



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

1. Pledge of Allegiance
2. Roll call
3. Announcements
4. Motion to establish Consent Agenda
5. Consent Agenda
 - A. Consideration of the following list of bills dated:
 1. Regular Bills - FY 2025-2026
 2. Supplemental Bills - FY 2025-2026
 - B. Consideration of the following minutes:
 1. Emergency Telephone System Board - June 3, 2025
6. Fire Department
 - A. Approval of replacement of front intake valve on Engine 40 and remit payment to Orland Fire District for the parts and service in the amount of \$11,071.31. See attached memorandum with supporting details from Fire Chief Gary Kasper.



7. Community Development

- A. Approval of Resolution 2025-07-0493R, authorizing a plat of subdivision at 15541 South Cicero Avenue. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- B. Approval of Ordinance 2025-07-10970, authorizing a special use permit to allow a banquet room in the C1 – Local Commercial District at 5544 West 147th Street, Unit C1-3. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- C. Approval of Ordinance 2025-07-10980, authorizing a text amendment to the Oak Forest Zoning Code Section 11-203: Public Hearings and Meetings. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.
- D. Approval of Ordinance 2025-07-10990, authorizing a text amendment to include comprehensive updates to the Oak Forest Zoning Code with regard to updates to the use table and consolidation of additional use requirements to one chapter. See attached memorandum with supporting details from Assistant Director of Community and Economic Development Paul Ruane.

8. Public Works

- A. Approval of Resolution 2025-07-0494R, authorizing the execution of a ride along agreement between the City of Oak Forest and the Cook County Department of Animal and Rabies Control. See attached memorandum with supporting details from Director of Public Works Michael Salamowicz.
9. Citizen Participation: The Oak Forest City Council invites public comment at its meetings, but it generally does not have the ability to provide an immediate response to some questions raised during the Citizens Participation portion of a council meeting without some reasonable opportunity to review them. Therefore, the City Council encourages questions to also be submitted in writing in the event that they need to be referred to City staff to help assure a more thoughtful and informed response. Individual comments are limited to three (3) minutes.



10. Old Business

11. New Business

12. Executive Session

- A. Motion to enter into Executive Session to discuss Collective Bargaining (5 ILCS 120/2(c)(2): Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

