUD INVESTIGATORS NETWORK	SD05142024CM	05/14/24	125.00	01-03-5312 TRAINING & TRAVEL	Annual Fraud conference		0624
MITEL LEASING	905101971	05/27/24	215.78	01-01-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	43.16	01-02-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	388.41	01-03-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	86.31	01-04-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	10.79	01-05-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	37.76	01-10-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	140.26	01-11-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	37.76	01-12-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	64.74	02-17-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MITEL LEASING	905101971	05/27/24	53.95	02-18-5305 TELEPHONE	Agreement #: 901-8081543-001		0624
MOTYKA, DENNIS	6272024 SC Entertainment	05/22/24	200.00	01-01-5207 SR. CITIZENS COMMISSION	Senior Luncheon Entertainment		0624
NICOR GAS	52-82-53-1000 7 May 2024	05/23/24	44.84	02-17-5306 NATURAL GAS	ACT# 52-82-53-1000 7		0524
NICOR GAS	52825310007 May 2024	05/23/24	44.84	02-17-5306 NATURAL GAS	ACT# 52-82-53-1000 7		0524
NICOR GAS	53-30-27-1000 8 May 2024	05/23/24	42.22	02-17-5306 NATURAL GAS	ACT# 53-30-27-1000 8		0524
NICOR GAS	56668823224 May 24	05/28/24	46.60	02-17-5306 NATURAL GAS	ACT# 56-66-88-2322 4		0524
NUWAY DISPOSAL SERVICE*	1102080	04/16/24	682.49	01-04-5326 LANDFILL	YV charges per ton TKT#1102080		0624

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Nyhart / Ascensus	DDINW06302024-19	05/31/24	1,150.00	01-01-5503 PROFESSIONAL SERVICES	FYE 4/30/24 Intern GASB 75 report		0524
OAK FOREST PARK DISTRICT	05-14-24 Old Times	05/14/24	2,000.00	01-01-5201 OLD TIMES PICNIC	OLD TIMES FAMILY PICNIC DONATION		0624
O'CONNOR LAW OFFICES LLC*	1319 June 2024	06/03/24	1,666.66	01-01-5507 LEGAL FEES-PROSECUTOR	JUNE PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE		0624
ODONNELL, ADRIAN J.	5242024 Exp Reimb	05/24/24	524.90	89-00-5312 TRAINING & TRAVEL	Tyler Connect training - exp reimbursement		0624
O'REILLY AUTO PARTS	3380-121090	05/15/24	35.50	01-04-5401 EQUIPMENT MAINTENANCE	fuel filter, wix		0624
O'REILLY AUTO PARTS	3380-122169	05/23/24	54.95	01-04-5401 EQUIPMENT MAINTENANCE	freon		0624
O'REILLY AUTO PARTS	3380-122224	05/24/24	131.88	01-04-5402 VEHICLE MAINTENANCE	freon		0624
O'REILLY AUTO PARTS	3380-122672	05/28/24	64.48	01-04-5401 EQUIPMENT MAINTENANCE	hose		0624
ORLAND FIRE PROTECTION DISTRICT	14555	05/23/24	14,936.40	01-02-5512 OTHER SERVICES	Dispatch Service 2023	3452	0424
OVERDOORS OF ILLINOIS INC*	240040	05/28/24	331.00	01-04-5406 BUILDING MAINTENANCE	West elevation main gate - changed both AR11 hold open codes		0624
OVERDOORS OF ILLINOIS INC*	240050	05/28/24	136.00	01-04-5406 BUILDING MAINTENANCE	South elevation east gate Changed hold open code on AR11		0624
OVERDOORS OF ILLINOIS INC*	240060	05/28/24	166.00	01-04-5406 BUILDING MAINTENANCE	South elevation west gate reset master program code - programmed new hold open code		0624
PAGE SUBURBAN BUS	636618	05/25/24	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 June Vanpool Community Transit Fare 905MIN		0624
PAGE SUBURBAN BUS	636699	05/25/24	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 June Vanpool Community Transit Fare 299MIN		0624
PARK HARDWARE - TINLEY	CR-72893/1	05/04/24	29.99	01-02-5406 BUILDING MAINTENANCE	Credit - lime rust remover - invoice entered twice		0524
PENAGOS, LAURA	05292024 REF	05/29/24	50.00	99-00-1036 MARQUETTE GENERAL CKG	TOKENS REFUND		0624
PETRIZZO, JOSEPH	060324 Peitizzo Exp	06/03/24	66.46	01-04-5515 UNION HEALTH BENEFITS	CDL Permit reimbursement		0624
PRO-PUMP INC*	23580	05/23/24	1,260.00	02-17-5422 RECONDITIONED PUMPS	Labor/equipment to disassemble, clean, inspect-Aurora Rotating assy		0624
PRO-PUMP INC*	23733	05/23/24	630.00	02-17-5406 BUILDING MAINTENANCE	Labor/equipment to inspect to quote repair of drive shaft assembly		0624
Quench USA Inc	INVO7218279	04/01/24	63.00	01-01-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388	0424	
Quench USA Inc	INVO7218279	04/01/24	126.00	01-03-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388	0424	
Quench USA Inc	INVO7218279	04/01/24	63.00	01-11-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388	0424	
Quench USA Inc	INVO7532906	06/01/24	74.99	01-01-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388	0624	
Quench USA Inc	INVO7532906	06/01/24	138.60	01-03-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388	0624	
Quench USA Inc	INVO7532906	06/01/24	74.99	01-11-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388	0624	
QUILL CORPORATION	38768489	05/21/24	156.22	01-03-5301 OFFICE SUPPLIES	paper plates, notebooks, index cards, typewriter ribbon		0624
RCN	420741701-0016901 Jun 24	05/30/24	425.08	01-02-5512 OTHER SERVICES	Account # 0201-4207417-01		0624
RCN	442590301-0016896	05/28/24	945.00	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		0624
RR Landscape Supply	131812	06/03/24	360.00	02-17-5418 LANDSCAPING REPAIRS	TOPSOIL		0624
Ryan LLC*	815633	06/04/24	1,160.00	39-00-5503 PROFESSIONAL SERVICES	Engagemnt# 585101400.003		0524
Ryan LLC*	815676	06/04/24	3,355.00	38-00-5503 PROFESSIONAL SERVICES	TIF #6 Amendment		0524
SAMS CLUB/Synchrony Bank	05222024 PW	05/22/24	181.93	01-04-5399 MISC EXPENSE	hot dogs, ground beef, buns, cheese, plates		0624
SELMAN, STELLA T.	1st Qtr 2024	05/29/24	120.00	01-01-5202 CIVIL SERVICE	QUARTERLY COMMISSION STIPEND		0624
SHERWIN WILLIAMS CO	2689-8	05/29/24	118.73	01-02-5406 BUILDING MAINTENANCE	paint, supplies		0624
SIKICH LLP*	57929	05/24/24	3,140.00	01-01-5505 AUDIT	Contract #14183 Audit for year ending 04-30-2024		0624
SIKICH LLP*	57929	05/24/24	1,884.00	02-17-5505 AUDIT	Contract #14183 Audit for year ending 04-30-2024		0624
SIKICH LLP*	57929	05/24/24	1,256.00	02-18-5505 AUDIT	Contract #14183 Audit for year ending 04-30-2024		0624

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
SINAL'S CARPET CLEANING*	432	06/01/24	75.00	26-00-5406 BUILDING MAINTENANCE	June Train station cleaning	0624	0624
THOMPSON, MICHAEL	24-04-0449x	06/04/24	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16600 LOCKRIDGE POOL PERMIT	0624	0624
Tiffin Metal Products	059640	05/29/24	25,706.12	01-04-5604 MISC EQUIPMENT	New personal lockers for Public Works	3604	0624
TUDOR, ADAM J.	5232024 Exp Reimb	05/23/24	339.16	01-03-5312 TRAINING & TRAVEL	National Police Week- Washington DC - exp reimbursement	0624	0624
TURNER JR., WILLIAM	06042024 Turner Exp	06/04/24	990.00	01-02-5312 TRAINING & TRAVEL	Fire & Life Safety Plan review - training course	0624	0624
Verizon Wireless	9964852434	05/22/24	62.26	02-17-5305 TELEPHONE	Ac# 842475133-00001	0624	0624
Village of Oak Lawn Regional Water Sys*	01-9990010-00 May 24	06/05/24	282,339.54	02-17-5525 WATER PURCHASES	Water Purchase gallons = 55,524	0524	0524
WAREHOUSE DIRECT*	5731649-0	05/31/24	374.49	01-01-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	95.61	01-02-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	191.21	01-03-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	45.89	01-04-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	11.47	01-05-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	3.82	01-11-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	11.47	01-12-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	11.47	02-17-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5731649-0	05/31/24	11.47	02-18-5301 OFFICE SUPPLIES	Paper	0624	0624
WAREHOUSE DIRECT*	5733247-0	06/04/24	230.26	01-01-5301 OFFICE SUPPLIES	Boxes	0624	0624
WAREHOUSE DIRECT*	5733820-0	06/04/24	13.42	01-04-5301 OFFICE SUPPLIES	markers, dry erase board	0624	0624
WAREHOUSE DIRECT*	C5616008-0	11/20/23	41.94	01-02-5301 OFFICE SUPPLIES	REBATE- quarterly SP C ecommerce credit	0424	0424
WAREHOUSE DIRECT*	C5618544-0	11/22/23	1.61	01-02-5301 OFFICE SUPPLIES	Credit - Rebate	0424	0424
WAREHOUSE DIRECT*	C5676642-0	02/28/24	3.34	01-02-5301 OFFICE SUPPLIES	CREDIT - price adjustment	0424	0424
Warren's Automotive	1671	04/21/24	170.00	01-03-5399 MISC EXPENSE	Towing - 2013 Chrysler Town & Country	0424	0424
Warren's Automotive	1672	04/21/24	170.00	01-03-5399 MISC EXPENSE	Towing - 2008 Toyota Camry	0424	0424
Warren's Automotive	1673	04/28/24	170.00	01-03-5399 MISC EXPENSE	Towing - 2019 Nissan Altima	0424	0424
Washington Meagan	06052024 Washington exp	06/05/24	115.60	01-02-5313 UNIFORMS	Uniform Expense Reimbursement	0624	0624
WILLE BROTHERS CO*	381097	05/23/24	1,176.50	02-17-5416 CONCRETE REPAIRS	Ready Mix Concrete	0624	0624
WRIGHT MATERIALS LLC	381173	05/31/24	1,355.50	02-17-5416 CONCRETE REPAIRS	7.5 YD 4000 PSI AE Ready Mix - Walks	0624	0624
WRIGHT MATERIALS LLC	2205	04/19/24	80.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0424	0424
WRIGHT MATERIALS LLC	2229	04/23/24	210.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0424	0424
WRIGHT MATERIALS LLC	2251	04/23/24	20.00	01-04-5326 LANDFILL	6 - Dirt bin pick ups	0624	0624
WRIGHT MATERIALS LLC	2512	05/02/24	20.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0624	0624
WRIGHT MATERIALS LLC	2518	05/02/24	20.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0624	0624
WRIGHT MATERIALS LLC	2629	05/02/24	20.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0624	0624
WRIGHT MATERIALS LLC	2629	05/08/24	40.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0624	0624
WRIGHT MATERIALS LLC	2749	05/21/24	60.00	01-04-5326 LANDFILL	4 Wheeler concrete dump	0624	0624
Z-Force Transportation Inc*	24-197159	05/20/24	3,366.35	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL	3628	0524
ZOLL MEDICAL CORPORATION*	3978548	05/22/24	225.50	01-02-5317 EMS SUPPLIES	Cust# 25759 Microstream adv adult-ped Intubated CO2 filter line	0624	0624

Grand Totals:

224

839,495.42

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
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Notice
Agenda Item

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrip.	Gen Description	FY
AVILA, JUAN	AVILA, JUAN	2024 UNIFORM ALLOW	122295	06/05/24	691.80	01-00-2108	MISC DEDUCTION PAYABLE	2034 UNIFORM ALLOWANCE	0624
BALCERZAK, DAVID	BALCERZAK, DAVID	2024 UNIFORM ALLOW	122296	06/05/24	976.69	01-00-2108	MISC DEDUCTION PAYABLE	2045 UNIFORM ALLOWANCE	0624
BARRETT, JIM	BARRETT, JIM	2024 UNIFORM ALLOW	122316	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2024 UNIFORM ALLOWANCE	0624
BJELKE, MICHAEL	BJELKE, MICHAEL	2024 UNIFORM ALLOW	122297	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2042 UNIFORM ALLOWANCE	0624
COMPARIN, PAUL	COMPARIN, PAUL	2024 UNIFORM ALLOW	122298	06/05/24	675.80	01-00-2108	MISC DEDUCTION PAYABLE	2030 UNIFORM ALLOWANCE	0624
Culver, Michael	Culver, Michael	2024 UNIFORM ALLOW	122299	06/05/24	675.80	01-00-2108	MISC DEDUCTION PAYABLE	2035 UNIFORM ALLOWANCE	0624
DORNHECKER, DANNY	DORNHECKER, DANNY	2024 UNIFORM ALLOW	122300	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2039 UNIFORM ALLOWANCE	0624
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	112-0160031-1092279	122288	06/04/24	130.93	01-03-5323	LAW ENFORCEMENT SUPPLIES	Amazon- law enforcement supplies	0424
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	442383220	122289	04/20/24	304.17	01-03-5399	MISC EXPENSE		0424
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	2W6B-BZS6-NTH	122290	05/24/24	18.00	01-12-5312	TRAINING & TRAVEL	Gai-Tronics Corp - Indoor Industrial Telephone - T.R.	0524
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	2W61-L6KF-X3S	122291	05/22/24	108.00	01-12-5312	TRAINING & TRAVEL	2024 Plan Commission Virtual training - Paul Ruane	0524
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	61 52824	122292	05/28/24	34.61	01-01-5399	MISC EXPENSE	McDonald's - Mayor for a day	0524
Herbst, Jason P	Herbst, Jason P	2024 UNIFORM ALLOW	122301	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2036 UNIFORM ALLOWANCE	0624
LANG, LEONARD	LANG, LEONARD	2024 UNIFORM ALLOW	122302	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2033 UNIFORM ALLOWANCE	0624
MUELLER, MIKE	MUELLER, MIKE	2024 UNIFORM ALLOW	122303	06/05/24	615.80	01-00-2108	MISC DEDUCTION PAYABLE	2028 UNIFORM ALLOWANCE	0624
NIELSEN, CHRISTOPHER	NIELSEN, CHRISTOPHER	2024 UNIFORM ALLOW	122304	06/05/24	688.80	01-00-2108	MISC DEDUCTION PAYABLE	2029 UNIFORM ALLOWANCE	0624
Novak, Shaun	Novak, Shaun	2024 UNIFORM ALLOW	122305	06/05/24	691.80	01-00-2108	MISC DEDUCTION PAYABLE	2037 UNIFORM ALLOWANCE	0624
PASSARELLI JR., JAMES	PASSARELLI JR., JAMES	2024 UNIFORM ALLOW	122306	06/05/24	880.69	01-00-2108	MISC DEDUCTION PAYABLE	2044 UNIFORM ALLOWANCE	0624
PASSARELLI, MICHAEL	PASSARELLI, MICHAEL	2024 UNIFORM ALLOW	122307	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2040 UNIFORM ALLOWANCE	0624
POSTMASTER - OAK FOREST	POSTMASTER - OAK FOREST	Post Office Check - UB	122308	06/05/24	274.22	02-18-5304	POSTAGE & FREIGHT	UB POSTAGE JUNE 2024	0624
POSTMASTER - OAK FOREST	POSTMASTER - OAK FOREST	Post Office Check - UB	122308	06/05/24	1,096.87	02-17-5304	POSTAGE & FREIGHT	UB POSTAGE JUNE 2024	0624
Redmond*, John	Redmond*, John	2024 UNIFORM ALLOW	20224	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2038 UNIFORM ALLOWANCE	0624
SANDERS, TIM	SANDERS, TIM	2024 UNIFORM ALLOW							

M = Manual Check, V = Void Check

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrp.	Gen Description	FY
Simplify E-recording - Cook County	Simplify E-recording - Cook County	ALLOW	122309	06/05/24	698.80	01-00-2108	MISC DEDUCTION PAYABLE	2032 UNIFORM ALLOWANCE	0624
Simplify E-recording - Cook County	Simplify E-recording - Cook County	ILTKMM 05062024	122293	M 05/06/24	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplify E-recording: Lien Release, Record Fees - M.P.	0524
SLECHTA, THOMAS	Simplify E-recording - Cook County	ILTKMM 05292024	122294	M 05/29/24	449.00	01-11-5604	MISC EQUIPMENT	Simplify License and Support fee	0524
STORM, JEFFREY	SLECHTA, THOMAS	2024 UNIFORM	122310	06/05/24	605.80	01-00-2108	MISC DEDUCTION	2026 UNIFORM ALLOWANCE	0624
SWIDERGAL, THOMAS	STORM, JEFFREY	2024 UNIFORM	122311	06/05/24	635.80	01-00-2108	PAYABLE	2031 UNIFORM ALLOWANCE	0624
TULLY, MICHAEL	SWIDERGAL, THOMAS	2024 UNIFORM	122312	06/05/24	555.80	01-00-2108	MISC DEDUCTION PAYABLE	2025 UNIFORM ALLOWANCE	0624
WOLF, PETER	TULLY, MICHAEL	2024 UNIFORM	122313	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2041 UNIFORM ALLOWANCE	0624
ZIELINSKI, CHRIS	WOLF, PETER	2024 UNIFORM	122314	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2043 UNIFORM ALLOWANCE	0624
	ZIELINSKI, CHRIS	2024 UNIFORM	122315	06/05/24	635.80	01-00-2108	MISC DEDUCTION PAYABLE	2027 UNIFORM ALLOWANCE	0624
Grand Totals:					17,279.43				

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

MAY7, 2024

ATTENDANCE

Chief Reid, EMA Joe Pilch, DPW Director Mike Salamowicz, Chief Kasper and Supvr. Marilyn Morgan. In attendance D.C. Durano.

APPROVAL OF MINUTES

Motion to approve the Minutes from the April 2, 2024 Meeting made by Chief Reid, seconded by Mike Salamowicz and agreed to by all.

APPROVAL OF BILLS

\$59,722.84 – Tyler yearly maintenance for CAD/Mobile. Motion to approve made by Chief Reid, seconded by Joe Pilch and agreed to by all.

NEW BUSINESS

D.C. Durano submitted a proposal for a third dispatch unit replacement due to the age of the current one in the amount of \$26,895.32. Motion to approve made by Chief Reid, seconded by Joe Pilch and agreed to by all.

OLD BUSINESS

Mike Salamowicz inquired the status of radios for DPW. There was discussion regarding portables for EMA and more information is needed.

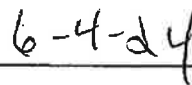
PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0930 hours made by Chief Reid and seconded by Mike Salamowicz and agreed to by all. Next scheduled Meeting is Tuesday June 4, 2024 in the Oak Forest City Council Chambers.





CITY OF OAK FOREST

Economic Advisory Council

Meeting Minutes

Wednesday, June 5, 2024 – 12:00 p.m.

City Hall, Police Conference Room

15440 S. Central Avenue



Due to lack of quorum, no meeting on June 5, 2024.

**CITY OF OAK FOREST
 PLANNING & ZONING COMMISSION MEETING MINUTES
 Wednesday, May 1, 2024**

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

Pledge of allegiance.

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

ABSENT: Commissioner Wayne Schroeder

Chairman Stuewe asked for a motion to open the meeting.

Commissioner Larson made the motion. Commissioner Runge seconded.

Roll call.

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

Motion carried 8-0-0 with 1 absent.

1. ZC# 24-011 15801 Lorel Avenue – Concept Planned Unit Development (PUD): The applicant requests review and recommendation of approval of a preliminary planned development to allow 40 senior apartment units at 15801 Lorel Avenue in the C1 – Local Commercial District and C2 – General Service Commercial District.

Community Planner, Paul Ruane reported the property is located north of 159th Street off of Lorel Avenue. What is being requested is a planned unit development for a concept plan, a Special Use Permit to allow multi-family in a commercial district and a variation to increase the allowed height and stories from 35 feet and 2 stories to 42 feet 2 inches and 3 stories. Additionally, the request is for a 44,000 square foot senior building with an age cap of 62+, 30 one bedroom units and 10 two bedroom units. Additional features include a community room, multi-purpose room, outdoor terrace and patio and a community garden. The parking lot would be located on the south side to accommodate the 40 residential units. A site plan and interior plan was shown.

Chairman Stuewe asked for any questions or comments.

Commissioner Ziak remarked that it looks like a hotel. He asked if anything could be changed to make it not look like a hotel. He also asked about the sidewalks around the property. He asked if this parcel is included with the parcel to the north. Paul Ruane stated the parcel to the north is not being requested and the applicant opted to offer that parcel to the city as a donation. Commissioner Ziak asked if this property will be connected to trail by a walking path. Paul Ruane stated there will be a walking path around the retention area. Paul Ruane asked for solid recommendation on design. Commissioner Ziak remarked if the roof line was different, a little more variation to break it up more.

Commissioner Forbes clarified the commission is looking at two things, the Special Use Permit for multi-family in a commercial district and a variance for height. Paul Ruane stated that is part of the PUD request. The PUD is allowing for multiple facets of allowances, that is a variation of the code that he is asking for.

Chairman Stuewe asked if anyone in the audience would like to speak.

Chuck Wolf approached the podium. He asked if there is a stipulation on age of all occupants. Chairman Stuewe responded 62+.

Developer approached the podium. He replied the age restriction is 62. Mr. Wolf clarified it is not only the one who signs the lease it is also the occupant who has to be 62. He replied correct.

Commissioner Larson asked about the roof line. The developer stated he is happy to work with staff on any design recommendation.

Chairman Stuewe asked for motion to affirm PZC Resolution 24-11 recommending approval of the planned unit development.

Commissioner Ziak made the motion. Commissioner Larson seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			
	Commissioner Forbes		

Commissioner Kunz			
Commissioner Larson			
	Commissioner Runge		
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 6-2-0 with 1 absent.

Paul Ruane stated this will go before City Council on May 14 at 7:30 p.m.

2. ZC# 24-013 15139 S. Cicero Avenue – Final Planned Unit Development (PUD) – Mixed Use: The applicant requests review and recommendation of approval of a final planned development to allow a residential dwelling unit to a commercial property located 15139 S. Cicero Avenue in the C3 – Central Business District.

Community Planner, Paul Ruane reported this would be a planned unit final approval. The property is just north of the intersection of 152nd and Cicero. What is requested is a mixed use with State Farm office in the frontage of the building and a single family rental behind. It is an existing building. Two conditions staff has provided for recommendation was a landscape plan and a bike rack. Paul asked for any questions.

The applicant approached the podium. She owns State Farm and would like to establish roots in Oak Forest.

Commissioner Ziak asked if there are plans to clean up the rear of the property. She replied yes. Commissioner Ziak asked where the resident would park. The applicant stated currently the parking is to the left of the building. Long term plan would be to add parking the back.

Chairman Stuewe remarked there needs to be markings to designate that parking.

Commissioner Forbes stated it is a very old and dated building. He believes a new owner to spruce it up would be a benefit for the City and the other owners on Cicero Avenue.

Chairman Stuewe asked for any other questions or comments. Seeing none. He asked for a motion to affirm PZC Resolution 24-13 recommending approval of the planned unit development.

Commissioner Forbes made the motion. Commissioner Runge seconded.

AYES	NAYS	ABSTAIN	ABSENT
Commissioner Ater			

Commissioner Forbes			
Commissioner Kunz			
Commissioner Larson			
Commissioner Runge			
			Commissioner Schroeder
Commissioner Sykes			
Commissioner Ziak			
Chairman Stuewe			

Motion carried 8-0-0 with 1 absent.

Paul Ruane stated this will go before City Council on May 14 at 7:30 p.m. for final approval.

- 3. ZC# 24-012 Community Residence – Transitional Service Facility – Text Amendment:
 The applicant requests review consideration, and any recommendation(s) regarding an update of the City Zoning Code and of the proposed text amendments related to the following provisions of the City of Oak Forest Zoning Ordinance; Section 3-102, 3-106, 4-102, 4-106 and 12-206 related to Community Residences and Transitional Service Facilities.

City Attorney Scott Uhler addressed the Commission. He highlighted the aspects of the request. The city is in receipt of a request to open and operate a group home for recovering individuals from addiction and alcoholism. The initial request from a petitioner/property owner was in general compliance with the current provisions of the city code. The current provisions of the city code set forth a permitted use for what is referred to as community homes. Community homes allow up to five disabled residents to reside and operate the programming associated with that community home in the city. There is a separate category for transitional service facilities. The current definition of a community home excludes people recovering from addiction or alcoholism. The second category for residents who are recovering from addiction or alcoholism is called a transitional service facility. Those provisions require a Special Use for the operation of that facility and allows up to a maximum of six residents. The current request is in potential compliance with the maximum of six residents, what commonly happens with requests for group homes in communities is that the facility expands the number of residences or asks for permission. An individual recovering from addiction or alcoholism who is pursuing treatment is considered to be a protected disabled individual under Federal law. The Federal laws are the Fair Housing Act and the Americans with Disability Act. The protections of those two acts dictate what are codes can and cannot include. Staff has found some weakness in the current city code and it is suggested a review of the code is done for certain changes that could be vulnerable to challenge and make those changes now since the city is faced with a current request for operation of group home. The property owner and his attorney have been advised that the city is reviewing the code provisions and a decision will be made shortly.

Given the category of residents that we are dealing with are considered to be protected disabled persons, the city cannot enact provisions that would have a discriminatory impact on those individuals residing in the City of Oak Forest. Attorney Uhler suggested the Commission re-examine the Special Use provision in the city code and consider amending the provision to allow this kind of facility to exist as a permitted use which is one of the fundamental changes in the text amendment.

The other change proposed is lifting the cap that now exists in the number of residents that can reside collectively and a change in the category of community residents in transitional service facility and make it a single category. There is no reason to pull out recovering alcoholics or people suffering from addiction from any other category of disability. The proposal is to make a single category of group home, a community residence. In doing that, the other question that arises is placing a cap on the number of residents that can live in a single family home. That is considered in large part to be arbitrary to dictate that a fixed number of people can live in a home. It is suggested to look at the current building code, the International Property Maintenance Code, and embed or add those provisions regarding the number of occupants allowed per square foot to the category of community residences. If an individual was to buy a large enough single family residence, they can expand the number of the people that were to reside in the facility. A calculation based on the current request which resulted in an allowed number of residents to be six.

Paul Ruane remarked that there are ways to reconstruct rooms in ways to add, with these provisions to be put in place there are specific square footage requirements and common space area and location of bathrooms and exits that could come out of the code.

Attorney Uhler stated the reason they are asking to incorporate the standards of the International Property Maintenance Code into this particular use is because it is already in the code. There is no discriminatory impact on a property owner who chooses to operate a group home, a community residence, for those recovering from alcoholism or addiction if you impose or require them to meet the same requirements as any other person who owns a single family residence in the City of Oak Forest. This will eliminate the problem that arises under the law of the Fair Housing Act of capping the number of people who can live in a particular residence.

It is proposed to eliminate the current provisions related to community residences for developmental disabled adults and the current category of transitional service facilities, and create a single category. Cap the number of permitted residents at six and add and incorporate the standards from the International Property Maintenance Code that allow that number of six residents to expand in the event that the residence is large enough to meet the occupancy standards under the International Property Maintenance Code. The occupancy standards would reasonably ensure that there is enough space in the event a group home would want to expand beyond six residents.

Attorney Uhler asked if there are any questions.

Commissioner Kunz asked Commissioner Forbes if the occupancy is six. Attorney Uhler answered the International Property Maintenance Code provides for a maximum of one resident in a bedroom up to 50 square feet. Two residents in a bedroom, if the bedroom has a minimum of 100 square feet not counting closets. For additional residents in the home, you would more bedrooms that are at least 100 square feet in size.

Chairman Stuewe asked Commissioner Forbes about the size of the rooms. Commissioner Forbes stated he did see the preliminary layout for the proposal and came up with five or six residents that would fit at this site. Besides bedrooms, the code also addresses bathrooms, living rooms, kitchens, there are required sizes for all of those and they all have to do with the number of occupants. Without modification to the house, six is the maximum number of residents according to the square footage.

Commissioner Ziak asked if the changes are not made, is there caselaw that lawsuits have come forth. Attorney Uhler responded yes. The current code provisions do not include adequate flexibility to address potential claims of discrimination under the Fair Housing Act. An issue that can come up with these types of facilities, which is a requirement under the Fair Housing Act that any municipality as a matter of implementing their zoning regulations, consider a request for a reasonable accommodation under the Fair Housing Act. The city is required to consider it. In the request regarding increasing the number of residents in a home, the city is not capping the maximum number of residents at six. In making this proposed adjustment to the code provision, the city is not capping the maximum number of residents in a recovery home at six, it is capped at ensuring the way a single family residence is used for this kind of facility or any other family use, is that it meets the standards of the International Property Maintenance Code for the amount of square footage for the number of residents in the home. Another request commonly requested is the facility needs more than six residents in the home in order for it to be therapeutic. There are a number of studies that indicate that six is a therapeutic number of residents. A number ranging from 5 to 12 is considered to be a reasonably therapeutic target for this kind of treatment.

Commissioner Larson asked if minors would be part of the residences. Attorney Uhler responded these facilities have to be licensed by the State of Illinois. A juvenile would not be allowed as part of the treatment population as currently licensed by the State of Illinois.

Chairman Stuewe asked for any other questions. He asked if anyone in the audience wanted to address the Commission.