13. Adjournment



Notice Agenda Item

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
10-8 TECHNOLOGY INC	1797	06/25/25	600.00	01-05-5403 RADIO MAINTENANCE	creating master codeplug for customer fleet - cloning per radio from master codeplug		
1ST CHOICE DME LLC	208811 DD Vchr 481	06/23/25	76.64	02-18-5517 WORKER'S COMP INSURANCE	DME-Durable Medical Equi - CLaim #250117W005-DD-3/13/2025 - Voucher #481		
Align Networks Inc	GG0116216997 MW Vchr 488	06/30/25	318.83	01-02-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 - 6/04/25- Voucher # 488		
Align Networks Inc	GG0116250277 MW Vchr 489	06/30/25	318.83	01-02-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 - 6/11/25-MW- Voucher # 489		
Allegra Marketing Print Mail	49200	06/16/25	63.75	01-01-5301 OFFICE SUPPLIES	name plates		
Allegra Marketing Print Mail	49232	06/16/25	21.25	01-01-5302 PRINTING	name plate		
ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC	SP4/109150	07/01/25	554.38	01-04-5401 EQUIPMENT MAINTENANCE	case, side - gauge, washer, collar, o-ring, plug, super UDT, black RTV silic		
AMAZON CAPITAL SERVICES INC*	14WG-MPFR-T7R6	06/25/25	121.23	01-01-5301 OFFICE SUPPLIES	dum dums, coffee, popcorn, paper bowls		
AMAZON CAPITAL SERVICES INC*	1FCK-HPQN-T71D	06/25/25	87.12	01-03-5301 OFFICE SUPPLIES	cable management - under desk kit, AC adapter charger, Ethernet to USB - booking room		
AMAZON CAPITAL SERVICES INC*	1NCF-C6YJ-XV1T	07/01/25	15.95	01-01-5301 OFFICE SUPPLIES	6ft floor cord cover		
AMAZON CAPITAL SERVICES INC*	1VVL-XPV4-RRVM	06/28/25	891.74	01-01-5301 OFFICE SUPPLIES	ethernet cable, crimp tool - network cable		
AMAZON CAPITAL SERVICES INC*	1Y7D-VF7W-36PM	06/18/25	1,460.77	01-04-5313 UNIFORMS	safety sweatshirts - Street		
AMERICAN BODY COMPANY	SAF19621	06/05/25	156.00	01-04-5402 VEHICLE MAINTENANCE	Single wheel axle, dual wheel axle - #21, #7, #18, #22 - PW		
AMERICAN MESSAGING	U1109710ZG	07/01/25	196.03	01-04-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZG	07/01/25	40.85	02-17-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZG	07/01/25	33.63	02-18-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZG	07/01/25	7.97	01-01-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZG	07/01/25	7.97	01-11-5305 TELEPHONE	ACT# U1-109710		
APCO INTERNATIONAL	1191307	06/18/25	35.00	89-00-5312 TRAINING & TRAVEL	EMD 5.4 Recertification #76209 - June 2025-Ooms		
ARCTERA US LLC*	4200005563	06/21/25	45.24	01-01-5404 COMPUTER MAINTENANCE	Customer #34413 - Enterprise Vault Cloud Arch Hosted Subscription - Usage above min contracted no of users		
B & Z HEATING & AIR INC	JUNE2025CONTRACTOR S	06/30/25	100.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR CONTRACTOR REGISTRATION PERMIT		0725
BANIALIS, PAUL	06302025 REF BANIALIS	06/30/25	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	REFUND-SENIOR VEHICLE STICKER		0725
Basic Irrigation Services Inc	33210	06/17/25	180.00	01-04-5429 MAINTENANCE OF PONDS	service call - reset ftn & timers programs at Emily center		
Basic Irrigation Services Inc	33275	07/01/25	332.00	01-04-5429 MAINTENANCE OF PONDS	Pulled in and repaired disconnect cup on Deloris East		
BEATTY, AARON*	06022025 EXP BEATTY	06/02/25	290.13	01-01-5312 TRAINING & TRAVEL	EXP reimbursement - Govenors State Univ - Semester 1 Books		
BEATTY, RICHARD*	1ST QTR 2025 COMMISSION	06/26/25	250.00	01-01-5209 POLICE & FIRE COMMISSION	QUARTERLY COMMISSION STIPEND		0725
BECK, JEANETTE K*	4TH QTR & 1ST QTR COMMISSION	06/30/25	275.00	01-01-5202 CIVIL SERVICE	QUARTERLY COMMISSION STIPEND		0725
BLATCHFORD, WALLACE R.*	1ST QTR 2025 COMMISSION	06/26/25	250.00	01-01-5209 POLICE & FIRE COMMISSION	QUARTERLY COMMISSION STIPEND		0725
BOUND TREE MEDICAL LLC	85825059	06/27/25	563.98	01-02-5317 EMS SUPPLIES	bak-pak ultra backboard w/out pins- 2		
Brouette, Michael*	06272025 EXP Brouette	06/27/25	13.08	01-03-5323 LAW ENFORCEMENT SUPPLIES	EXP reimbursement - CR2032 disc batteries for squad key fobs		
C.O.P.S. and F.I.R.E. Personnel Testing	1525	06/18/25	746.37	01-01-5209 POLICE & FIRE COMMISSION	Advertising cost, Online applications-#38		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
C.O.P.S. and F.I.R.E. Personnel Testing	1537	06/19/25	1,000.00	01-01-5209 POLICE & FIRE COMMISSION	Law Enforcement Written Entrance Exam - Applicants 10		
CANON FINANCIAL SERVICES INC	41359232	06/30/25	311.05	01-03-5514 EQUIPMENT RENTAL	Contract # 694009-1		
CANON FINANCIAL SERVICES INC	41359232	06/30/25	275.32	02-17-5504 CONTRACTUAL SERVICES	Contract #694009-2		
CANON FINANCIAL SERVICES INC	41359232	06/30/25	1,157.72	01-01-5504 CONTRACTUAL SERVICES	CONTRACT#694009-4		
CANON FINANCIAL SERVICES INC	41359233	06/30/25	215.51	01-02-5604 MISC EQUIPMENT	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC	41359233	06/30/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC	41359233	06/30/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC	41359233	06/30/25	215.51	01-11-5504 CONTRACTUAL SERVICES	Contract# 694009-3 E-Studio Color Copiers Series		
CASTANEDA, SKYE	06272025 REF CASTANEDA	06/27/25	23.75	09-00-4226 COMMUTER PARKING FEE	REFUND- METRA TOKENS		0725
CDW GOVERNMENT INC*	AE7AZ7I	06/23/25	147.78	01-03-5601 VEHICLE PURCHASES	Brother 14FT car adapter		
CDW GOVERNMENT INC*	AE7G57J	06/24/25	1,447.11	01-03-5601 VEHICLE PURCHASES	Brother Active Dock/Mounting station, 93 Key Red Backlit touchpads		
CED Consolidated Electrical Dist. Inc.	1028-1414899	06/18/25	416.11	01-04-5406 BUILDING MAINTENANCE	1/2 1 hole stl emt str, 20A wh spec gr dec recep, GFCI rcpt cover, tapcon anchors		
CHICAGO PARTS and SOUND LLC	1850	06/23/25	1,895.00	01-03-5601 VEHICLE PURCHASES	Durango vault install kit		
CHICAGO SOUTHLAND CONVENTION & VISITORS	April 25 BW	06/23/25	80.89	01-01-5512 OTHER SERVICES	Hotel Tax Remit APRIL 2025 Best Western Only		
CHICAGO SOUTHLAND CONVENTION & VISITORS	Feb 25 BW	06/23/25	245.04	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT February Best Western ONLY		
CHICAGO SOUTHLAND CONVENTION & VISITORS	Jan 25 BW	06/23/25	280.10	01-01-5512 OTHER SERVICES	Hotel tax remit January 2025 Best Western Only		
CHICAGO SOUTHLAND CONVENTION & VISITORS	March 25 BW	06/23/25	281.97	01-01-5512 OTHER SERVICES	HOTEL TAX REMIT March BEST WESTERN ONLY		
Cintas Corporation #21	4234623642	06/23/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4234623642	06/23/25	64.97	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4235391226	06/30/25	215.73	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4235391226	06/30/25	64.97	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
CITY OF OAK FOREST	06302025 PEDA MW Vchr 491	06/30/25	3,047.32	01-02-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 5/31/25-6/13/25 MW Voucher #491		
CITY OF OAK FOREST	06302025 PEDA RH Vchr 490	06/30/25	3,064.64	01-03-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 6/13/25-6/26/25 - RH -Voucher #490		
CITY OF OAK FOREST	06302025 PEDA SS Vchr 492	06/30/25	3,461.00	01-02-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 6/3/25-6/16/25 SS Voucher #492		
CIVIC SYSTEMS LLC	INV-07722	07/01/25	3,219.00	02-18-5404 COMPUTER MAINTENANCE	Sem-Annual Civic Systems maintenance		
CIVIC SYSTEMS LLC	INV-07722	07/01/25	4,828.50	02-17-5404 COMPUTER MAINTENANCE	Sem-Annual Civic Systems maintenance		
CIVIC SYSTEMS LLC	INV-07722	07/01/25	8,047.50	01-01-5404 COMPUTER MAINTENANCE	Sem-Annual Civic Systems maintenance		
Comcast	8771400960005983 July 25	06/18/25	27.73	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005983 July 25		
Comcast	8771400960005991 July 25	06/18/25	7.95	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005991 July 25		
COMED	0433921222 June 25	06/25/25	38.42	01-04-5307 ELECTRICITY	Act# 0433921222 June 25		
COMED	0973764111 June 25	06/26/25	133.38	02-17-5307 ELECTRICITY	Act# 0973764111 June 25		
COMED	1425423333 May 25	06/06/25	56.26	01-04-5307 ELECTRICITY	Act# 1425423333 May 25		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
COMED	1453743000 June 25	06/24/25	187.80	01-04-5307 ELECTRICITY	Act# 1453743000 June 25		
COMED	2035421222 June 25	06/25/25	60.81	01-04-5307 ELECTRICITY	Act# 2035421222 June 25		
COMED	2140425000 May 25	06/06/25	165.61	02-18-5307 ELECTRICITY	Act# 2140425000 May 25		
COMED	2643525111 May 25	06/06/25	54.05	02-18-5307 ELECTRICITY	Act# 2643525111 May 25		
COMED	3310352222 June 25	06/25/25	26.95	01-04-5307 ELECTRICITY	Act# 3310352222 June 25		
COMED	3478965000 June 25	06/24/25	86.83	01-04-5307 ELECTRICITY	Act# 3478965000 June 25		
COMED	3733637000 May 25	06/06/25	82.82	02-18-5307 ELECTRICITY	Act# 3733637000 May 25		
COMED	3961629111 June 25	06/24/25	31.78	01-04-5307 ELECTRICITY	Act# 3961629111 June 25		
COMED	5281239000 June 25	06/25/25	51.59	02-17-5307 ELECTRICITY	Act# 5281239000 June 25		
COMED	5842134000 May 25	06/06/25	379.67	02-18-5307 ELECTRICITY	Act# 5842134000 May 25		
COMED	6037597000 May 25	06/06/25	151.16	02-17-5307 ELECTRICITY	Act# 6037597000 May 25		
COMED	6671716000 May 25	06/06/25	63.51	02-17-5307 ELECTRICITY	Act# 6671716000 May 25		
COMED	7190812000 May 25	06/06/25	346.11	02-17-5307 ELECTRICITY	Act# 7190812000 May 25		
COMED	7847842222 June 25	06/25/25	127.60	01-04-5307 ELECTRICITY	Act# 7847842222 June 25		
COMED	8346857000 May 25	06/17/25	31.30	02-17-5307 ELECTRICITY	Act# 8346857000 May 25		
COMED	8672116000 May 25	06/06/25	612.78	02-17-5307 ELECTRICITY	Act# 8672116000 May 25		
COMED	9084342111 June 25	06/25/25	5,455.56	01-04-5307 ELECTRICITY	Act# 9084342111 June 25		
COMED	9098733000 May 25	06/06/25	203.31	02-18-5307 ELECTRICITY	Act# 9098733000 May 25		
CORE & MAIN*	W914660	05/15/25	2,856.00	02-17-5421 MAINTENANCE OF WATER MAINS	Gas powered saw for water main.	3820	
CORONA, MICHAEL*	06302025 TTD-MC-Vchr 494	06/30/25	2,988.68	01-03-5517 WORKER'S COMP INSURANCE	TTD-Temp. Total Dis-Claim#240212W030-MC-5/30/25- 6/12/25-Voucher# 494		
COZZOLINO, DOLORES*	4th Qtr 2025 Commission	06/19/25	60.00	01-10-5213 CABLE TV COMMITTEE	QUARTERLY COMMISSION		
Crossmark Printing Inc	100383	06/23/25	70.00	01-01-5311 SPECIAL EVENTS	1 Hometown Hero Banners		
DANIELS, WILLIAM	06252025 REF DANIELS	06/25/25	387.97	99-00-1115 UTILITY CASH CLEARING	REFUND-OVER PAYMENT FOR FINAL WATER BILL		0725
DAVIDSON, DIANA L*	4TH QTR & 1ST QTR COMMISSION	06/30/25	150.00	01-01-5202 CIVIL SERVICE	QUARTERLY COMMISSION STIPEND		0725
DELGADO, GABRIELA	25-05-0532	07/01/25	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5219 DIANE CT POOL PERMIT		0725
DONLEY, JOSEPH*	4TH QTR & 1ST QTR COMMISSION	06/30/25	150.00	01-01-5202 CIVIL SERVICE	QUARTERLY COMMISSION STIPEND		0725
DONNOE & ASSOCIATES INC	10938	06/23/25	365.00	01-01-5209 POLICE & FIRE COMMISSION	Testing supplies - dispatch		
ENCOMPASS SPECIALTY NETWORK LLC	5212594230 DD Vchr 493	06/30/25	253.56	02-18-5517 WORKER'S COMP INSURANCE	HOSP-Hospital - Claim #250117W005 DD-5/28/25 Voucher #493		
ENGUITA, MADELINE	06252025 REF ENGUITA	06/25/25	111.42	99-00-1115 UTILITY CASH CLEARING	REFUND-Overpayment for water bill		0725
EVT TECH	7379	06/23/25	1,564.70	01-02-5402 VEHICLE MAINTENANCE	Install equipment, mobile router, antenna, radios		
Ferguson Waterworks #1934	0420953	06/10/25	5,829.65	02-17-5421 MAINTENANCE OF WATER MAINS	Powerseal Water main repair clamps	3853	
FINN, THOMAS J	4th Qtr 2025 Commission	06/19/25	60.00	01-10-5213 CABLE TV COMMITTEE	Quarterly Commission		
Fitness Equipment Rx LLC	3182	05/26/25	525.00	01-03-5401 EQUIPMENT MAINTENANCE	Complete diagnostics, maintenance on: Life Cycle, Power Mills, Treadmill etc.		
FLAG DESK INC	30911	06/10/25	350.80	01-08-5336 FLAGS & DECORATIONS	6 x 1" Silver Aluminum Rotating Poles		
Flock Group Inc	INV-67521	06/20/25	6,000.00	01-03-5604 MISC EQUIPMENT	Flock Falcon Camera	3860	
FREEBYRD LLC	1 2025-05-20	05/20/25	2,300.00	01-01-5220 VETERANS COMMISSION	Independence day performance with sound and lights		
Gericke, Patrick	1ST QTR 2025 COMMISSION	06/26/25	250.00	01-01-5209 POLICE & FIRE COMMISSION	QUARTERLY COMMISSION STIPEND		0725