Paul Selman approached the podium. Mr. Selman noted his situation with another unrelated living establishment next to his home. Since the change of the home the culture of the neighborhood changed. It is a hazard to the neighborhood. The neighboring property creates nuisance and parking issues. By making these changes he said that suggested that the Commission keep it at 6 person maximum occupancy. This will be a burden on other residents. He suggested they eliminate the square footage allowance altogether.

Chairman Stuewe asked what the Police Department does about the complaints.

Paul Selman responded that it is inconvenient to the neighbors to call for not pulling in garbage cans.

Attorney Uhler added that the text amendment considered can include additional regulations.

Chuck Wolf approached the podium. Mr. Wolf asked for clarification of the requirements as a City in terms of management, treatment program, and licensing by the state. Additionally, he confirmed Paul Selman's thoughts on nuisance and parking.

Attorney Uhler mentioned that the changes being proposed are redlined on the text amendment exhibit. At this time he asked if the commission would like to examine any additional regulations or needs on this amendment request.

Commissioner Larson asked if the staff would be considered part of the resident number.

Attorney Uhler confirmed that they would be included as one of the total occupants.

Commissioner Forbes added that we do have group homes in Oak Forest. Property maintenance and garbage cans are cited no more than any other single family residence in town.

City Administrator Tim Kristin asked if there were any questions based on the comments of property maintenance and parking issues raised.

Chairman Stuewe asked for any other questions or comments. Seeing none. He asked for a motion to affirm PZC Resolution 24-12 recommending approval of the proposed text amendments.

Commissioner Forbes made the motion.

Commissioner Ziak seconded.

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

Motion carried 7-0-1 with 1 absent.

Paul Ruane stated this will go before City Council on May 14 at 7:30 p.m. for final approval.

Chairman Stuewe asked for a motion to approve the minutes from March 20, 2024.

Commissioner Forbes made the motion. Commissioner Kunz seconded.

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

Motion to approve the minutes of March 20, 2024 with no changes, carried 8-0-0 with 1 absent.

Chairman Stuewe asked for citizen comments.


Henry Kuspa approached the podium and thanked the Commissioner for all their effort and time.

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

All – aye, with 1 absent (Commissioner Schroeder).

Meeting adjourned at 8:18 p.m.

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


CHAIRMAN JAMES STUEWE



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: June 11, 2024
TO: Oak Forest City Council
FROM: Mayor Henry L. Kuspa
SUBJECT: Approval of the appointment of Diana L. Davidson to the Oak Forest Civil Service Commission

Background

A vacancy exists on the Oak Forest Civil Service Commission. This Commission is essential to the day-to-day operations of the City of Oak Forest. The Commission is responsible for the hiring and promotion of all civil service employees. The categories of civil service employees include, counter clerk, finance clerk, secretary 1 and 2, permit clerks, telecommunicator and public works maintenance workers. The commission is also responsible for promotional testing within the described ranks.

Diana L. Davidson was employed by the City of Oak Forest as a police telecommunicator from 1981 to 2017. Diana has expressed interest to continue her service to the City of Oak Forest as a Civil Service member. Her past employment experience will give her relevant expertise to sit as a commission member. In addition to my recommendation, staff recommends her appointment to the board.

Recommendation

Approval of the Diana L. Davidson to the Oak Forest Civil Service Commission.

Action Requested

Approve Appointment.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: June 11, 2024
TO: Oak Forest City Council
FROM: Mayor Henry L. Kuspa
SUBJECT: Approval of the appointment of Jeanette Beck to the Oak Forest Civil Service Commission

Background

A vacancy exists on the Oak Forest Civil Service Commission. This Commission is essential to the day-to-day operations of the City of Oak Forest. The Commission is responsible for the hiring and promotion of all civil service employees. The categories of civil service employees include, counter clerk, finance clerk, secretary 1 and 2, permit clerks, telecommunicator and public works maintenance workers. The commission is also responsible for promotional testing within the described ranks.

Jeanette Beck is a lifelong resident of the City of Oak Forest. Jeanette served in the Illinois State Police for 25 years and retired from her position as a Master Sergeant. Jeanette performed numerous duties while employed at the State Police including Patrol Master Sergeant, Public Integrity Task for Unit Supervisor, employment backgrounds, crisis negotiator and Field Trainer Officer. Her past employment experience will give her relevant expertise to sit as a commission member. In addition to my recommendation, staff recommends her appointment to the board.

Recommendation

Approval of the Jeanette Beck to the Oak Forest Civil Service Commission.

Action Requested

Approve Appointment.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: June 4, 2024
To: Mayor Kuspa, City Council
FROM: Tom Rieman, IT Director
SUBJECT: Approval of CivicPlus Annual Renewal in the budgeted amount of \$11,713.43

Background

CivicPlus is our website host provider. The City uses them to publish and host our website, www.oak-forest.org. The City also uses CivicPlus to send out the weekly City of Oak Forest e-briefs. Our annual maintenance renewal is due in the amount of \$11,713.43.

Recommendation

Requesting approval to renew the City's maintenance agreement with CivicPlus in the amount of \$11,713.43.

Action Requested

Approval to renew the City's maintenance agreement with CivicPlus in the amount of \$11,713.43.



Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#305190

8/1/2024

PO #

Bill To

City of Oak Forest IL
15440 South Central Ave
Oak Forest Illinois 60452

TOTAL DUE

\$11,713.43

Due Date: 8/31/2024

Terms	Due Date	PO #	Approving Authority	
Net 30	8/31/2024			
Qty	Item	Start Date	End Date	
1	CivicSend Annual	8/1/2024	7/31/2025	
1	Annual Fee for Website Media Center Storage,	8/1/2024	7/31/2025	
1	Annual Fee for Hosting and Support	8/1/2024	7/31/2025	
1	SSL Certificate Annual Fee	8/1/2024	7/31/2025	
1	48 Month Redesign Ultimate Annual	8/1/2024	7/31/2025	
		Total	\$11,713.43	
		Due	\$11,713.43	

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: June 11, 2024
TO: Mayor Kuspa, City Council
FROM: Michael Salamowicz, Director of Public Works
SUBJECT: 2024 Motor Fuel Tax (MFT) Paving Program – Approval of Contract

Background

A paved road surface, commonly constructed of bituminous asphalt material, should provide a durable, even running surface with adequate skid resistance, which is able to withstand the effects of weather. When the road surface becomes poor or defective, rehabilitation or resurfacing work is needed to restore the pavement surface.

The surface course may become worn or damaged overtime, due to ageing, weathering and road traffic. Potholes, rutting and cracking are some of the more common failures associated with bituminous asphalt road surfaces and any widespread defects will require rehabilitation or reconstruction. It is important to maintain a regular pavement maintenance program, as delayed repairs will result in the further deterioration of the pavement, which will increase maintenance costs in the future.

In early 2024, HR Green, working with Public Works staff, prepared bid documents and specifications for the 2024 MFT Road Program. The project was advertised for bids in the Illinois Department of Transportation’s Bulletin on May 23th and May 30th. Bids were received and opened at the City Hall on June 3rd, 2024. A summary of the bids is as follows:

	Base Bid
Iroquois Paving	\$1,061,670.10
D Construction	\$1,085,204.20
K-Five Construction	\$1,161,913.30
Lindahl Brothers	\$1,205,279.55
Gallagher Asphalt	\$1,212,493.20
Engineer’s Estimate	\$1,217,291.45

This project has been included in the FY24-25 budgeted and will be paid from Motor Fuel Tax (MFT) funds.

The project includes Hot Mixed Asphalt (HMA) surface removal and replacement, concrete curb & gutter and sidewalk removal and replacement, pavement patching, structure adjustments, pavement markings and restoration.

Recommendation

Approval of a contract with Iroquois Paving in the amount of \$1,061,670.10. The bids have been reviewed and verified by HR Green, who find Iroquois Paving to be the lowest responsible bidder, and therefore recommend award of the contract to Iroquois Paving in the budgeted amount of \$1,061,670.10.

It should be noted that the 2024 MFT Road Program is a quantity-based contract, and that there may be variations in quantities and costs, depending upon conditions found in the field during construction.

Action Requested

Staff recommends approval of a contract with Iroquois Paving in the budgeted amount of \$1,061,670.10.



HR Green, Inc.
1381 Corporate Drive, Suite 203
Mchenry, IL 60050

Date: 6/3/2024

Project Job No.	City of Oak, Evans 2024 Road Resurfacing Program 2402121	Engineer Bee Rech	AQ	ENGINEER'S ESTIMATE				Iroquois Paving Corp.	D. Construction, Inc.	K-Five Construction	Lindahl Brothers, Inc.	Gallagher Asphalt Corp.		
				UNT	QTY	Unit Price	Amount						Unit Price	Amount
1	BITUMINOUS MATERIALS (TACK COAT)			POUND	24,045	\$0.01	\$240.45	\$0.01	\$240.45	\$0.01	\$240.45	\$0.01	\$240.45	
2	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50			TON	1,542	\$105.00	\$161,910.00	\$104.00	\$160,368.00	\$112.00	\$172,704.00	\$115.00	\$177,336.00	
3	HOT-MIX ASPHALT SURFACE COURSE, MIX D', IL-9.5, N50			TON	3,568	\$82.00	\$294,216.00	\$80.00	\$285,246.00	\$90.00	\$322,520.00	\$87.00	\$312,156.00	
4	HOT-MIX ASPHALT SURFACE REMOVAL, 2-1/4"			SQ YD	35,600	\$2.50	\$89,000.00	\$2.65	\$94,340.00	\$2.80	\$99,680.00	\$4.25	\$151,000.00	
5	HOT-MIX ASPHALT SURFACE REMOVAL, BUTT JOINT			SQ YD	37.5	\$5,625.00	\$0.01	\$3.75	\$0.01	\$3.75	\$0.01	\$3.75	\$0.01	\$3.75
6	HOT-MIX ASPHALT SURFACE REMOVAL AND REPLACEMENT, 3 INCH			SQ YD	975	\$35.00	\$34,125.00	\$41.09	\$40,092.75	\$45.00	\$43,875.00	\$30.00	\$29,250.00	
7	CLASS D PATCHES, 3 INCH			SQ YD	1,350	\$45.00	\$60,750.00	\$0.01	\$13.50	\$30.00	\$40,500.00	\$30.00	\$40,500.00	
8	AGGREGATE BASE COURSE REMOVAL AND REPLACEMENT, 12 INCH			SQ FT	675	\$25.00	\$16,875.00	\$0.01	\$6.75	\$30.00	\$20,250.00	\$48.00	\$32,400.00	
9	SIDEWALK REMOVAL, SPECIAL			SQ YD	1,350	\$13,000.00	\$17,550.00	\$3.25	\$4,387.50	\$3.00	\$4,050.00	\$2.00	\$2,700.00	
10	PORTLAND CEMENT CONCRETE SIDEWALK, REMOVAL AND REPLACEMENT			SQ FT	1,300	\$10.00	\$13,000.00	\$11.95	\$15,535.00	\$12.10	\$15,732.00	\$11.00	\$14,310.00	
11	DETECTABLE WARNING			SQ FT	280	\$35.00	\$9,800.00	\$26.40	\$7,392.00	\$24.00	\$6,720.00	\$24.00	\$6,720.00	
12	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT			FOOT	5,700	\$50.00	\$285,000.00	\$45.10	\$257,070.00	\$41.00	\$233,700.00	\$41.00	\$233,700.00	
13	URANGE AND UTILITY STRUCTURES TO BE ADJUSTED			EACH	46	\$700.00	\$32,200.00	\$560.00	\$25,920.00	\$24.00	\$1,104.00	\$24.00	\$1,104.00	
14	THREE FOOT CURB AND GUTTER			EACH	4	\$2,000.00	\$8,000.00	\$1,500.00	\$6,000.00	\$1,607.00	\$6,428.00	\$1,400.00	\$5,600.00	
15	THERMOPLASTIC PAVEMENT MARKING, LINE 12"			FOOT	40	\$3.00	\$120.00	\$264.35	\$10,574.00	\$4.33	\$1,732.00	\$4.33	\$1,732.00	
16	THERMOPLASTIC PAVEMENT MARKING, LINE 34"			FOOT	40	\$3.00	\$120.00	\$4.58	\$1,832.00	\$4.33	\$1,732.00	\$4.33	\$1,732.00	
17	THERMOPLASTIC PAVEMENT MARKING, LINE 34"			FOOT	610	\$3.00	\$1,830.00	\$4.58	\$2,794.80	\$7.51	\$4,581.10	\$7.51	\$4,581.10	
18	TRAFFIC CONTROL AND PROTECTION, STANDARD T010001			L SUM	1	\$50,000.00	\$50,000.00	\$37,000.00	\$37,000.00	\$81,500.00	\$81,500.00	\$55,000.00	\$55,000.00	
19						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
20						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
21						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
22						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
23						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
24						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total =							\$1,217,291.45	\$1,051,670.10	\$1,035,204.20	\$1,161,913.30	\$1,205,279.55	\$1,212,493.20		

LOW BIDDER



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: June 6, 2024
TO: Mayor Kuspa, City Council
FROM: Paul Ruane, Community Planner
SUBJECT: Approval of Ordinance 2024-06-10330, authorizing a Special Use Permit to allow a patio in the C2 – General Service Commercial District at 6050 W. 159th Street

Background

Maiz y Barro opened in September of 2023 taking over the previous Agave Restaurant. The applicant is requesting to convert the existing entrance space into a usable patio area for summer.

A parking variance was granted for the previous restaurant under Ordinance 2019-02-07210, which allowed a variation of 69 parking stalls. The proposed patio is still able to fit within the parking variation constraints with confirmation of occupancy provided from the Building Department.

The proposed patio is 28 feet in width by 7.5 feet in length to accommodate seating for 16 customers at 8 tables. Surrounding the seating area is proposed planters at 8 feet in length by 1 foot in length by 3 feet in height. Additional planters at a length of 4 feet will be used on the east and west side of the enclosure.

The future land use map designated this area as a Commercial Use, which is cohesive with the proposed use. The applicant is proposing to place temporary patio seating outside of their existing restaurant. The previous business Agave Restaurant was granted outdoor dining with seating and tables during COVID. At that time all businesses were allowed outdoor dining without permanent special use permits on file.

The temporary patio seating is proposed to operate from May to September (or weather permitted). The outdoor patio plans to open from 11:00 AM to 9:00 PM.

The current occupancy of the business is 124 occupants. The parking requirements for a restaurant is one parking space for every three customer occupants and one parking space is necessary for every two employees. The existing use requires a total of 42 parking spaces.

The proposed patio plan would add 16 seats to the existing occupancy. Based on the calculation that would require 6 parking spaces. The total of existing restaurant and proposed patio requires 48 parking spaces.

Recommendation

Staff recommends approval of the requested ordinance.