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Goldy Locks Inc	83186970	06/26/25	16.35	01-08-5406 BUILDING MAINTENANCE	single cut duplicate key, lucky lu 16400		
HARRIS, COURTNEY	25-06-0662	06/30/25	75.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 16531 LOCKRIDGE PERMIT PERMIT		0725
HIGH STAR TRAFFIC*	14023	06/25/25	1,517.30	01-04-5410 STREET MAINT/SIGNS	18"X6", 24"X6", 30"X6" street signs		
HORTSMAN, JAMES A*	1ST QTR 2025 COMMISSION	06/26/25	1,000.00	01-01-5208 LIQUOR COMMISSIONER	QUARTERLY COMMISSION STIPEND		0725
HR Green Inc.	188602	06/06/25	580.00	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Waverly Creek Townhomes First Review		
HR Green Inc.	188763	06/10/25	2,780.00	08-00-5412 STREET RESURFACING	2025 MFT Road Program - Design Engineering	3814	
HR Green Inc.	189358	06/26/25	10,814.00	02-18-5638 SEWERS	Engineering Services to replace the Crescent Green Lift Station	3819	
HR Green Inc.	189359	06/26/25	207.00	02-17-5652 WATER SYSTEM IMPROVEMENTS	Engineering Services for 5MG & 3MG Ground Storage Tanks	3861	
IFMK LAW LTD	100050.3992_Stmt_14 JB VR 482	06/23/25	120.00	01-02-5517 WORKER'S COMP INSURANCE	LGLW-Legal-Claim #231128W032-JB-5/31/25-Voucher #482		
IFMK LAW LTD	100050.4185_Stmt_8 MC V483	06/23/25	600.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal - MC Claim #240212W030 - 5/31/25-Voucher #483		
IFMK LAW LTD	100050.4295_Stmt_3 RH v 485	06/23/25	800.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal-RH Claim #231023W035-5/31/25-Voucher#485		
IFMK LAW LTD	100050.4357_Stmt_1 JB V484	06/23/25	80.00	01-02-5517 WORKER'S COMP INSURANCE	LGLW-Legal - JB - Claim #250221W037 - 5/31/25-Voucher #484		
ILLINOIS DEPT OF INNOVATION & TECH	T2524386	06/23/25	330.70	01-03-5305 TELEPHONE	Billing Act# T2220910, GUC #600044801 Communication Charges - LEADS - May 2025		
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	ILR400408 (A) 2025-2026	06/18/25	1,000.00	01-04-5424 MAINTENANCE OF SEWERS	NPDES STORMWATER-MS4 - FY-2026 Billing		
IPMG	20250602-127 DD Vchr 487	06/23/25	603.75	02-18-5517 WORKER'S COMP INSURANCE	MCMW-Med Case Mgmt -Claim #250117W005 DD Voucher #487		
Johnstone Supply	2221890	06/26/25	181.11	01-08-5406 BUILDING MAINTENANCE	ice machine cleaning		
Johnstone Supply	2222248	06/30/25	957.00	01-04-5406 BUILDING MAINTENANCE	refrigerant		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	3,576.00	01-01-5506 LEGAL FEES-REGULAR	General		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	2,652.00	01-01-5506 LEGAL FEES-REGULAR	Labor		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	1,176.00	38-00-5506 LEGAL FEES-REGULAR	15541 S. Cicero Avenue		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	188.60	01-01-5506 LEGAL FEES-REGULAR	PROPERTY MAINTENANCE LIENS		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	82.50	01-01-5506 LEGAL FEES-REGULAR	15230 Central Demolition Action		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	462.00	38-00-5506 LEGAL FEES-REGULAR	Purchase and Development of Site 15541 S. Cicero		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	744.00	01-01-5506 LEGAL FEES-REGULAR	TIF no. 9		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	3,301.26	01-01-5506 LEGAL FEES-REGULAR	Merkle Lawsuit		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	603.00	01-01-5506 LEGAL FEES-REGULAR	Complaint for Injunctive Relief-16417 Blair Land		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	925.00	39-00-5506 LEGAL FEES-REGULAR	EM8 Lamon/157th Street		
KLEIN THORPE AND JENKINS LTD*	06182025	06/18/25	2,260.30	01-01-5506 LEGAL FEES-REGULAR	2025 Property Maintenance Lien Foreclosures		
LANDS' END BUSINESS OUTFITTERS*	SIN13087415	06/17/25	333.97	01-01-5313 UNIFORMS	Cust# 4068636 Polos, jackets		
LANDS' END BUSINESS OUTFITTERS*	SIN13106907	06/26/25	40.66	01-12-5309 COMMUNITY ADVERTISING	uniform - polo		
Linde Gas & Equipment Inc	50507059	06/23/25	53.03	02-17-5332 COMPRESSED GAS & CHEMICALS	Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE		
LOU'S GLOVES INC	059593	06/30/25	86.00	01-03-5323 LAW ENFORCEMENT SUPPLIES	NITRILE EXAM GRADE GLOVES		
McCANN INDUSTRIES INC*	P38129	06/27/25	338.24	01-04-5416 CONCRETE REPAIRS	double head nails, form release 5 gal, wood stack bundle,		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
McCANN INDUSTRIES INC*	P38166	06/30/25	475.44	01-04-5416 CONCRETE REPAIRS	fiber exp joint		
McCANN INDUSTRIES INC*	P83978	06/19/25	145.48	02-17-5401 EQUIPMENT MAINTENANCE	2'X3' replaceable brick red ada panels		
MCMAHON, THOMAS*	4th Qtr 2025 Commission	06/19/25	84.00	01-10-5213 CABLE TV COMMITTEE	tooth, bucket smart fit, key, bucket - freight		
MEADE INC*	713272	06/30/25	476.32	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	QUARTERLY COMMISSION		
MENARDS - CRESTWOOD	67735	06/13/25	24.46	01-04-5418 LANDSCAPING REPAIRS	TRAFFIC SIGNAL INSTALLATIONS, WARNING FLASHER		
MENARDS - CRESTWOOD	67835	06/14/25	69.78	01-08-5406 BUILDING MAINTENANCE	caulk, landscape blocks adhesive		
MENARDS - CRESTWOOD	67960	06/16/25	219.99	01-04-5319 SMALL TOOLS	hefty bags, mr clean, glass cleaner, all purpose cleaner, toiletbowl cleaner		
MENARDS - CRESTWOOD	67994	06/17/25	64.93	01-04-5399 MISC EXPENSE	21" pulsar BW push		
MENARDS - CRESTWOOD	68082	06/18/25	799.96	02-17-5406 BUILDING MAINTENANCE	5 gal cooler		
MENARDS - CRESTWOOD	68448	06/23/25	18.96	01-08-5336 FLAGS & DECORATIONS	230V Electronic Wac, 40pint e-star dehum, 20" floor fan,		
MENARDS - CRESTWOOD	68472	06/23/25	12.99	01-08-5336 FLAGS & DECORATIONS	4' wood lath, blow off duster		
MENARDS - CRESTWOOD	68474	06/23/25	59.92	01-04-5416 CONCRETE REPAIRS	wood lath		
MENARDS - CRESTWOOD	68528	06/24/25	15.69	01-08-5406 BUILDING MAINTENANCE	caution tape		
MENARDS - CRESTWOOD	68535	06/24/25	77.60	01-08-5406 BUILDING MAINTENANCE	lysol, door stop wedge		
MENARDS - CRESTWOOD	68608	06/25/25	32.58	01-08-5406 BUILDING MAINTENANCE	tee, p trap, putty, extender tee, valve, UT copper, sink tailpiece		
MENARDS - CRESTWOOD	68642	06/25/25	9.98	01-08-5406 BUILDING MAINTENANCE	blue towels, adapter, compression sleeve, tube cutter		
MENARDS - CRESTWOOD	68647	06/25/25	18.98	26-00-5663 159TH & CICERO GATEWAY	comp tee, cable ties		
MENARDS - TINLEY PARK	77766	06/19/25	17.97	01-05-5319 SMALL TOOLS	softsoap-Metra		
MENARDS - TINLEY PARK	77845	06/21/25	228.18	01-02-5406 BUILDING MAINTENANCE	15' blk tritap ext cord		
MENARDS - TINLEY PARK	77922	06/21/25	452.90	01-02-5406 BUILDING MAINTENANCE	bounty, zep, lysol, tide pods, gain sheets, oxiclean, dawn, cascade, jet dry, puffs		
MENARDS - TINLEY PARK	78134	06/27/25	14.58	01-03-5323 LAW ENFORCEMENT SUPPLIES	urinal screen, dawn, Charmin, Bounty, oxiclean, Kitchen faucet		
MIAND INC	3662	06/30/25	35,000.00	01-12-5309 COMMUNITY ADVERTISING	energizer batteries		
Michael Todd Industrial Supply	219673	06/26/25	1,003.56	02-17-5421 MAINTENANCE OF WATER MAINS	Fireworks - 6/28/2025		
MITEL LEASING	905641942	06/27/25	215.78	01-01-5305 TELEPHONE	red marker flags - with stencil		
MITEL LEASING	905641942	06/27/25	43.16	01-02-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	388.41	01-03-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	86.31	01-04-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	10.79	01-05-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	37.76	01-10-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	140.26	01-11-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	37.76	01-12-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	64.74	02-17-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905641942	06/27/25	53.95	02-18-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL TECHNOLOGIES INC	980101679	06/18/25	226.00	01-03-5305 TELEPHONE	installed new Cat 5 jack in booking area		
NICOR GAS	52-82-53-1000 7 June 25	06/25/25	53.82	02-17-5306 NATURAL GAS	Act# 52-82-53-1000 7 June 25		
NICOR GAS	53-30-27-1000 8 June 25	06/25/25	64.97	02-17-5306 NATURAL GAS	Act# 53-30-27-1000 8 June 25		
NORTHWESTERN MEDICAL FACULTY	P753693690 MW Vchr 486	06/23/25	115.50	01-02-5517 WORKER'S COMP INSURANCE	XRAY-Radiology - 3/14/25 - Claim #250225W023 -		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
O'CONNOR LAW OFFICES LLC*	1533	07/01/25	1,666.66	01-01-5507	LEGAL FEES-PROSECUTOR	MW-Voucher # 486 JULY PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE	
ODP Business Solutions/Office Depot	428670624001	06/20/25	541.23	01-03-5301	OFFICE SUPPLIES	File, lateral, delivery	
ODP Business Solutions/Office Depot	428670624001	06/20/25	49.99	01-03-5301	OFFICE SUPPLIES	Delivery-Credit	
ODP Business Solutions/Office Depot	428695310001	06/16/25	590.99	01-03-5301	OFFICE SUPPLIES	file, lateral 4dr	
ONE STEP	N228453	06/17/25	50.47	01-01-5302	PRINTING	business cards-Moses	
O'REILLY AUTO PARTS	3380-166029	06/17/25	199.17	01-03-5402	VEHICLE MAINTENANCE	AC gauge set - stock for mech shop	
O'REILLY AUTO PARTS	3380-166161	06/18/25	131.88	01-09-5402	VEHICLE MAINTENANCE	freon - Pace bus	
O'REILLY AUTO PARTS	3380-166875	06/24/25	33.98	01-02-5402	VEHICLE MAINTENANCE	bluedef 2.5	
O'REILLY AUTO PARTS	3380-167050	06/25/25	43.96	01-05-5402	VEHICLE MAINTENANCE	Freon	
O'REILLY AUTO PARTS	3380-167282	06/27/25	9.16	01-04-5402	VEHICLE MAINTENANCE	exh pipe gsk	
ORLAND FIRE PROTECTION DISTRICT	15002	06/16/25	14,030.00	01-02-5512	OTHER SERVICES	Dispatch Service - May - 349 calls	
PACE SUBURBAN BUS	653930	06/25/25	100.00	01-09-5513	LEASE PAYMENTS	ACT# 1586 July Vanpool Community Transit Fare 299MN	
PACE SUBURBAN BUS	654009	06/25/25	100.00	01-09-5513	LEASE PAYMENTS	ACT# 1586 July Vanpool Community Transit Fare 905MN	
Park Ave Recovery LLC c/o Fundworks LLC	9954	06/11/25	350.00	01-03-5399	MISC EXPENSE	Clean and disinfect - 4 jail cells	
PLAZINSKI, DANIEL	25-06-0669	06/30/25	150.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5310 149TH POOL PERMIT	0725
POMPS TIRE SERVICE INC*	2120041250	06/30/25	661.66	01-02-5402	VEHICLE MAINTENANCE	Regular hours road service	
POSTMASTER - OAK FOREST	07012025 UB POSTAGE	07/01/25	357.24	02-18-5304	POSTAGE & FREIGHT	UB POSTAGE JULY 2025	
POSTMASTER - OAK FOREST	07012025 UB POSTAGE	07/01/25	1,428.94	02-17-5304	POSTAGE & FREIGHT	UB POSTAGE JULY 2025	
Priority Care Solutions LLC	GG0116204751 MW Vchr 496	06/30/25	266.98	01-02-5517	WORKER'S COMP INSURANCE	PT-Physical therapy 6/2/2025-Claim# 250225W023 -MW - Voucher# 496	
Priority Care Solutions LLC	H100706842200 MC vchr 495	06/30/25	133.01	01-03-5517	WORKER'S COMP INSURANCE	HOSP-Hospital-MC Claim#240212W030-5/22/2025-Voucher# 495	
PROVEN BUSINESS SYSTEMS*	1309119	04/14/25	2,324.87	01-01-5301	OFFICE SUPPLIES	Act# 7086874050 Canon/DXC359IF overage, Toshiba/Estudio3525AC copies - click charge for 4/20/24-4/19/25 period	
PROVEN BUSINESS SYSTEMS*	1309119	04/14/25	1,454.52	01-11-5404	COMPUTER MAINTENANCE	Act# 7086874050 Canon/DXC359IF overage, Toshiba/Estudio3525AC copies - click charge for 4/20/24-4/19/25 period	
PROVEN BUSINESS SYSTEMS*	1309119	04/14/25	581.06	01-02-5401	EQUIPMENT MAINTENANCE	Act# 7086874050 Canon/DXC359IF overage, Toshiba/Estudio3525AC copies - click charge for 4/20/24-4/19/25 period	
PUBLIC SAFETY DIRECT INC*	105678	06/24/25	375.00	01-04-5401	EQUIPMENT MAINTENANCE	vehicle lettering	
Quench USA Inc	INV09144524	06/22/25	51.98	01-08-5406	BUILDING MAINTENANCE	Act# D322174 3i R Q-41298_D322174S 0287229	
Quench USA Inc	INV09191225	07/01/25	72.77	01-01-5399	MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185	
Quench USA Inc	INV09191225	07/01/25	145.54	01-03-5399	MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185	
Quench USA Inc	INV09191225	07/01/25	72.77	01-11-5399	MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185	
QUILL CORPORATION	44473478	06/10/25	115.98	01-03-5301	OFFICE SUPPLIES	USBs, paper plates	
RANA, LINDA*	#25-04	04/01/25	2,250.00	01-01-5512	OTHER SERVICES	PAYROLL SERVICE PROVIDER	
RANA, LINDA*	#25-05	05/01/25	2,589.15	01-01-5512	OTHER SERVICES	PAYROLL SERVICE PROVIDER	
RANA, LINDA*	#25-06	06/01/25	2,400.55	01-01-5512	OTHER SERVICES	PAYROLL SERVICE PROVIDER	
RAY O'HERRON CO INC*	2418963	06/24/25	3,556.00	01-03-5325	AMMUNITION	5.56MM 64GR BSB box	