Action Requested

Approval of Ordinance 2024-06-10330

CITY OF OAK FOREST

ORDINANCE NO. 2024-06-10330

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN OUTDOOR PATIO IN THE C2
– GENERAL SERVICE COMMERCIAL DISTRICT AT 6050 W. 159TH STREET**

(Maiz y Barro – SUP - ZC# 24-014)

Passed by the City Council, _____, 2024

Printed and Published, _____, 2024

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2024-06-10330

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

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN OUTDOOR PATIO IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 6050 W. 159TH STREET

(Maiz y Barro – SUP - ZC# 24-014)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Logra Group, LLC., (*“Petitioner”*), has applied for a special use permit to allow an outdoor patio (*“Requested Relief”*), at the property commonly known as 6050 W. 159th Street which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (*“Property”*).

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on May 21, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission (“PZC”) on June 5, 2024, on which date the PZC adopted PZC Resolution 24-14, which thereby recommended approval of the Petitioner’s application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR AN OUTDOOR PATIO.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for an outdoor patio is hereby granted to the Petitioner pursuant to the Zoning Ordinance and the City’s home rule authority.

Section 4. CONDITIONS.

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

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

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.

3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.
5. Other.
 - a. Provide 4 parking blocks on the parking spaces located in front of the patio.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

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

Section 6. EFFECTIVE DATE.

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

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

ADOPTED

This ____ Day of _____, 2024

APPROVED By Me

This ____ Day of _____, 2024

HENRY L. KUSPA, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

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

EXHIBIT A
Legal Description of Property

Legal Description:

LOT 2 IN GOLFPVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ON APRIL 12, 1990, AS DOCUMENT 90166488

...commonly referred to as 6050 W. 159th Street, Oak Forest, IL. 60452

PIN: 28-17-312-060-0000

EXHIBIT B
Unconditional Agreement and Consent

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

WHEREAS, Logra Group, LLC., (*Petitioner*) has sought a special use permit to allow an outdoor patio (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-06-10330, adopted by the Oak Forest City Council on June 11, 2024, grants approval of the Requested Relief, subject to certain conditions (*Ordinance*); and

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

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

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

Logra Group, LLC.

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2024

Notary Public

<seal>



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

June 5, 2024

TITLE: MAIZ Y BARRO OUTDOOR SEATING PATIO SPECIAL USE PERMIT

CASE NUMBER: ZC #24-014

REQUEST: SPECIAL USE PERMIT
The applicant requests review and recommendation of approval for a special use permit to allow an outdoor seating patio in the C2 – General Service Commercial District at 6050 W. 159th Street.

LOCATION: 6050 W. 159th Street

APPLICANT INFORMATION

APPLICANT: Elvia Granados, Logra Group LLC. DBA Maiz y Barro

MEETING DATE: June 5, 2024

NOTICE PUBLISHED: May 21, 2024
Daily Southtown

STAFF: Paul Ruane, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval for a special use permit to allow an outdoor seating patio and such other and further zoning relief as may be required in the C2 – General Service Commercial District at 6050 W. 159th Street.

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

II. BACKGROUND

Maiz y Barro opened in September of 2023 taking over the previous Agave Restaurant. The applicant is requesting to convert the existing entrance space into a usable patio area for summer.

A parking variance was granted for the previous restaurant under Ordinance 2019-02-07210, which allowed a variation of 69 parking stalls. The proposed patio is still able to fit within the parking variation constraints with confirmation of occupancy provided from the Building Department. Additional parking counts have been provided as attachment to this report.

III. EXISTING CONDITIONS

Zoning	C2 – General Service Commercial District
Required Yards & Setbacks	Front Yard: 25 feet Interior Side Yard: 5 feet Rear Yard: 25 feet
Current Use	Commercial
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> 514.83 feet (along 159 th Street) 165.89 feet (along Arroyo Drive) <u>Total area:</u> approximately 1.96 acres (85,405 sq ft.) <u>Total depth:</u> 165.89 feet

IV. CONTEXT

Surrounding Zoning & Uses C3- Central Business District	<u>North:</u> C2 – 15829 Arroyo Drive (Commercial) Safeway Self Storage <u>South:</u> Forest Preserve District of Cook County <u>West:</u> C2 – 4813 W. 159 th Street (Commercial) B&M Auto Sales <u>East:</u> C2 – 6012 W. 159 th Street (Commercial) Vehicle Masters Performance Center
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Exhibit 1: Aerial

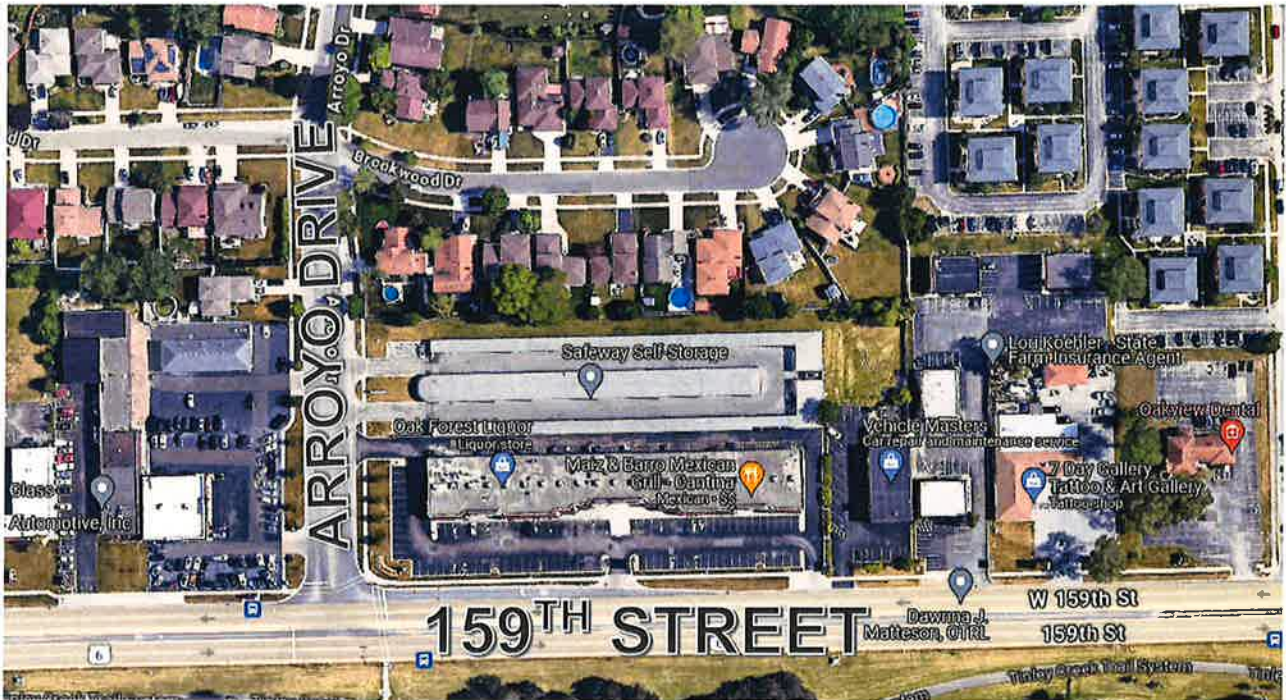
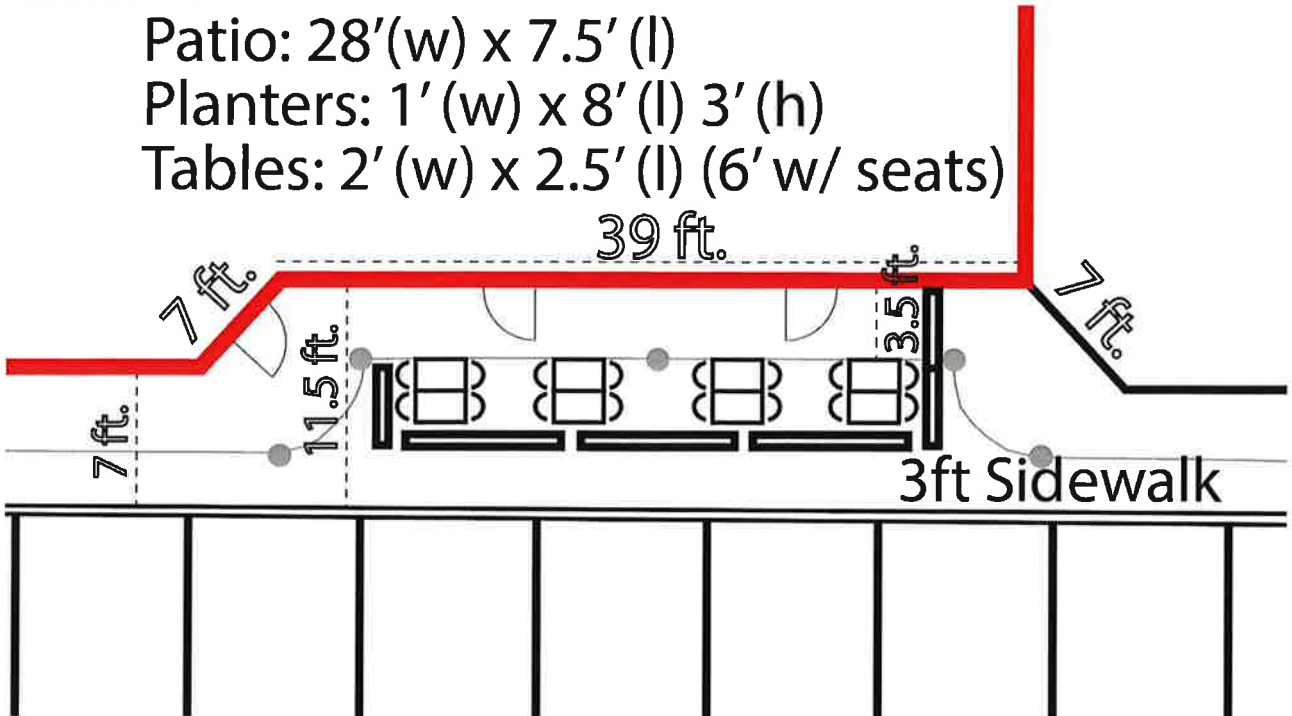


Exhibit 2: Site Plan

Patio: 28'(w) x 7.5' (l)
Planters: 1' (w) x 8' (l) 3' (h)
Tables: 2' (w) x 2.5' (l) (6' w/ seats)



V. PROPOSAL

The proposed patio is 28 feet in width by 7.5 feet in length to accommodate seating for 16 customers at 8 tables. Surrounding the seating area is proposed planters at 8 feet in length by 1 foot in length by 3 feet in height. Additional planters at a length of 4 feet will be used on the east and west side of the enclosure.

Exhibit 3: Existing Subject Patio Area



VI. ANALYSIS

The future land use map designated this area as a Commercial Use, which is cohesive with the proposed use. The applicant is proposing to place temporary patio seating outside of their existing restaurant. The previous business Agave Restaurant was granted outdoor dining with seating and tables during COVID. At that time all businesses were allowed outdoor dining without permanent special use permits on file.

The temporary patio seating is proposed to operate from May to September (or weather permitted). The outdoor patio plans to open from 11:00 AM to 9:00 PM.

The current occupancy of the business is 124 occupants. The parking requirements for a restaurant is one parking space for every three customer occupants and one parking space is necessary for every two employees. The existing use requires a total of 42 parking spaces.

The proposed patio plan would add 16 seats to the existing occupancy. Based on the calculation that would require 6 parking spaces. The total between the existing restaurant and the proposed patio requires 48 parking spaces.

Exhibit 4: Potential Issues



Overhang of parking into the proposed sidewalk

Due to the overhang over the parking spaces into the walkway staff suggests providing parking blocks to allow for the 3 feet of sidewalk clearance.

VII. CONCLUSION

STANDARDS FOR SPECIAL USE PERMITS	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.	
<i>Code and Plan Purposes</i>	Met. The proposed use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	Met. The proposed use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	Met. The proposed use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	Met. There are adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	Met. The requested use is adding very little to the parking requirements and will not create an undue traffic burden.
<i>No Destruction of Significant Features.</i>	Met. There are no significant features to destroy the site in any significant way.
<i>Compliance with Standards.</i>	Met. The proposed use is compliant with all standards of the Code.
TOTAL MET: 7 of 7 standards	

VIII. PZC MOTION

Motion to affirm PZC Resolution 24-14 recommending approval for a special use permit to allow an outdoor patio in the C2 – General Service Commercial District at 6050 W. 159th Street.

Motion to adopt PZC Resolution 24-14.

**CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION**

PZC RESOLUTION NO. 24-14

WHEREAS, Logra Group LLC. ("**Applicant**") filed an application for a special use permit request to allow outdoor seating patio and such other and further zoning relief as may be required in the C2 – General Service Commercial District; and such other and further zoning relief as may be required ("**Zoning Relief**"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 6050 W. 159th Street ("**Property**"); and

WHEREAS, a public notice was duly published in the Daily Southtown on May 21, 2024, and a public hearing was convened before the Planning and Zoning Commission ("**PZC**") on June 5, 2024; and

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

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

Section 1. FINDINGS.

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

Section 2. RECOMMENDATION.

Based on the findings of fact set forth in Section 1 of this resolution, the PZC hereby recommends approval of the Applicant's requested Zoning Relief, with the following conditions:

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

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

D. Limitation of Approval. The special use is limited to the property.

E. Other.

1. Provide 4 parking blocks on the parking spaces located in front of the patio.

ADOPTED THIS 5th day of JUNE, 2024

AYES: (6)

NAYS: (0)

ABSENT: (3)

ABSTAIN: (0)

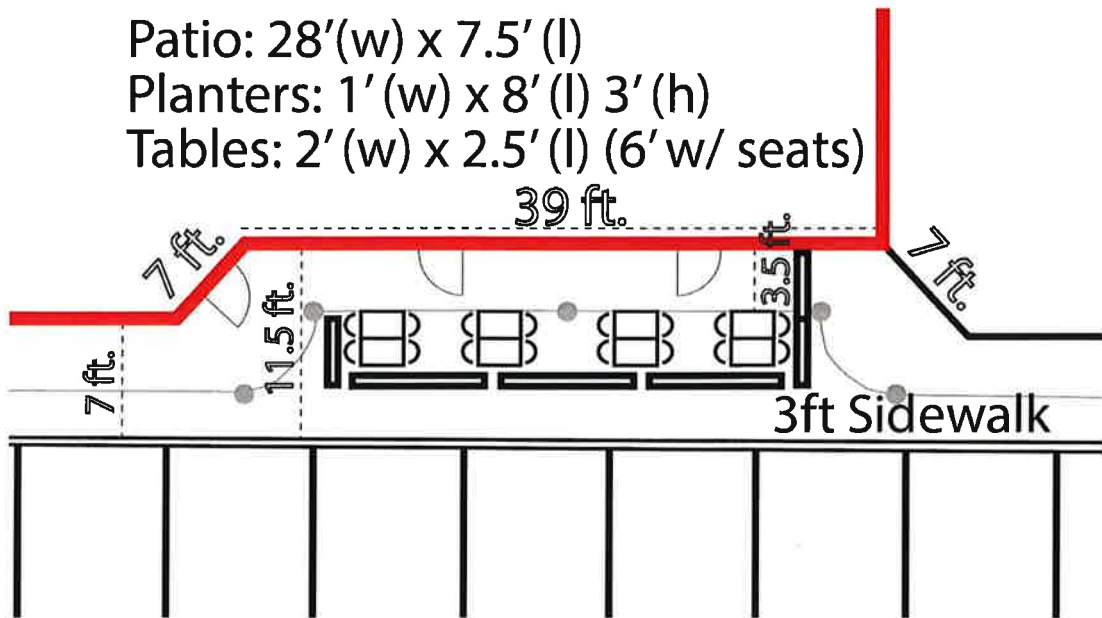

Chairman, Oak Forest PZC

EXHIBIT A
Findings of Fact

STANDARDS FOR SPECIAL USE PERMITS	
No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.	
<i>Code and Plan Purposes</i>	Met. The proposed use is in harmony with city code and the Comprehensive Plan.
<i>No Undue Adverse Impact</i>	Met. The proposed use will not have undue adverse impact on neighboring properties.
<i>No Interference with Surrounding Development.</i>	Met. The proposed use will not interfere with surrounding development.
<i>Adequate Public Facilities.</i>	Met. There are adequate public facilities to serve this use.
<i>No Traffic Congestion.</i>	Met. The requested use is adding very little to the parking requirements and will not create an undue traffic burden.
<i>No Destruction of Significant Features.</i>	Met. There are no significant features to destroy the site in any significant way.
<i>Compliance with Standards.</i>	Met. The proposed use is compliant with all standards of the Code.
TOTAL MET: 7 of 7 standards	

EXHIBIT B
Site Plan

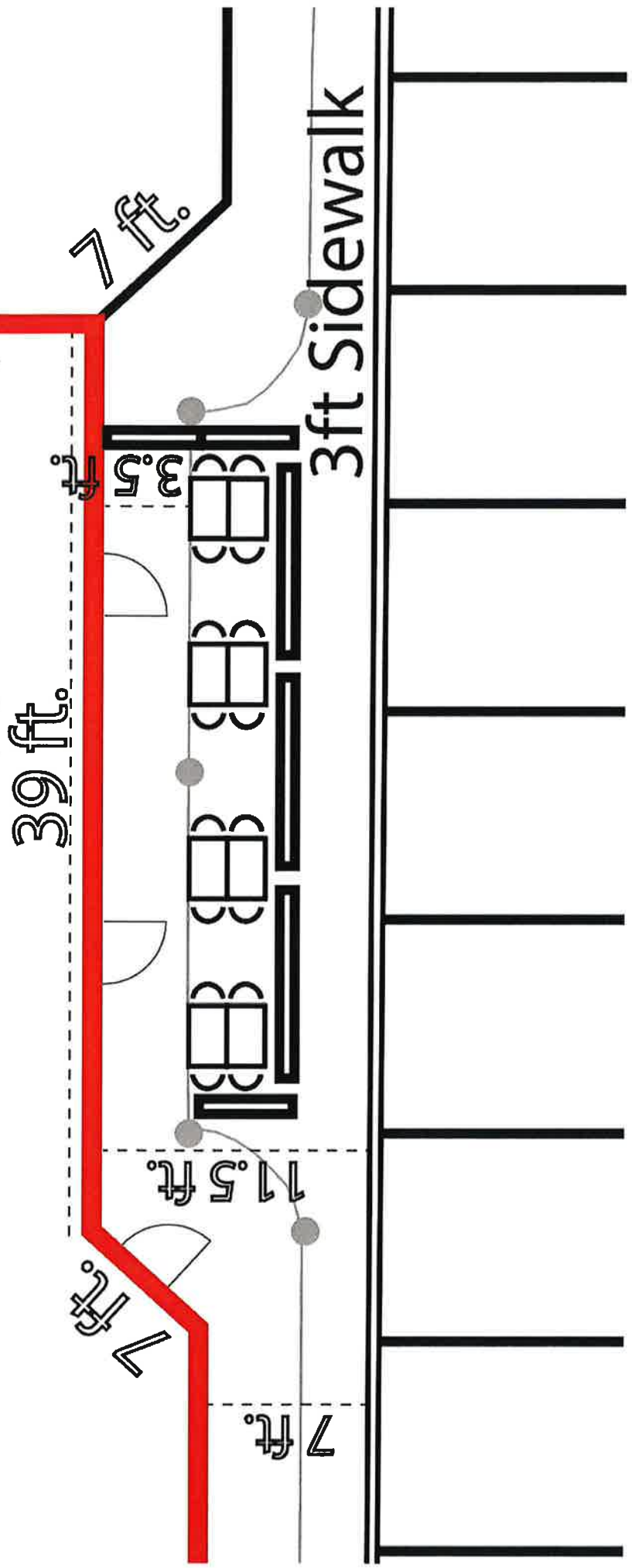
Patio: 28'(w) x 7.5' (l)
Planters: 1' (w) x 8' (l) 3' (h)
Tables: 2' (w) x 2.5' (l) (6' w/ seats)



2019 Parking Requirements				
TENANT	SQ. FT.	USE	PARKING RATIO	STALLS
6076-6080 159 th Vacant	3825	vacant (possible medical use)	1/200	19
6072-6074 Oak Forest Tobacco & Liquor	2515	retail	1/250	10
6070 159 th Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18
6068 159 th Professional Cutz	1300	service	1/250	5
6066 159 th Accquest	1200	health service office	1/200	6
6064 159 th Jerk Choice	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	7
6062 159 th Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10
6060 159 th Vacant	1020	vacant	1/250	4
6056-6058 159 th Perfect Smiles	2130	health service office	1/200	11
6054 159 th Perfecta, Inc.	1200	health service office	1/200	6
6052 159 th Spa And Nail	1310	service	1/250	5
6044-6050 159 th Agave Restaurant & Bar	5040	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	65
6042 159 th JP Tuxedo	1300	retail	1/250	5
6040 159 th Vacant	1310	vacant	1/250	5
REQUIRED STALLS	25520			179
PROVIDED STALLS				111
DEFICIT				-68

2024 Parking Requirements				
TENANT	SQ. FT.	USE	PARKING RATIO	STALLS
6078-6080 159 th Exclusive Pour	2524	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	19
6076 159 th Edible	1200	food	1/2 employees + 1/3 persons design capacity	3
6072-6074 Oak Forest Tobacco & Liquor	2515	retail	1/250	10
6070 159 th Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18
6068 159 th Professional Cutz	1300	service	1/250	6
6066 159 th Vacant	1200	service	1/250	5
6064 159 th Jerk Choice	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	5
6062 159 th Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	5
6060 159 th Allstate	1020	service	1/250	4
6056-6058 159 th Oak Family Dental	2130	health service office	1/200	11
6054 159 th Vacant	1200	service	1/250	5
6052 159 th Spa And Nail	1310	service	1/250	6
6044-6050 159 th Agave Restaurant & Bar	5040	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	42 Patio +6 Total 48
6042 159 th Hearing Life	1300	retail	1/200	7
6040 159 th Petra Hair	1310	service	1/250	6
REQUIRED STALLS	25419			158
PROVIDED STALLS				111
DEFICIT				-47

Patio: 28'(w) x 7.5' (l)
Planters: 1' (w) x 8' (l) 3' (h)
Tables: 2' (w) x 2.5' (l) (6' w/ seats)





OPEN

60%

6050

WILD HARVEST



6042

HearingLife

NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS
OR MERCHANDISE
DELIVERY



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: FEBRUARY 19, 2019
TO: CITY COUNCIL
FROM: TRAVIS BANDSTRA, DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT
A VARIATION TO ALLOW THE REDUCTION OF REQUIRED PARKING STALLS AT THE PROPERTY LOCATED AT 6040 – 6080 W. 159TH STREET IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT
SUBJECT: SERVICE COMMERCIAL DISTRICT

Background

The applicant requests review and approval of a variation request to allow the reduction of parking stalls by 69 stalls where 170 are required at 6040-6080 W. 159th Street (Golfview Plaza) in the C2 – General Service Commercial District, in accordance with Section 11-403(D) of the Zoning Ordinance. (Please note that the exact variance number differs slightly from the original staff report based on updated calculations).



La Finca Restaurant opened at 6048-6050 W. 159th Street in April of 2015. The business abruptly closed and later new ownership changed the name to Agave Restaurant & Bar (Agave). Agave was issued a Certificate of Occupancy in July of 2017. It has remodeled and then reopened in June of 2018.

Eating and drinking places require one parking stall per two employees plus one stall per three persons design capacity. Design capacity is typically determined by a floor plan illustrating the number of seats, with the number of employees provided by the business owner. Agave was originally permitted to occupy the former La Finca space given that it was a like-for-like use.

Now that Agave desires to expand, therefore increasing its required parking, a review of the required parking stalls was necessary. It was determined that the existing parking stalls provided on the subject property is inadequate, rendering the need for a parking variation. The applicant will install additional parking stalls along the north wall of the building where they do not conflict with fire truck access or emergency exit doors of the businesses.

At the Planning and Zoning Commission (PZC) hearing on February 6, 2019, discussion focused primarily on how the mix of tenants and peak operating times will help the center meet its parking load without impacting the neighborhood streets. Two of the eight variation standards were found as not met when reviewed by staff; however, following discussion, the PZC determined that all of the standards were in fact met based on the evidence provided on the record by the applicant.

Recommendation

The Planning and Zoning Commission recommended approval of the request, with no conditions, with a vote of 8-0 with one absent.

Action Requested

Approval of Ordinance 2019-02-07210 to allow the reduction of parking stalls by 69 stalls where 170 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District.

Attachments

1. PZC Minutes 2-6-19 – Approved
 2. PZC Staff Report
-

**CITY OF OAK FOREST
PLANNING / ZONING COMMISSION MEETING
Wednesday, February 6, 2019**

The Plan/Zone Commission meeting was called to order at 7:00 p.m. with Roll Call. The Pledge of Allegiance was said at that time.

PRESENT: Mr. Kerr
Mr. Riha
Mr. Poulin
Mr. Ziak
Mr. Oostema
Mr. Keeler
Mr. Schroeder

ABSENT: Chairman Stuewe

Ms. Ashbaugh informed the Commission they needed to elect a Pro-Tem Chairman and asked for a nomination.

Mr. Wolf nominated Mr. Schroeder.

Ms. Ashbaugh Asked for a motion to appoint Mr. Schroeder as Pro-Tem Chairman.

Mr. Wolf motioned.

Mr. Oostema seconded.

The Roll Call vote taken as follows:

AYES	NAYS	ABSTAIN	ABSENT
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

The Motion to appoint Mr. Schroeder as Pro-Tem Chairman carried 8-0, with one ABSENT.

ZC #19-002 Golfview Plaza– Parking Variation: PUBLIC HEARING- The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

Pro Tem Chairman Schroeder requested a motion to open a Public Hearing.

Mr. Riha made the motion.

Mr. Oostema seconded.

The Roll Call vote taken as follows:

AYES	NAYS	ABSTAIN	ABSENT
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

The Motion to Open a Public Hearing carried 7-0, with one ABSENT.

STAFF PRESENTATION

Ms. Ashbaugh stated that La Finca Restaurant opened at 6048 -6050 W. 159th Street in April of 2015. She explained that the business abruptly closed and new ownership took over and changed the name to Agave Restaurant & Bar (Agave). Agave was issued a Certificate of Occupancy in July of 2017.

Ms. Ashbaugh explained that in 2018, Agave closed for remodeling in April of 2018 and reopened in June of 2018 and signed a lease to expand from 2,610 square feet to an additional 2,430 square feet, for a total of 5,040 square feet. She explained that remodeling of the expanding space began without the city's knowledge and a stop work order was issued in October of 2018. Building permits were subsequently filed on November 2, 2018 and final inspections by the Fire and Building Departments were passed in January of 2019. Eating and drinking places require one parking stall per two employees plus one stall per three persons design capacity. Design capacity is typically determined by a floor plan illustrating the number of seats, with the number of employees provided by the business owner. Agave was permitted to occupy the former La Finca space given that it was a like-for-like use. Now that Agave has expanded its use, therefore increasing its intensity, a review of the required parking stalls was required. It was determined that the existing parking stalls provided on the subject property is

inadequate, rendering the need for a parking variation. The analysis of this request can be found in Part V of this report.

She referred to the Proposed Tenant Roster table in the Staff Report explaining that Dotty's was changed from 18 to 12; the addition of 15 parking spaces is no longer available due to concern that emergency exits being blocked and a fire truck would not be able to pull in. The deputy fire chief observed 5 spaces that should fit so we are assuming there will be 101 spaces with a deficit of 69 instead of 58, so the variance the Commission will be making a recommendation on will be 69 spaces. She explained that this property has been before the Planning and Zoning Commission previously relating to other matters. Ms. Ashbaugh then asked if there were any questions.

Mr. Wolf asked if this was the space where the poker was being conducted.

She explained that the landlord is no longer allowing the poker place to operate there and is hoping to put in a medical use tenant.

Mr. Wolf followed up asking about the previous Special Use request.

Ms. Ashbaugh advised that the City does not want to continue that type of special request.

Standards for Variation

Ms. Ashbaugh explained that 2 out of the 7 Standards have NOT been met. She went on to say that there are 4 possible motions that the Commission can proceed with and then offered the option to deliberate, or to wait and speak with the Petitioner.

Mr. Oostema asked for an explanation regarding every Standard being met.

Ms. Ashbaugh explained that the first standard, which is "General Standard," require all of the Standards be met and since the "Essential Character of the Area" standard is not met, the General Standard is not met.

Mr. Oostema clarified that if the "Essential Character of the Area" Standard is met, all of the necessary standards will then be met.

Mr. Riha inquired about the 4 options available.

Ms. Ashbaugh explained they can choose any of the 4 and even amend any of the options. She mentioned speaking with Petitioner.

Mr. Bandstra suggested speaking with the Petitioner for a better understanding before making a motion.

Pro Tem Chairman Schroeder swore in Petitioner, Ankur Kishore of Harmony Property Management at this time.

Mr. Kishore said that he did not have a formal presentation, but would give some background and clarification regarding the Golfview Plaza. He said that his family has owned the Plaza for about 14 years. The plaza was built in the mid 80's with 96 parking stalls for the general retail and has never experienced any parking issues.

Mr. Oostema inquired if the neighbors have been notified of the expansion of the restaurant.

Ms. Ashbaugh stated that all residents located within 250 feet of the property were mailed notices. She had one person contact her and they exchanged emails and the resident was also given Mr. Kishore's contact information.

Mr. Oostema stated that he has lived in the area the entire time the plaza has been there, and goes past it several times a day and said that he agrees with what Mr. Kishore stated regarding never seeing any parking issues.

Mr. Wolf said he has never seen any parking issues, but feels that the expansion of the restaurant is significant since parties may be held there and could cause the potential for parking issues.