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
RESTORE CONSTRUCTION INC	24-10-1777	06/30/25	820.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5417 CHRISTOPHER FIRE REST PERMIT		0725
RR Landscape Supply	133469	06/26/25	204.00	02-17-5418 LANDSCAPING REPAIRS	pulverized topsoil		
Salamowicz, Michael*	06182025 EXP Salamowicz	06/18/25	166.76	01-04-5114 DEPARTMENT HEADS	EXP reimbursement - pizza for PW crew for PW week		
SAM'S CLUB/Synchrony Bank	06202025 PW 7391	06/20/25	413.08	01-04-5399 MISC EXPENSE	coffee mate, plates, paper towels, 55 gal bags, forks, spoons,		
SANDENO EAST INC	13806	06/24/25	819.41	01-04-5415 PATCHING MATERIALS	N-50 SURFACE 12.23 TONS		
SERVPRO OF KANKAKEE COUNTY	5213598	06/30/25	662.45	01-11-5504 CONTRACTUAL SERVICES	Water restoration - mitigation only		
SIKICH LLP*	101622	06/30/25	6,467.50	01-01-5505 AUDIT	Contract# 19606 - audit for year ending 4-30-2025		
SIKICH LLP*	101622	06/30/25	3,880.50	02-17-5505 AUDIT	Contract# 19606 - audit for year ending 4-30-2025		
SIKICH LLP*	101622	06/30/25	2,587.00	02-18-5505 AUDIT	Contract# 19606 - audit for year ending 4-30-2025		
SOUTHWESTERN ILLINOIS COLLEGE	26082832-061225	06/12/25	7,676.10	01-03-5312 TRAINING & TRAVEL	Police Academy 2025 Summer	3858	
SPAGNOLA, JOSALYN	06302025 REF SPAGNOLA	06/30/25	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	REFUND-SENIOR VEHICLE STICKER		0725
SWIDERGAL, THOMAS*	07012025 EXP SWIDERGAL	07/01/25	66.46	01-04-5515 UNION HEALTH BENEFITS	EXP reimbursement - CDL permit		
THE BLUE LINE	47695	05/12/25	397.00	01-01-5209 POLICE & FIRE COMMISSION	RECRUITMENT LISTING		
THOMPSON ELEVATOR INSPECTION SERVICE	25-1455	06/27/25	559.00	01-11-5503 PROFESSIONAL SERVICES	11 elevator code inspections and 2 reinspections		
THOMSON, JOSEPH	25-06-0633	07/01/25	210.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15306 LAMON POOL PERMIT		0725
Tower Car Wash of Oak Forest	06302025 PD Washes	07/01/25	360.00	01-03-5402 VEHICLE MAINTENANCE	May-June 2025 washes		
TURNER JR., WILLIAM*	06252025 EXP TURNER	06/25/25	3,063.00	01-02-5312 TRAINING & TRAVEL	Exp. reimbursement - Columbia Southern University	3864	
Uniforms Direct LLC	O1004376	06/25/25	75.00	01-02-5313 UNIFORMS	shorts-Jonkman		
UNITED STATES TREASURY	06-19-25 PCOR	06/19/25	383.18	01-01-5519 EMPLOYEE INSURANCE BENEFITS	36-6007749 PCOR Form 720 Plan Year Ending 04-30-2024		
USABUEBOOK*	INV00749523	06/25/25	770.97	01-02-5315 FIRE PREVENTION	Hyd. Flow test kit		
VERATHON INC	81163939	06/25/25	7,909.00	01-02-5317 EMS SUPPLIES	Glidescope	3834	
Verizon Wireless	6116715344	06/22/25	62.90	02-17-5305 TELEPHONE	Act# 842475133-00001		
Veterinary Clinic of Tinley Park	315020	06/26/25	332.80	01-04-5324 KENNEL SUPPLIES	Act# 6889 Baby Girl-exam, rabies, tag, labs, Bird-euthanasia, Nugget-exam		
WARREN OIL CO INC*	W1757272	06/20/25	818.64	01-11-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	1,778.12	01-02-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	8,205.81	01-03-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	1,830.95	01-04-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	265.84	01-05-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	721.82	01-09-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	2,237.63	02-17-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	1,068.64	02-18-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	677.80	01-00-1305 DUE FROM PARK DISTRICT	Fuel		
WARREN OIL CO INC*	W1757272	06/20/25	1,312.59	01-02-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1757272	06/20/25	10.40	01-03-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1757272	06/20/25	942.43	01-04-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1757272	06/20/25	685.40	02-17-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1757272	06/20/25	214.19	02-18-5303 GAS AND OIL	FUEL (DIESEL)		
WARREN OIL CO INC*	W1757272	06/20/25	10.99	01-00-1305 DUE FROM PARK DISTRICT	FUEL (DIESEL)		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Warren's Automotive	06272025 SVC40	06/27/25	109.43	01-02-5402 VEHICLE MAINTENANCE	Oil change - Car 40		
WEILAND, RHONDA	06272025 REF WEILAND	06/27/25	13.75	09-00-4226 COMMUTER PARKING FEE	REFUND- METRA TOKENS		0725
WEILAND, TRACY*	06252025 EXP Weiland	06/25/25	136.64	01-03-5312 TRAINING & TRAVEL	EXP reimbursement - lodging for Special Olympics Summer Games		
WEILAND, TRACY*	06252025 EXP Weiland - ILSROA	06/25/25	333.76	01-03-5312 TRAINING & TRAVEL	EXP reimbursement - ILSROA Conference - Bloomington		
Witmer Public Safety Group Inc	INV702288	06/18/25	74.01	01-02-5401 EQUIPMENT MAINTENANCE	utility strap		
WOJCIK, MELISSA	24-05-0489	07/01/25	150.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5936 STUART POOL PERMIT		0725
WRIGHT MATERIALS LLC	9265	06/18/25	175.00	01-04-5326 LANDFILL	5 yards-pulverize-dirt bin-pick up		
WRIGHT MATERIALS LLC	9319	06/19/25	40.00	01-04-5326 LANDFILL	2- 4 wheelers concrete dump		
Z-Force Transportation Inc*	25-204745	06/25/25	967.34	02-17-5421 MAINTENANCE OF WATER MAINS	CA06-GRADE 8 SOLD		
Grand Totals:		250	252,363.79				



Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrp.	Gen Description	FY
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	05102025 POTBELLY- CREDIT	125037	M 06/30/25	5.10-	01-12-5312	TRAINING & TRAVEL	Credit-Potbelly-easy savings	0625
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	06012025 VACHAS - CREDIT	125038	M 06/30/25	7.95-	01-01-5399	MISC EXPENSE	Credit-VACHA'S - Online order flowers- charged less than receipt issued	0625
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	06252025 LEIGHTRONIX	125041	M 06/25/25	2,590.00	01-10-5404	COMPUTER MAINTENANCE	Leightronix Inc - Total Info - T.R.	0625
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	06192025 RPMASCOTS	125042	M 06/19/25	450.00	01-01-5311	SPECIAL EVENTS	RPMASCOTS - Character for Jolly Jamboree - CM	0625
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	06222025 WOOT	125043	M 06/25/25	1,890.87	01-01-5602	COMPUTERIZATION	Woot.com - Laptops for Amidei, Burnett, Kasper - T.R.	0625
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	3074858-K4T4 3077743-N2Q3	125039	M 06/20/25	41,121.68	01-00-2104	IMRF W/H PAYABLES	JUNE CONTRIBUTIONS	0625
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	06242025 SIMPLIFILE	125040	M 06/24/25	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Record Fees - M.P.	0625
STANKUS, GVIDAS	STANKUS, GVIDAS	24-12-2121-3	125036	06/27/25	1,000.00	01-00-4824	COMMUNITY DEV. REIMBURSEMENT	Retainer refund for 5191 Newport remodel permit -reissue-from Oak Lane Pressure Wash	0625
Grand Totals:						<u>47,151.75</u>			