Mr. Kishore referred to the packet to show the layout of the restaurant and explains it is not laid out for that. The reason the owners decided to expand was that over a short period of time, the owner of Agave was approached on 3 separate occasions to host dinners for approximately 25 people and they didn't have enough seating in one area for a party that size. They decided to expand based on these types of requests. He also explained that there are different peak times, such as the weekend, where other tenants will not be operating leaving more parking vacancies and ultimately the lot will not always fill up. He referred to 2011 when the plaza was full with 100% of the units occupied and operating and there was still approximately a 10% vacancy at almost all times. Mr. Kishore further explained that he hopes to use the vacant end unit for a medical use in the future and wanted to factor that into today's hearing to avoid having to come before the Commission again.

Mr. Wolf explained that while he understands it is not a conventional banquet hall, there may be an event that has a party of 70 and could see an issue with that type of situation.

Mr. Kishore referred again to the mix of tenants. He explained that a larger party would more than likely be on the weekends when only approximately 1/3 of the tenants would be operating, essentially, freeing up parking stalls to accommodate a situation like that.

Mr. Riha said that Mr. Wolf's comments got him thinking about the potential for a big party that "blows out" the parking lot. He inquired to see if there any way to limit the time that parties are held and also if there is a way to limit the plaza to have only one eating and drinking establishment to avoid any increase with parking conflicts.

Attorney Guisinger stated that City Council has broad authority to impose conditions on a variance, especially when they are narrowly tailored to address the factors in the zoning ordinance and the factors mentioned here relate directly to the adverse impact on the surrounding area so that type of condition would be valid.

Ms. Ashbaugh suggested moving on to the choice of motions because the solution may fall under one of the four choices because they will speak to how the conditions will be met.

Motion 1

Recommend approval of requested variation with no conditions

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

Motion 2:

Recommend approval of requested variation with operations and use limitations, less restrictive

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the additional, easternmost 2,430 square feet of the eating and drinking place occupying the tenant space with the address 6044-6050 W. 159th Street be closed until 6:00pm and close at 10:00pm, or later as otherwise permitted by the city authorized liquor license.
2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
Retail, Services, Office	1 stall per 250 sq. ft. of net floor area 9-104(D)(b)(1), 9-104(D)(c), 9-104(D)(d)(1), 9-104(D)(e)(1),	8,755
Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees 9-104(D)(b)(3)	8,410

Motion 3:

Recommend approval of requested variation with operations and use limitations, more restrictive

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the entire square footage of the tenant space occupied by the eating and drinking place with the address 6044-6050 W. 159th Street only be open during the hours from 5:00pm to 10:00pm, or later as otherwise permitted by the city authorized liquor license.
2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
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She explains that this motion does not allow the expansion.

Motion 4:

Recommend approval of variation for 159 stalls instead of 179 spaces, with operations and use limitations

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 48 stalls where 159 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

USE	PARKING RATIO/CODE SECTION	SQUARE FOOTAGE
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Medical/Health Services	1 stall per 200 sq. ft. of net floor area/9-104(D)(e)(7)	8,355
Eating and Drinking Places	1 stall per 3 persons design capacity plus 1 stall per 2 employees 9-104(D)(b)(3)	5,980

Mr. Kerr was looking for clarification on Motion 3 to see if they are restricting Agave to no lunch hour, and if they would not be allowed to open until 5:00 p.m.

Ms. Ashbaugh said that is correct.

Mr. Bandstra suggested discussing any restrictions that should be considered and work from there.

Mr. Keeler suggested restrictions might only be necessary on the weekend.

Mr. Kishore explained that in the event there was a parking issue, it would be incumbent upon him as an owner, to rectify the situation for the sake of the tenant and that he would never compromise one tenant over another. He reiterated his explanation regarding the parking situation in relation to the mix of tenants.

Pro Tem Chairman Schroeder asked the Commission whether or not they wanted to put time restrictions on the businesses.

Mr. Riha said he feels that it only makes sense to restrict the times that parties would be held, but also restated that most of the businesses are closed on the weekends.

Mr. Kishore said he could not speak to someone else's business. He explained that the tenant could have come here for his own variance, but that he decided to come to request a variance for the entire Plaza to be in compliance. He does not want Agave to be penalized because of his decision.

Mr. Wolf asked if there would be a reduction requirement in the event a medical use became operational in the vacant space. He also wanted to know if there would be an overflow plan in the event that a party is held at the restaurant.

Mr. Kishore said that if he were to get complaints from other tenants if something like that came up, he would ask them to hire a valet service.

Mr. Wolf said that he does not feel that the addition of Agave will cause an overflow of parking on the street.

Pro-Tem Chairman Schroeder asked if any Commissioners were in favor of a time restriction on the businesses.

None were in favor.

Pro-Tem Chairman Schroeder said that it looks like the Commission will recommend a motion with no restrictions.

Mr. Wolf wanted to clarify that the conditions have been met.

Ms. Ashbaugh said the record reflected that the conditions were met through the discussion.

Pro Tem Chairman Schroeder requested a Motion to Close the Public Hearing.

Mr. Keeler made the motion.

Mr. Ziak seconded.

The Roll Call vote taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

Pro Tem Chairman Schroeder requested a motion to adopt ZC #19-002.

Mr. Ziak made the motion.

Mr. Oostema seconded.

The Roll Call vote taken as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mr. Kerr			Chairman Stuewe
Mr. Riha			
Mr. Poulin			
Mr. Ziak			
Mr. Oostema			
Mr. Keeler			
Mr. Wolf			
Mr. Schroeder			

The motion to adopt PZC Resolution #19-002 (as amended) carried 7-0, with one ABSENT.

Ms. Ashbaugh stated that this matter will go before City Council on February 26, 2019 at 8:00 p.m.

Mr. Kishore thanked everyone for their time.

BRIEF RECESS: The Commission relocated to the Executive Meeting Room.

ZC#19-001 Design Guidelines – Text Amendment: WORKSHOP—Staff presented the introduction to the design guidelines manual and alternative procedures for design review for feedback. This was not a public hearing and no action was being made.

Ms. Ashbaugh began her presentation and reviewed the content that would be covered. She said that Part 1 of the workshop would include progress to date on the design guidelines project, the schedule for completion, the current design review process, explanation of design guidelines and design standards, areas of concern, and key objectives of the design guidelines manual. She said that Part 2 would cover the original vision statement, objectives, Metra station subarea intent, Cicero Avenue subarea intent, and 159th Street subarea intent. She added that for Part 3 they would cover change to the Level 2 and Level 3 Design Review Process, finishing with Part 4, final thoughts.

Ms. Ashbaugh presented Part 1 of the presentation. She began with the design review process as it is currently and explained what projects are reviewed by the PZC and then what projects go to City Council for final approval. She then asked for feedback from the Commissioners.

Mr. Riha said that for code compliant projects, they should avoid coming to PZC and should be reviewed by staff.

Mr. Wolf added that it was good to put out guidelines to make process simpler for people, particularly useful for signage.

Ms. Ashbaugh asked for any other opinions or if they were in agreement with what was said. They were in agreement.

Ms. Ashbaugh continued to show a slideshow of both nice buildings and not so nice buildings and asked for them to take mental notes of what they liked and disliked. Ms. Ashbaugh then moved on and defined standards as quantifiable measures of design attributes and guidelines as suggestion, qualitative measures of design attributes. She gave an example of each and asked for



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

February 6, 2019

TITLE: GOLFOVIEW PLAZA PARKING VARIATION

CASE NUMBER: ZC #19-002

REQUESTS: VARIATION APPROVAL
The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

LOCATION: 6040-80 W. 159th Street
Northeast corner of W. 159th Street and Arroyo Drive intersection

APPLICANT INFORMATION

APPLICANTS: Ankur Kishore, Harmony Property Management

MEETING DATE: February 6, 2019

NOTICE PUBLISHED: January 23, 2019
Daily Southtown

STAFF: Travis Bandstra, Director of Economic and Community Development
Katie Ashbaugh, Community Planner

ATTACHMENTS:

1. Plat of Survey – Parking Plan
2. Floor Plan - Approximate
3. Photos of Interior
4. 2010 Golfview Plaza Tenant Roster
5. Comparable Commercial Centers Tenant Rosters
6. Comparable Commercial Centers Aerial Photos
7. Responses to Standards

I. REQUEST

The applicant requests review and recommendation of approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

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

II. BACKGROUND

La Finca Restaurant opened at 6048-6050 W. 159th Street in April of 2015. The business abruptly closed and later new ownership changed the name to Agave Restaurant & Bar (Agave). Agave was issued a Certificate of Occupancy in July of 2017.

In 2018, Agave closed for remodeling in April of 2018 and reopened in June of 2018. Since completing the remodel, the business signed a lease to expand from the existing space of 2,610 square feet to an additional 2,430 square feet, for a total of 5,040 square feet. Remodeling of the expanding space began without the city’s knowledge and a stop work order was issued in October of 2018. Building permits were subsequently filed on November 2, 2018 and final inspections by the Fire and Building Departments were passed in January of 2019.

Eating and drinking places require one parking stall per two employees plus one stall per three persons design capacity. Design capacity is typically determined by a floor plan illustrating the number of seats, with the number of employees provided by the business owner. Agave was permitted to occupy the former La Finca space given that it was a like-for-like use. Now that Agave has expanded its use, therefore increasing its intensity, a review of the required parking stalls was required. It was determined that the existing parking stalls provided on the subject property is inadequate, rendering the need for a parking variation. The analysis of this request can be found in Part V of this report.

III. EXISTING CONDITIONS

Zoning	C2 – General Service Commercial District
Current Use	Multi-tenant commercial
Future Land Use	Commercial
Area & Dimensions	<u>Frontage:</u> approximately 514 ft <u>Total area:</u> approximately 1.96 acres (85,422 square feet) <u>Total depth:</u> approximately 166 ft.
Existing Site Features - Property	<u>Property</u> According to the plat of survey (Attachment 1) and associated legal description, the subject property currently consists of one parcel. <u>Buildings</u> One existing building is proposed to remain on the property. It is an approximately 25,520 sq. ft. single story commercial building. Fourteen tenant stalls make up the building.

	<p><u>Parking</u> The parking lot is in good condition and provides 96 stalls for the building as a whole. As part of this request, the applicant proposes to install fifteen (15) additional parallel parking stalls along the north side of the building, for a total of 111 stalls provided. Parking stalls are not assigned.</p> <p><u>Access</u> The subject property currently provides three points of access in total. Two driveways provide access from W. 159th Street (SR-6) and one driveway provide access from Arroyo Drive.</p>
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IV. CONTEXT

<p>Surrounding Zoning & Uses</p>	<p><u>North:</u> C2 – General Service Commercial (Safeway Self-Storage facility) <u>South:</u> Unincorporated, Forest Preserves of Cook County (George Dunne National Golf Course) <u>West:</u> C2 – General Service Commercial District (B&M Auto, used car sales and repair) <u>East (across Cicero Avenue):</u> C2 – General Service Commercial District (Merlin's auto repair)</p>
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Exhibit 1: Aerial



Exhibit 2: Future Land Use

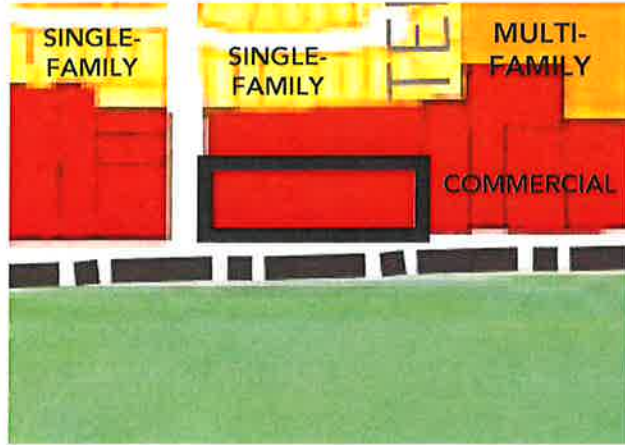
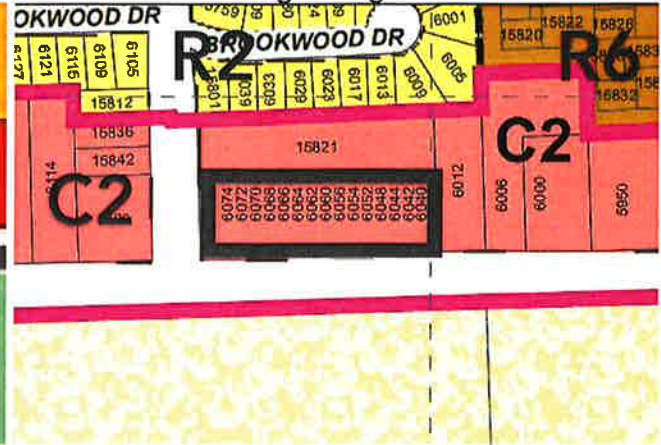


Exhibit 3: Surrounding Zoning & Uses



V. ANALYSIS

Subject Property

Below is a table listing the existing tenants, square footages, parking ratio, and parking requirements based on the applied parking ratio. The vacant tenant spaces, to allow the assumption of a full occupancy, are listed as one stall per 250 square feet, except for the first unit, which is listed as one stall per 200 square feet. The applicant intends for a medical use to occupy this unit, which would require nineteen (19) stalls instead of fifteen (15) stalls.

PROPOSED TENANT ROSTER					
TENANT	SQ. FT.	USE	PARKING RATIO	STALLS	HOURS
Vacant	3825	vacant (possible medical use)	1/200	19	N/A
Oak Forest Tobacco & Liquor	2515	retail	1/250	10	M-R: 9:00am - 11:00pm F-Sat: 9:00am - 1:00am Sun: 9:00am - 8:00pm
Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18	M-Sat: 8:00am - 2:00am Sun: 9:00am - 12:00am
Professional Cutz	1300	service	1/250	5	M-Sat: 9:00am - 9:00pm Sun: 9:00am - 5:00pm
Accquest	1200	health service office	1/200	6	M-F: 9:00am - 5:00pm Sat-Sun: Closed
Jamaican Jerk Chicken	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	7	M-R: 11:00am - 10:00pm F-Sat: 11:00am - 12:00am Sun: 12:00pm - 9:00pm
Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10	M-F: 7:00am - 10:00pm Sat: 8:00am - 9:00pm Sun: 9:00am - 8:00pm
Vacant	1020	vacant	1/250	4	N/A

Perfect Smiles	2130	health service office	1/200	11	M: 9:00am - 5:00pm T: 9:00am - 6:00pm W: 9:00am - 7:00pm R: 9:00am - 6:00pm F: 8:00am - 2:00pm Sat: 9:00am - 2:00pm Sun: Closed
Perfecta, Inc.	1200	health service office	1/200	6	T-F: 10:30am - 5:30pm Sat: 9:30am - 4:30pm Sun. - M: Closed
Spa And Nail	1310	service	1/250	5	M-F: 9:30am - 8:00pm Sat: 9:30am - 7:00pm Sun: 11:00am - 5:00pm
Agave Restaurant & Bar	5040	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	65	T-Sun: 10:00am - 10:00pm Mon: Closed
JP Tuxedo	1300	retail	1/250	5	M-R: 11:00am - 8:00pm F: 11:00am - 6:00pm Sat: 10:00am - 4:00pm Sun: Closed
<i>Vacant</i>	<i>1310</i>	<i>vacant</i>	<i>1/250</i>	<i>5</i>	<i>N/A</i>
<i>REQUIRED STALLS</i>	<i>25520</i>			<i>179</i>	
<i>PROVIDED STALLS</i>				<i>111</i>	<i>*assumes addition of 15 stalls</i>
<i>DEFICIT</i>				<i>-68</i>	

Service Uses

Per the above tenant roster, the plurality of tenants, five in total, are service or medical-oriented uses and occupy a total of 7,140 square feet and require a total of thirty-three (33) stalls. Each of these tenants open between 9:00am and 11:00am, and close at 9:00pm or earlier every day.