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

JUNE 3, 2025

ATTENDANCE

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

APPROVAL OF MINUTES

Motion to approve the Minutes from the May 6, 2025 Meeting made by Chief Kasper, seconded by Joe Pilch and agreed to by all.

APPROVAL OF BILLS

\$58,276.16 – Tyler – CAD/Mobile annual maintenance was approved for payment by Chief Kasper, seconded by Joe Pilch and agreed to by all.

NEW BUSINESS

Chief Kasper brought up the Opticom repairs and Chief Durano advised it will be looked into.

OLD BUSINESS

Tom Rieman gave an update on the progress of the test project with AT&T.

PUBLIC COMMENT

None

ADJOURNMENT

Motion to adjourn at 0925 hours made by Chief Kasper, seconded by Marilyn Morgan and agreed to by all. Next scheduled Meeting is Tuesday, July 1, 2025 in the Oak Forest City Council Chambers.

Marilyn Morgan

7-1-25



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: July 8, 2025
TO: Mayor Hortsman, City Council
FROM: Garrick Kasper, Fire Chief
SUBJECT: APPROVAL TO REPLACE FRONT INTAKE VALVE ON ENGINE 40 AND REMIT PAYMENT TO ORLAND FIRE FOR THE PARTS AND SERVICE IN THE AMOUNT OF \$11,071.31.

Background

The front intake valve on Engine 40 was found stuck in the closed position during the daily check. The valve had to be taken off, and during further inspection it was discovered that the valve and actuator assembly seized up. The front intake is commonly used to get water from a fire hydrant during operations. Orland Fire Maintenance, who we have a contract with to do all of our maintenance (previously awarded per 33.101(D) of the City Code), will order the needed parts and make the repair. The cost is \$11,071.31, and will come from line item 01-02-5402 "Vehicle Maintenance".

Recommendation

I respectfully request approval allowing the repairs to be made and payment to Orland Fire in the amount of \$11,071.31.

Action Requested

It is my recommendation the Council approve the repairs to be made and payment to Orland Fire in the amount of \$11,071.31 to come from line item 01-02-5402 "Vehicle Maintenance". Please feel free to contact me with any concerns or questions. Thank you.

ORLAND FIRE

PROTECTION DISTRICT

Semper Paratus Servio



ORLAND FIRE

PROTECTION DISTRICT

Semper Paratus Servio



Vehicle Repair Quote 6,2025

<u>Asset ID</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN</u>	<u>Mileage</u>	<u>Hours</u>
E40	2019	Pierce	Enforcer	34075	40708	3911
Oak Forest						

<u>COMPLAINTS</u>		<u>Hours</u>
<u>01</u>	Front Intake will not open or close	2.0
<ul style="list-style-type: none"> Replace front intake valve 		

<u>PARTS</u>						
<u>Task</u>	<u>Part Number</u>	<u>Qty</u>	<u>Cost</u>	<u>Description</u>	<u>Vendor</u>	<u>Invoice#</u>
01	GEP-2592900	01	10,831.31	Valve/Actuator Assy.	FSI	
01		01	200.00	Est. freight	UPS	

Total Parts Cost	\$10,831.31
Total Labor = 2.0Hours @\$120.00/hour	\$240.00
Invoice Total	\$11,071.31



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: July 8, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Resolution 2025-07-0493R, authorizing a plat of subdivision at 15541 S. Cicero Avenue

Background

The applicant purchased the land from Cicero Avenue up to the centerline of the creek, outlined in blue in the picture below. The remainder of the lot is city-owned land that is expected to be transferred to the park district to expand Waverly Creekside Park.

Ordinance 2024-06-1035O approved the Planned Unit Development (PUD) to allow for commercial space and townhome development on the site. In order to access funding for the site's development, the developer requires the property to be subdivided from eight lots into two, creating the Waverly Creek Townhomes Subdivision.

This will clean up the property lines by creating one lot for the commercial development and one lot for the townhomes, as well as separating the cities portion of the lot on the east side of Waverly Creek.

Recommendation

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

Action Requested

Approval of Resolution 2025-07-0493R.

CITY OF OAK FOREST

RESOLUTION NO. 2025-07-0493R

A RESOLUTION AUTHORIZING A PLAT OF SUBDIVISION AT 15541 S. CICERO AVENUE
(Waverly Creek Townhomes Subdivision – ZC# 25-18)

Passed by the City Council, July 8, 2025

Printed and Published, July 8, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

RESOLUTION NO. 2025-07-0493R

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

**A RESOLUTION AUTHORIZING A PLAT OF SUBDIVISION AT 15541 S. CICERO AVENUE
(Waverly Creek Townhomes Subdivision – ZC# 25-18)**

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

EM-8 Properties, LLC., (the "**Owner**"), has applied for a plat of subdivision request ("Requested Relief") at the property located on the northeast corner of 151st Street and Cicero Avenue which property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("Property").

Section 2. APPROVAL; AUTHORIZATION.

The plat of subdivision for the Property, prepared by Edward J Murray, attached as **Exhibit B** and, by this reference, made a part of this Resolution, shall be, and is hereby, approved in accordance with 765 Illinois Compiled Statutes 205/0.01 (The Plat Act) and the home rule powers of the City of Oak Forest. On behalf of the Planning and Zoning Commission of the City of Oak Forest, the Chairman is hereby authorized and directed to execute the Plat of Subdivision.

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on June 16, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on July 2, 2025, on which date the PZC adopted PZC Resolution 25-16, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. ADOPTION.

That this Resolution shall take effect from and after its adoption and approval.

Section 4. CONDITIONS.

That this Resolution shall take effect from and after its adoption and approval.

- A. That any minor change, as determined within the sole discretion of City staff, to the plat of subdivision as adopted by Section 3 of this Resolution which is consistent with the standards applying to the plat of subdivision be subject to approval by City staff; and;
- B. That any changes beyond a minor change require a new application for a plat of subdivision.

ADOPTED

This 8th Day of July, 2025

APPROVED By Chairman

This 8th Day of July, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

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

EXHIBIT A

Legal Description of Property

LOTS 1, 2, 3, 4, AND 5 (EXCEPT THE WEST 17 FEET TAKEN BY THE STATE OF ILLINOIS UNDER CASE #70 L 10024) IN BLOCK 40 OF ARTHUR T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLIONIS.