Eating & Drinking Place Uses

The second most common uses in the center are eating and drinking place uses with a total of four (4) tenants, being Dotty's, Subway, Jerk Choice, and Agave Restaurant & Bar. Dotty's is open for the longest time period, opening at 8:00am and closing at 2:00am most days. It requires eighteen (18) parking stalls. Subway and Jerk Choice, being take-out food uses, require fewer stalls for a total of twenty (20) stalls together.

Finally, Agave Restaurant & Bar, with the expansion into the adjacent tenant space, occupies the largest floor area at 5,040 square feet. As previously noted, this is an expansion by more than double the seats, increasing the number of seats from sixty-six (66) to 170. This expansion increases the number of required stalls for this use from thirty-five (35) to sixty-five (65).

Retail

Only two retail uses remain in the center, Oak Forest Tobacco & Liquor and JP Tuxedo. Oak Forest Tobacco & Liquor occupies 2,515 square feet and requires ten (10) stalls. Other than Dotty's, it has the longest hours of operation, opening at 9:00am and closing at 11:00pm most days. JP Tuxedo occupies only 1,300 square feet and requires only five (5) stalls. The hours of operation are limited, opening at 11:00am most days and closing at 8:00pm or earlier every day.

Comparison Properties

The applicant provided tenant rosters of three other multi-tenant strip centers in Westchester, Lombard, and Des Plaines in the metro area. The tenant rosters are included as Attachment 5. Below is a summary of their uses by square footage, the total parking stalls required with Oak Forest’s parking requirements applied, and the total parking stalls provided per property.

Westchester

The Westchester property has a mix of office, medical office, and other service uses. The office and service uses have the same parking requirement of one stall per 250 square feet. The two uses occupy a combined square footage of 5,890 square feet, requiring fifty-six (56) stalls if the Oak Forest requirement were applied. The property provides sixty-one (61) stalls.

Lombard

The Lombard property has a mix of eating and drinking place, service, and retail uses. The eating and drinking place uses occupy a majority of the multi-building strip center with a total of 10,325 square feet. Applying the same proportion of seats per square foot and number of employees as Agave Restaurant & Bar in Golfview Plaza, a total of 348 seats and thirty-three (33) employees require a total of 133 stalls. The services and retail uses have the same parking requirement of one stall per 250 square feet. They occupy a total of 5,799 square feet, requiring thirty-seven (37) stalls. A total of 170 stalls are required, and the property provides 129 stalls.

Des Plaines

The Des Plaines property has a mix of office, eating and drinking place, service, medical service, and retail uses. The office, service, and retail uses have the same parking requirement of one stall per 250 square feet. They occupy a total of 22,748 square feet, requiring ninety-one (91) stalls. The medical service uses occupy 8,188 square feet and require one stall per 200 square feet, rendering a total number of required stalls of forty-one (41). Finally, the eating and drinking place uses occupy 3,331 square feet. Applying the same proportion of seats per square foot and number of employees as Agave Restaurant & Bar in Golfview Plaza, a total of 112 seats and eleven (11) employees require a total of forty-three (43) stalls. A total of 175 stalls are required, and the property provides 219 stalls.

VI. CONCLUSION

STANDARDS FOR VARIATIONS	
<i>Section 9-104(D)(e)(7), Off-Street Parking, Medical/Health Services</i>	
<i>Section 9-104(D)(b)(3), Off-Street Parking, Eating and Drinking Places</i>	
The applicant requests to reduce the amount of required parking stalls from 179 stalls to 111 stalls, for a total reduction of 68 parking stalls.	
<i>General Standard</i>	Not Met. Because only two of the remaining six standards are met, this standard is not met, which requires that proof that the variation being sought satisfies each of the standards herein due to a unique physical condition or practical difficulty.
<i>Unique Physical Condition</i>	Met. The subject property was developed as a multi-tenant facility based on a retail parking analysis of 1/250 SF in an era where retail uses were predominant in commercial strip centers. The facility is built out and there is no ability to add additional parking beyond what applicant has proposed.
<i>Not Self-Created.</i>	Met. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by

	natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
<i>Denied Substantial Rights</i>	Met. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant's ability to lease to a mix of tenants of any per use permitted in the C2 – General Service Commercial District other than retail, office, or service uses.
<i>Not Merely Special Privilege</i>	Met. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property given that there is an overall large amount of spaces provided on the property.
<i>Code Plan and Purposes</i>	Met. The proposed uses, a combination of service, medical service, retail, and eating and drinking place uses, are all commercial uses which meet the Comprehensive Plan and Zoning Ordinance's combined purpose and intent. The Comprehensive Plan designates the future land use as commercial and Zoning Map designates the property as the C2 – General Service Commercial District, in which each of the uses are permitted per Appendix A of the Zoning Ordinance.
<i>Essential Character of the Area</i>	Not Met. The requested degree of variation may result in the use of the property substantially increasing parking on the adjacent neighborhood streets at peak times given that not enough parking is provided on site.
<i>No Other Remedy</i>	Met. There are no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
TOTAL MET: 5 of 7 standards	

VII. PZC MOTION

Staff acknowledges that only five of the seven standards for variations are met. All seven of the standards must be found as met as proven by the applicant. If the Commission finds all standards to be met, below is a range of possible motions with associated conditions to assist in meeting said standards.

Motion 1

Recommend approval of requested variation with no conditions

Motion recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D).

Motion 2

Recommend approval of requested variation with operations and use limitations, less restrictive

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10:00pm, or later as otherwise permitted by the city authorized liquor license.

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Motion 3:

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Motion to recommending approval of a variation request to allow the reduction of parking stalls by 68 stalls where 179 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

1. That the entire square footage of the tenant space occupied by the eating and drinking place with the address 6044-6050 W. 159th Street only be open during the hours from 5:00pm to 10:00pm, or later as otherwise permitted by the city authorized liquor license.
2. That the following uses be limited to occupy no more than the following square footages as assigned in the table below:

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Motion 4:

Recommend approval of variation for 159 stalls instead of 179 spaces, with operations and use limitations

Motion to recommending approval of a variation request to allow the reduction of parking stalls by 48 stalls where 159 are required at 6040-6080 W. 159th Street in the C2 – General Service Commercial District, in accordance with Section 11-403(D) with the following conditions:

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THE CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

ORDINANCE
NO. 2019-02-07210

**AN ORDINANCE APPROVING A VARIATION TO ALLOW THE REDUCTION OF REQUIRED
PARKING STALLS AT THE PROPERTY LOCATED AT 6040 – 6080 W. 159th STREET IN
THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT**

(ZONING CASE 19-002 – Golfview Plaza Parking Variation – Ankur Kishore)

Passed by the Corporate Authorities, _____, 2019

Printed and Published, _____, 2019

Printed and Published in Pamphlet Form
By Authority of the Corporate Authorities

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2019-02-07210

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

AN ORDINANCE APPROVING A VARIATION TO ALLOW THE REDUCTION OF REQUIRED PARKING STALLS AT THE PROPERTY LOCATED AT 6040 – 6080 W. 159th STREET IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT

(ZONING CASE 19-002 – Golfview Plaza Parking Variation – Ankur Kishore)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Ankur Kishore of Harmony Property Management, ("**Applicant**") filed an application for a variation to the reduction of required parking stalls in the C2 – General Service Commercial District ("**Requested Relief**") at the property commonly known as 6040 – 6080 W. 159th Street, which property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**").

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on January 23, 2019 in the Daily Southtown and was held by the Planning and Zoning Commission ("**PZC**") on February 6, 2019. On February 6, 2019, the PZC adopted a motion to recommend approval of the Zoning Relief and directed City staff to prepare a written resolution approving the Zoning Relief; on February 20, 2019, the PZC adopted PZC Resolution 19-2 and attached as **Exhibit C**, thereby recommended approval of the Applicant's application for the Requested Relief.

Section 3. VARIATION.

Subject to the conditions set forth in Section 4 of this Ordinance, and pursuant to Section 11-403 of the Zoning Ordinance and the city's home rule authority, the following variation is hereby approved for the Property:

- A. a variation to Section 9-104(D)(b)(3) to allow a reduction of 69 stalls where 170 are required at the Property.

Section 4. CONDITIONS.

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

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

Section 5. CONFLICT.

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. EFFECTIVE DATE.

This Ordinance will be in full force and effect upon its passage and publication in pamphlet form in the manner required by law;

ADOPTED

This _____ Day of February, 2019

APPROVED By Mayor

This _____ Day of February, 2019

HENRY L. KUSPA, MAYOR

ATTEST:

JOHN F. JANOZIK, CITY CLERK

Aldermen	Aye	Nay	Abstain	Absent
Laura Clemons First Ward				
Richard D. Simon Second Ward				
Diane Wolf Third Ward				
Larry Schoenfeld Fourth Ward				
James Emmett Fifth Ward				
James Hortsman Sixth Ward				
Denise Danihel Seventh Ward				
Henry L. Kuspa Mayor				

EXHIBIT A
Legal Description

LOT 2 IN THE GOLFVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 12, 1990, AS DOCUMENT 90166488.

...commonly referred to as 6040 – 6080 W. 159th Street, Oak Forest, Illinois 60452

PIN: 28-17-312-060-0000

EXHIBIT C
PZC Resolution No. 19-2

(see attached)

CITY OF OAK FOREST
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 19-2

WHEREAS, Ankur Kishore of Harmony Property Management ("*Applicant*") filed an application for a variation request to allow the reduction of parking stalls in the C2 – General Service Commercial District; and such other and further zoning relief as may be required ("*Zoning Relief*"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 6040 - 6080 W. 159th Street ("*Property*").

WHEREAS, a public notice was duly published in the Daily Southtown on January 23, 2019 and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on February 6, 2019; and

WHEREAS, the Applicant's requested Zoning Relief changed from a reduction of 68 spaces to a reduction of 69 spaces where 170 are required on the floor of the aforementioned public hearing; 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 PZC of the City of Oak Forest, Cook County, based on the foregoing recitals which are hereby incorporated by reference, that:

Section 1. FINDINGS.

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

Section 2. RECOMMENDATION.

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

ADOPTED THIS 20th day of February, 2019

AYES: (8)

NAYS: (0)

ABSENT: (—)

ABSTAIN: (—)

Pro-Tem
Chairman
Oak Forest

EXHIBIT A
Photos



EXHIBIT A
Photos



EXHIBIT A
Photos



EXHIBIT A
Photos



EXHIBIT A
Response to Standards

Golfview Plaza.

Billing Address
135 W OGDEN AVE
WESTMONT, IL 60559

Property Address
6040-6080 W. 159th St
Oak Forest, IL 60452

Phone 630-242-3996
Fax 630-724-1676
Email hpmine@gmail.com

January 16, 2019
Village of Oak Forest
Community Development Department
15440 S Central Ave, Oak Forest, IL 60452

Attn: Katie Ashbaugh, Community Planner

Property Address: Golfview Plaza
6040-6080 W. 159th Street, Oak Forest, IL 60452

Ref: Application for Variance – To reduce minimum parking required

Ms. Ashbaugh

The ownership would like to obtain a parking variance for Golfview Plaza in order to bring it into compliance. Per your request, please find our written responses to satisfy the standards set forth in subsection 11-403.F of the Zoning Ordinance.

Code and Plan Purpose:

Based on the parking count/calculation, following spots are required: 179
Total Provided Parking Spaces: 111

1. General Standard:

As per the ordinance, Golfview plaza will be short 68 parking spaces. When Golfview plaza was built in the 80's, the parking requirements were substantially lower- so as the code has evolved, the plaza has fallen further and further below the required threshold. If Golfview was forced to follow the letter of the law, the plaza would have to stay 30-50% vacant at all time to be in compliance.

However, the current amount of parking has never created an issue with either the tenants or the surrounding neighbors of Golfview Plaza. In the lifetime of this plaza, no changes in the size of the building have taken place and while there has been some individual tenant turnover, the overall mix has not changed over the years.

This plaza was 100% occupied roughly 6 years ago and even at that time, the parking lot always had some vacate spaces mainly due to the fact that because there is a large tenant mix at the plaza, the time of peak parking load for each tenant is not the same. For example the plaza has 4530 sq ft of medical office space representing almost 18% of the total square footage of the plaza. These medical offices are typically busiest between 9-5 Monday through Friday whereas a restaurant such as Ray's Agave which is 5040 sqft has minimal traffic at that time and gets see its peak parking load in the evenings for dinner and on the weekends.

EXHIBIT A
Response to Standards

Golfview Plaza.

Billing Address
135 W OGDEN AVE
WESTMONT, IL-60559

Property Address
6040-6080 W. 159th St
Oak Forest, IL 60452

Phone 630-242-3996
Fax 630-724-1676
Email hpminc@gmail.com

Finally, this plaza has always had 96 parking spaces (which have been adequate throughout the history of the plaza) however, in an effort to maximize the parking at the plaza, ownership was able to increase the parking to 111 space by utilizing the back alley thereby further decreasing the load on the existing parking lot.

Current ownership believes that due to the varied parking load and the additional parking that has been added that the plaza will be able to function well for all tenants and not experience any issue due to an overloaded parking lot.

2. Unique Physical Condition:

Golfview plaza is unique in that it was built in the 80's and was built to the parking requirements at that time. Its physical location also means that there is no way to add additional parking to the plaza above and beyond what has been done by adding 15 spaces to the back alley.

3. Not Self-Created:

The lack of parking is not the result of any action or inaction of the owner or his predecessor in title and existed at the time of enactment of the provision from which a variation is sought or was created by natural forces or was the result of government action, other than the adoption of this code, for which no compensation was given. Basically nothing was changed in regards to the building or parking lot since its construction.

4. Denied Substantial Rights:

As stated above, if the letter of provision is enforced, then this plaza would need to remain partially vacant at all times thereby limiting the owner of the ability to maximize the rental potential of the plaza.

5. Not Merely Special Privilege:

Commercial strip malls built in this era generally are under-parked based on current acceptable norms; however, as long as the tenants and their patrons do not suffer from parking deficiencies than there is no special privilege because the property will continue to be used in the manner for which it was designed (a general use retail strip mall).

6. Code and Plan Purpose:

Ownership believes that because there will be no change in the physical structure of the plaza nor in the way that it is being utilized it will continue to be in harmony with the Code and the Official Comprehensive Plan for the property.

7. Essential Character of the Area:

Again this is an existing structure that is not changing in size, shape, or uses and been part of the community for the past 30+ years.