...commonly referred to as 4758 W. 151st Street, Oak Forest, Illinois 60452

PINs: 28-10-308-008-0000
28-10-308-009-0000
28-10-308-010-0000
28-10-308-011-0000
28-10-308-012-0000



Title: Waverly Creek Townhomes – Subdivision

Case Number: ZC #25-18

Request: PLAT OF SUBDIVISION REQUEST
The applicant requests consideration of a plat of subdivision that will subdivide eight lots into two lots to create the Waverly Creek Townhomes Subdivision in the C3 – Central Business District

Location: 15541 S Cicero Avenue

Application Information:

Applicant: EM-8 Properties

Meeting Date: July 2nd, 2025

Notice Published: June 17th, 2025
Daily Southtown

Staff: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests consideration of a plat of subdivision that will subdivide eight lots into two lots to create the Waverly Creek Townhomes Subdivision in the C3 – Central Business District at 15541 S Cicero Avenue.

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

II. BACKGROUND

The applicant purchased the land from Cicero Avenue up to the centerline of the creek, outlined in blue in the picture below. The remainder of the lot is city-owned land that is expected to be transferred to the park district to expand Waverly Creekside Park.

Ordinance 2024-06-10350 approved the Planned Unit Development (PUD) to allow for commercial space and townhome development on the site. In order to access funding for the site’s development, the developer requires the property to be subdivided from eight lots into two, creating the Waverly Creek Townhomes Subdivision.

Exhibit 1: Site Aerial

Parcel 1: Commercial Lot 2: Townhome development



CITY OF OAK FOREST

PZC RESOLUTION NO. 25-19

**A RESOLUTION APPROVING A PLAT OF SUBDIVISION REQUEST AT 15541 S CICERO AVENUE
(Waverly Creek Townhomes Subdivision)**

Passed by the Planning and Zoning Commission, July 2nd, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-19

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

A RESOLUTION APPROVING A PLAT OF SUBDIVISION REQUEST AT 15541 S CICERO AVENUE

(Waverly Creek Townhomes Subdivision)

shall be, and is hereby, adopted as follows:

Section 1. **BACKGROUND.**

Em-8 Properties, LLC. (the "Owner") has applied for a plat of subdivision request ("Requested Relief") at the property located at 15541 S Cicero Avenue which property is legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("Property").

Section 2. **APPROVAL; AUTHORIZATION.**

The plat of subdivision for the Property, prepared by Edward J Murray, attached as **Exhibit B** and, by this reference, made a part of this Resolution, shall be, and is hereby, approved in accordance with 765 Illinois Compiled Statutes 205/0.01 (The Plat Act) and the home rule powers of the City of Oak Forest. On behalf of the Planning and Zoning Commission of the City of Oak Forest, the Chairman is hereby authorized and directed to execute the Plat of Subdivision.

Section 3. **ADOPTION.**

That this Resolution shall take effect from and after its adoption and approval.

Section 4. **CONDITIONS.**

That this Resolution shall take effect from and after its adoption and approval.

- A. That any minor change, as determined within the sole discretion of City staff, to the plat of subdivision as adopted by Section 3 of this Resolution which is consistent with the standards applying to the plat of subdivision be subject to approval by City staff; and;
- B. That any changes beyond a minor change require a new application for a plat of subdivision.

ADOPTED

This 2nd day of July 2025

APPROVED By Chairman

This 2nd day of July 2025

MIKE ZIAK, CHAIRMAN

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

EXHIBIT A

Legal Description of Property

PART OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH,
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

...commonly referred to as 15541 S Cicero Avenue, Oak Forest, Illinois 60452

PIN: 28-15-300-010

28-15-300-021 - PARTIAL INCLUSION

28-15-300-022 - PARTIAL INCLUSION

28-15-300-023- PARTIAL INCLUSION

28-15-300-024

28-15-300-025

28-15-300-026

28-15-300-027

Exhibit C
Findings of Fact

Section 4-101(C) Lot Standards, Oak Forest Subdivision Ordinance	
1. <i>General Size, Shape, and Orientation.</i> All lots shall be designed and subdivided in conformance with all of the zoning requirements applicable to the subject property. Side lot lines shall generally be located at right angles or radial to the street-right-of-way.	Met.
2. <i>Single-Family Detached Residential Subdivisions.</i>	N/A
3. <i>Additional Requirements for Lots Served by Private Water or Sanitary Sewer.</i>	N/A
4. <i>Multiple-Family and Non-Residential Lots.</i> Subdivision or Development applications involving two-family, townhouse or multiple-family dwellings and non-residential uses shall be designed in a manner to promote the reasonable development of the property in conformance with zoning requirements, making adequate provision for the location of appropriate building sites, off-street parking and loading requirements and other on-site circulation system requirements, and all applicable requirements of this code.	Met.
5. Outlots.	N/A



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: July 8, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-07-1097O, authorizing a special use permit to allow a banquet room in the C1 – Local Commercial District at 5544 W. 147th Street Unit C1-3

Background

The existing units have been vacant for more than a few months now. The proposed request is looking for approval of a special use permit in order to acquire a business license. After approval, the applicant then will need some time to buildout the 2,252 sq. ft. banquet space.

Currently, the property is vacant and has been for some time. The applicant's proposed use as a banquet room/event space would provide nearby multifamily residents with a valuable amenity and a location to host larger gatherings that are not feasible within their homes. This use would benefit the surrounding community and generate increased property tax revenue for the city. Additionally, the site offers ample parking and vehicle access. The future land use map designates this area for commercial use, which is consistent with both the current and proposed uses.

Recommendation

The Planning and Zoning Commission recommended approval of the requested Special Use Permit.

Action Requested

Approval of Ordinance 2025-07-1097O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-07-10970

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO ALLOW A BANQUET ROOM IN
THE C1 – LOCAL COMMERCIAL DISTRICT AT 5544 W. 147TH STREET UNIT C1-3

(Vi Amour – Banquet Room – ZC# 25-17)

Passed by the City Council, July 8, 2025

Printed and Published, July 8, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-07-10970

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

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO ALLOW A BANQUET ROOM IN THE C1 – LOCAL COMMERCIAL DISTRICT AT 5544 W. 147TH STREET UNIT C1-3

(Vi Amour – Banquet Room – ZC# 25-17)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Vi Amour – Lolita Eubanks, (*"Petitioner"*), has applied for a special use permit for a banquet room (*"Requested Relief"*), at the property commonly known as 5544 W. 147th Street Unit C1-3 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 June 16, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on July 2, 2025, on which date the PZC adopted PZC Resolution 25-16, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR A BANQUET ROOM.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for a banquet room is hereby granted to the Petitioner pursuant to the Zoning Code 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.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

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

Section 6. EFFECTIVE DATE.

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

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. The filing by the Petitioners with the City Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of Exhibit B, attached to and, by this reference, made a part of this Ordinance; and

ADOPTED

This 8th Day of July, 2025

APPROVED By Chairman

This 8th Day of July, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

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

EXHIBIT A

Legal Description of Property

LOT 22 (EXCEPT THE SOUTH 165 FEET OF THE WEST 135 FEET THEREOF) IN SCARBOROUGH FARE SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 50 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 541.60 FEET THEREOF) ALSO (EXCEPT THE NORTH 610 FEET THEREOF) AND (EXCEPT THE SCHOOL LOT IN THE SOUTHEAST 1/4 THEREOF) ALL IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 5544 W 147th Street, Oak Forest, Illinois 60452.

PIN: 28-09-100-134-0000

EXHIBIT B
Unconditional Agreement and Consent

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

WHEREAS, Vi Amour – Lolita Eubanks, (*Petitioner*) has sought a special use permit for a banquet room (*Requested Relief*); and

WHEREAS, Ordinance No. 2025-07-1097O, adopted by the Oak Forest City Council on July 8, 2025, grants approval of the Requested Relief, subject to certain conditions (*Ordinance*); and

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

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

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

Vi Amour

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2025

Notary Public

<notary seal>



Title: Vi Amour Banquet Room / Event Space Special Use Permit

Case Number: ZC #25-17

Request: SPECIAL USE PERMIT REQUEST
The applicant requests a review and recommendation for approval of a special use permit for a Banquet Room in the C1 – Local Commercial District

Location: 5544 W 147th Street Units C1-C3

Application Information:

Applicant: Vi Amour / Lolita Eubanks

Meeting Date: July 2nd, 2025

Notice Published: June 17th, 2025
Daily Southtown

Staff: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests a review and recommendation for approval of a special use permit for a Banquet Room in the C1 – Local Commercial District at 5544 W 147th Street Units C1-C3.