8. No Other Remedy:

There is no additional place to add parking to the plaza

EXHIBIT A
2010 Tenant Roster

Golfview Plaza - Circa 2010

Unit Address	Tenant Name	Sq Feet	Use	Parking Ratio (sq. ft. unless otherwise noted)	Required Spaces	
6076-6080	Wonder Bread	3825	Retail	1/250	15	Bakery / Grocery Store
6072-6074	Eddy's Liquor and Tobacco	2515	retail	1/250	10	Liquor Store
6070	Dotty's	1310	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	18	Deli/Gaming
6068	Ted's Barber	1300	service	1/250	5	Hair Salon
6066	Bob Micklsen Audiology	1200	health service office	1/200	6	Hearing Aids
6064	Kung Po House	1110	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10	Take-out
6062	Subway	950	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	10	Take-out
6060	Hair Gallery	1020	Retail	1/250	4	Salon
6056-6058	Perfect Smiles	2130	health service office	1/200	11	Dentist
6054	Dr Halwax	1200	health service office	1/200	6	Chiropractor
6052	Spa And Nail	1310	service	1/250	5	Nail Salon
6048-6050	Handi Indian Cuisine	2610	eating/drinking establishment	1/2 employees + 1/3 persons design capacity	38	Indian Resturant
6044-6046	India Bazzar	2430	retail	1/250	10	Indian Grocery Store
6042	JP Tuxedo	1300	retail	1/250	5	Tuxedo rental
6040	Urmi Salon	1310	Retail	1/250	5	Eye brow Threading / waxing
		25520			158	

EXHIBIT A
Westchester Tenant Roster

Company : Mannheim Professional Building

Location : 927- 957 South Mannheim
Month Jan 2019

TENANT NAME	SPACE #	SQFT	Use
Geraci Law	927 1N	1,160	Bankrupcy and injury law
Maria Sousa (Insurance)	927 1S	750	Insurance Office
k-five	927 2S	880	Office
John S. Aiello	927 3S	800	General Dentistry
Lina Li	937 1N	880	Massage/Spa
Alisum Printing	937 1S	1,500	Printing Services
Advantage Nursing	943	720	Medical Staffing
Dental Implants	947	2,000	Dental Implant Office
Eric McLean	957 1N	1,640	General Dentistry
Dr. Carla Franklin	957 1S	1,680	General Dentistry
TOTALS		12,010	
		SQFT	

EXHIBIT A
Lombard Tenant Roster

Company : Roosevelt Plaza
Location : 207-221 E Roosevelt Rd, Lombard, IL 60148
Month Jan 2019

Tenant	Space	Sq. Ft.	Additional Provisions
Blazin Wings, Inc. dba Buffalo Wild Wings	207	5,740	Use: Sports Bar/Wings
Pita Pita	211	3,050	Use: Full Service Resturant
Hair Cuttery	213	1,171	Use: Hair Salon
Cleaner Depot dba CD One Price Cleaners	217	2,827	Use: Dry Cleaners
Check 'N Go	219 - A	1,801	Use: Payday Loans
Jet's Pizza	219 - B	1,535	Use: Pizza restaurant / Take-out
T-Mobile	221	3,397	Use: Wireless products
Total Sq. Ft.		19,521	
Total Occupied		19,521	
Total Vacant		-	

EXHIBIT A
Des Plaines Tenant Roster

Company : Oaklee Plaza
Location : 1427-1479 Lee St, Des Plaines, IL 60018
Month Jan 2019

Tenant	Space	Sq. Ft.	Additional Provisions
Valda Inc	1429	1,573	Use: Window/Door Sales
Nail Bliss	1431	1,370	Use: Nail Salon
Paramount Staffing	1441	2,724	Use: Staffing Company
US Dental Group	1447	2,724	Use: General Dentist
DBA Dental Vue			
A-Z Communications Inc	1451	1,291	Use: Wireless equipement
DBA T-Mobil			
Value Pizza Company	1455	1,417	Use: Pizza restaurant / Take-out
DBA Little Ceasers			
R&R Goldman & Assoc.	1467	9,000	Clothing Store
DBA Discovery Clothing			
Malincho, Inc	1475	6,790	Liquor/Grocery Store
Athletico Management LLC	1479	5,464	Medical/Rehab
Coffee House Holding	1427	1,914	Coffee Shop/Take out
DBA Starbucks druve-thru			
Total Sq. Ft.		34,267	
Total Occupied		34,267	
Total Vacant		-	

EXHIBIT B
Findings of Fact

The PZC hereby makes the following findings of fact in reference to the relevant standards provided in the Zoning Ordinance of Oak Forest for the requested Zoning Relief:

STANDARDS FOR VARIATIONS

No special permit shall be recommended or granted pursuant to the below unless the applicant establishes that they are met.

STANDARDS FOR VARIATIONS	
<i>General Standard</i>	Met. This standard is met, given that each of the standards herein are found as met.
<i>Unique Physical Condition</i>	Met. The subject property was developed as a multi-tenant facility based on a retail parking analysis of 1/250 SF in an era where retail uses were predominant in commercial strip centers. The facility is built out and there is no ability to add additional parking beyond what applicant has proposed.
<i>Not Self-Created.</i>	Met. The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
<i>Denied Substantial Rights</i>	Met. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision by limiting the applicant's ability to lease to a mix of tenants of any per use permitted in the C2 – General Service Commercial District other than retail, office, or service uses.
<i>Not Merely Special Privilege</i>	Met. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property given that there is an overall large amount of spaces provided on the property.
<i>Code Plan and Purposes</i>	Met. The proposed uses, a combination of service, medical service, retail, and eating and drinking place uses, are all commercial uses which meet the Comprehensive Plan and Zoning Ordinance's combined purpose and intent. The Comprehensive Plan designates the future land use as commercial and Zoning Map designates the property as the C2 – General Service Commercial District, in which each of the uses are permitted per Appendix A of the Zoning Ordinance.
<i>Essential Character of the Area</i>	Met. The requested degree of variation will not result in the increase of parking on the adjacent neighborhood streets at peak times given that the eating and drinking place triggering the Zoning Relief request will have peak times off set from the other businesses on the subject property.
<i>No Other Remedy</i>	Met. There are no other means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.
TOTAL MET: 8 of 8 standards	



CITY COUNCIL AGENDA MEMO

DATE: June 6, 2024
TO: Mayor Kuspa, City Council
FROM: Paul Ruane, Community Planner
SUBJECT: Approval of Ordinance 2024-06-10340, authorizing a Class C Liquor License for Logra Group, LLC. at 6050 W. 159th Street (Maiz y Barro)

Background

Attached for City Council review and concurrence is Ordinance 2024-06-10340 Class C Liquor License in the City of Oak Forest. The petitioner is concurrently requesting a Special Use Permit for the patio as well. The attached layout shows the location of the patio, planters, and seating.

The temporary patio seating is proposed to operate from May to September (or weather permitted). The outdoor patio plans to open from 11:00 AM to 9:00 PM.

Action Requested

Approval of Ordinance 2024-06-10340

CITY OF OAK FOREST

ORDINANCE NO. 2024-06-10340

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

Passed by the City Council, _____, 2024

Printed and Published, _____, 2024

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2024-06-10340

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

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

shall be and is hereby adopted as follows:

Section 1. LICENSE.

The number of Class C liquor licenses authorized by Chapter 111.51(A) of the City of Oak Forest Code to authorize the issuance of a liquor license for Logra Group, LLC. at 6050 W. 159th Street, Oak Forest, IL 60452, in accordance with the Oak Forest City Code.

Section 2. PROVISIONS.

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

Section 3. INVALIDITY.

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

Section 4. REPEALER.

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

Section 5. EFFECTIVE DATE.

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

ADOPTED

This _____ Day of _____, 2024

APPROVED By Mayor

This _____ Day of _____, 2024

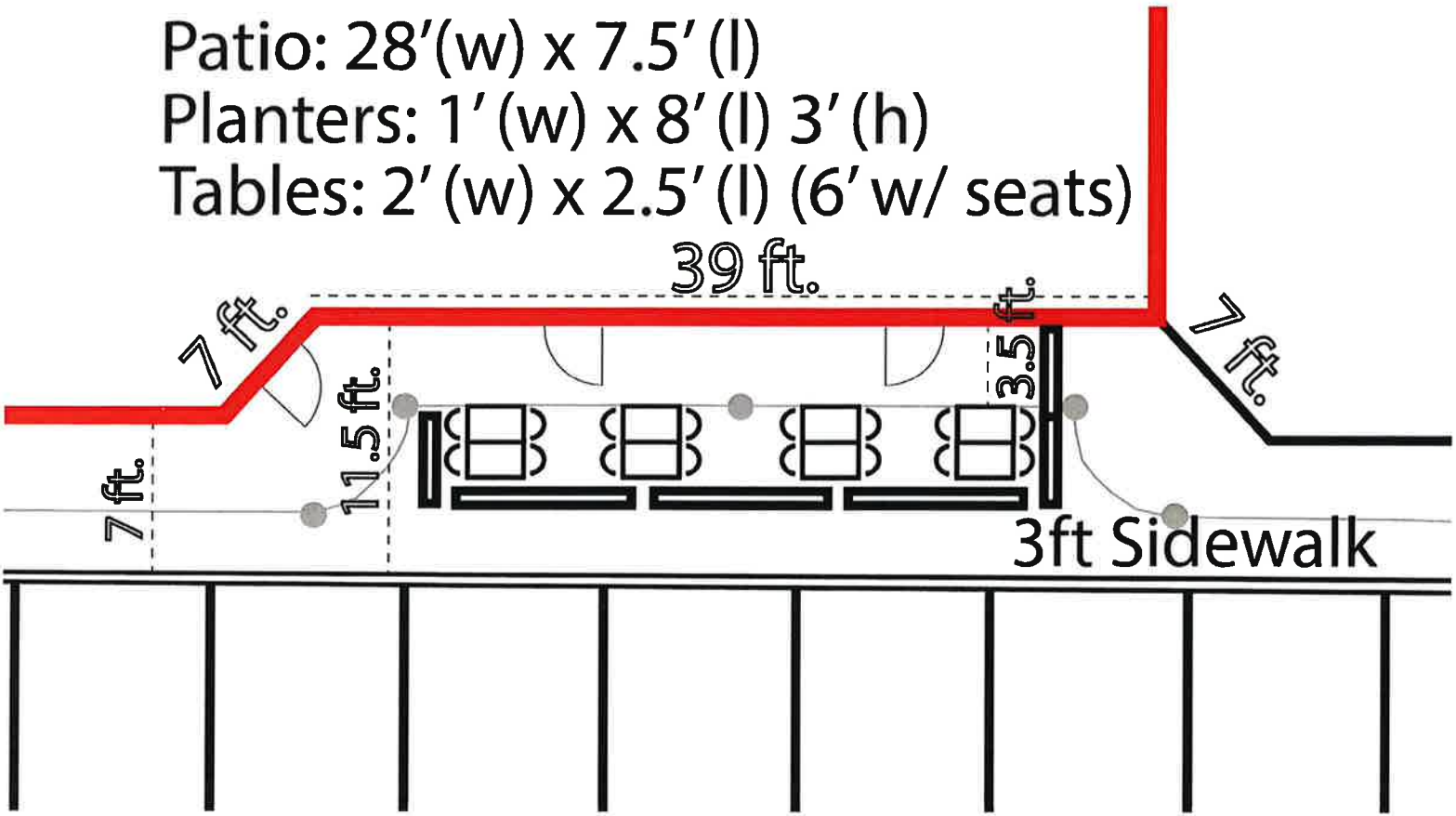
HENRY L. KUSPA, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

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

Patio: 28'(w) x 7.5'(l)
Planters: 1'(w) x 8'(l) 3'(h)
Tables: 2'(w) x 2.5'(l) (6' w/ seats)



**CITY OF OAK FOREST
 PLANNING & ZONING COMMISSION MEETING DRAFT MINUTES
 Wednesday, June 5, 2024**

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

Pledge of allegiance.

PRESENT: Chairman Jim Stuewe
 Commissioner Jeffrey Ater
 Commissioner Curt Kunz
 Commissioner Rick Larson
 Commissioner Glenn Runge
 Commissioner Michael Ziak
 Staff Member Paul Ruane
 City Clerk/Executive Assistant Nicole Tormey

ABSENT: Commissioner Mike Forbes
 Commissioner Wayne Schroeder
 Commissioner Frank Serna

Chairman Stuewe asked for a motion to open the meeting.

Commissioner Larson made the motion. Commissioner Runge seconded.

Roll call.

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

Motion carried 6-0, 3 absent.

1. ZC# 24-014 6050 W. 159th Street – Maiz y Barro Patio – Special Use Permit: The applicant requests review and recommendation of approval of special use permit to allow outdoor seating patio in the C2 – General Service Commercial District at 6050 W. 159th Street.

Community Planner, Paul Ruane reported what was being requested is a temporary outdoor seating patio, Monday through Sunday from 11:00 a.m. until 9:00 p.m. May through September, weather permitting. The use is for continual use. The patio will be located by the main entrance. Paul Ruane showed a proposed site plan indicating a patio of 28' x 7.5' with planters separating the area from pedestrians walking by. Tables would be 2' x 2.5' with six seats. The Building Commissioner confirmed the dimensions. A potential issue the Building Commission brought up was the potential of a vehicle to overhang onto the sidewalk. Staff proposed to provide parking blocks in front of the patio space.

Commissioner Ziak asked about the parking blocks and if they are going to be permanently attached or removable. Paul Ruane stated he could work with the petitioner and believes it will be removable for snow plow.

Commissioner Larson asked what the planters are made of. Paul Ruane replied they would be made of wood. Chairman Stuewe asked if the Building Commissioner was okay with that. Paul stated he did not comment on that.

Commissioner Ater asked about fire hazards. Paul Ruane stated that would be better suited for the Fire Department about that but he believes they meet the requirements. The doors open outward and people have access to outside.

Commissioner Kunz asked if it would be similar to the setup during Covid. Paul Ruane stated yes but with planters.

Elvia Granados owner of Maiz y Barro approached the podium. She described the planters. They will be together but not blocking the main entrance. The exit doors will not be blocked.

Chairman Stuewe asked for motion to affirm PZC Resolution 24-14 recommending approval of the special use permit.

Commissioner Kunz made the motion. Commissioner Larson seconded.

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

Motion carried 6-0-0, 3 absent.

Paul Ruane stated this will go before City Council on June 11, 2024 at 7:30 p.m.

Chairman Stuewe asked for a motion to approve the minutes from May 1, 2024.

Commissioner Runge made the motion. Commissioner Larson seconded.

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

Motion to approve the minutes of May 1, 2024 with no changes, carried 6-0-0, 3 absent.

Chairman Stuewe asked for citizen comments. Seeing none.

Chairman Ziak asked if the Comprehensive Plan for the city could be updated. Paul Ruane stated he would pass it along to City Council.

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

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

Meeting adjourned at 7:17 p.m.

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

CHAIRMAN JAMES STUEWE