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

The existing units have been vacant for more than a few months now. The proposed request is looking for approval of a special use permit in order to acquire a business license. After approval, the applicant then will need some time to buildout the 2,252 sq. ft. banquet space.

III. EXISTING CONDITIONS

Zoning	C1 – Central Business District
Current Use	Vacant
Future Land Use	Commercial
Existing Site Features - Property	<p><u>Property</u> According to the plat of survey and associated legal description, the subject property currently consists of one parcel.</p> <p><u>Buildings</u> Four single-story, commercial buildings sit on the site with a landscaped interior courtyard. The applicant would take up three of the four units of building C which are currently vacant. Building C has one occupied unit, which is Unit C1, currently occupied by a pet groomer (Pretty Paws by Danielle)</p> <p><u>Access</u> The subject property is currently accessed two curb cuts off of Central Avenue or a Curb Cut of off 147th Street.</p>

IV. CONTEXT

Surrounding Zoning & Uses	<p><u>North:</u> R6 (Multi-family Residential District) – 14501 CENTRAL CT</p> <p><u>South:</u> R2 (Single Family District) – 14700 SUNSET CT</p> <p><u>West:</u> C1 (Local Commercial District) – 5550 147TH ST</p> <p><u>East:</u> R6 (Multi-family Residential District) – 14501 CENTRAL CT</p>
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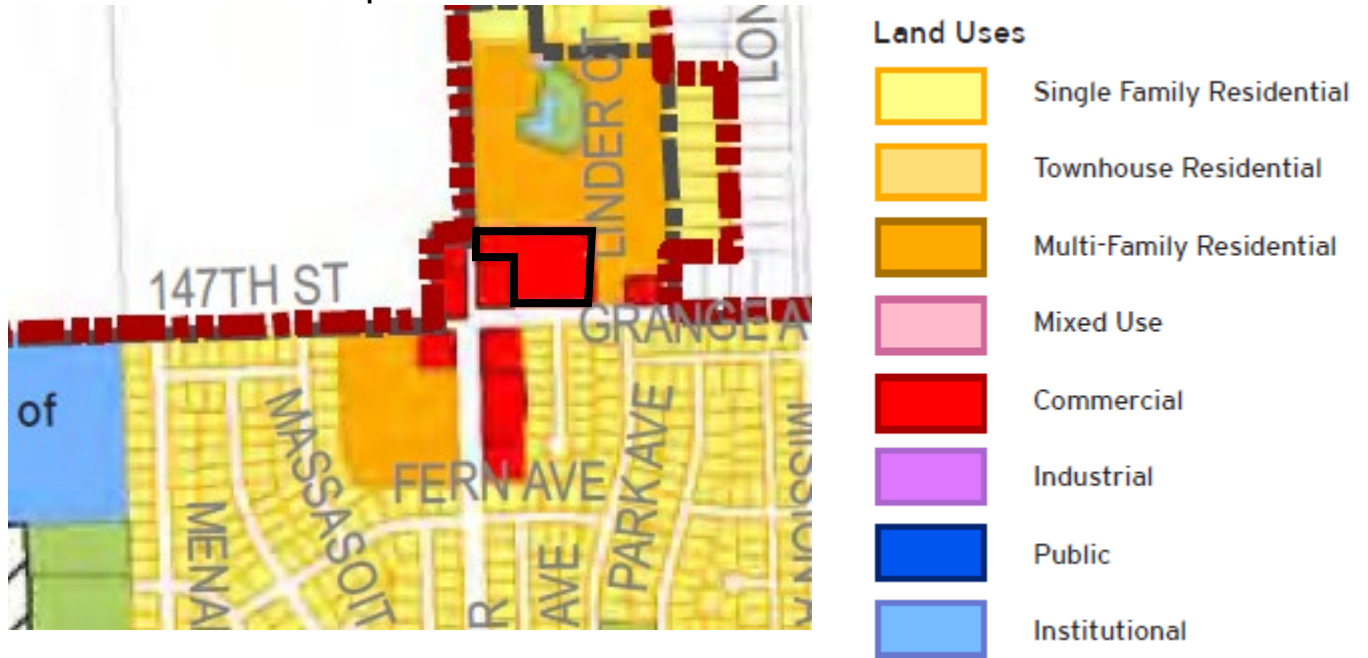
Exhibit 1: Parking Requirements

Business	Data	Requirements	Parking Necessary
<i>Cloil LLC</i>	900 SF	1 per 250SF	4 parking spaces
Bunnis Klaius	400	1 per 250SF	2 parking spaces
Nite Games	100 Person Design Capacity	1 parking space per 3 people of design capacity	34 parking spaces
Pretty Paws	1500 SF	1 per 250 SF	6 parking spaces
Special Cane Nursing	800 SF	1 per 250 SF	4 parking spaces
John Richardson	1620 SF	1 per 250 SF	7 parking spaces
Total			57
Total - 57 parking spaces required / 130 parking spaces currently on site = <u>73 Remaining</u>			
Applicant	Approximately 50 people	1 parking space per 3 people of design capacity	17 parking spaces
With the proposed use 56 parking spaces remain over the required parking onsite			

Exhibit 2: Site Aerial



Exhibit 3: Future Land Use Map



V. ANALYSIS

Currently, the property is vacant and has been for some time. The applicant’s proposed use as a banquet room/event space would provide nearby multifamily residents with a valuable amenity and a location to host larger gatherings that are not feasible within their homes. This use would benefit the surrounding community and generate increased property tax revenue for the city. Additionally, the site offers ample parking and vehicle access. The future land use map designates this area for commercial use, which is consistent with both the current and proposed uses.

VI. 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>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The proposed use is commercial which aligns with city code and the Comprehensive Plan.</p>
<i>No Undue Adverse Impact</i>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p>Met. The proposed use won’t cause adverse impact on neighboring properties.</p>

<p><i>No Interference with Surrounding Development</i></p>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p>Met. The proposed use will not interfere with surrounding development.</p>
<p><i>Adequate Public Facilities</i></p>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p>Met. There are adequate public facilities to serve this use.</p>
<p><i>No Traffic Congestion</i></p>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p>Met. The use will not create an undue traffic burden.</p>
<p><i>No Destruction of Significant Features</i></p>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p>Met. There are no significant features to destroy the site in any significant way.</p>
<p><i>Compliance with Standards</i></p>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p>Met. The proposed use is compliant with all standards of the Code.</p>
<p>TOTAL MET: 7 of 7 standards</p>	

VII. PZC MOTION

Motion to affirm PZC Resolution 25-18 recommending approval of a special use permit to allow Banquet Room in the C1 – Local Commercial District.

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-18

**A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A FOR A BANQUET ROOM IN THE C1 – LOCAL
COMMERCIAL DISTRICT AT 5544 W 147TH STREET UNITS C1-C3
(Vi Amour – Special Use Permit – ZC# 25-17)**

Passed by the Planning and Zoning Commission, July 2nd, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-18

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

A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR A FOR A BANQUET ROOM IN THE C1 – LOCAL COMMERCIAL DISTRICT AT 5544 W 147TH STREET UNITS C1-C3

(Vi Amour – Special Use Permit – ZC# 25-17)

shall be, and is hereby, adopted as follows:

WHEREAS, Vi Amour - Lolita Eubanks (“*Applicant*”) filed an application for a special use permit for a banquet room and such other and further zoning relief as may be required in the C1 – Local Commercial District (“*Zoning Relief*”); and

Whereas, the applicant’s requested zoning relief is for the property commonly known as at 5544 W 147th street units C1-C3 (“*Property*”).

WHEREAS, a public notice was duly published in the Daily Southtown on June 17th, 2025 and a public hearing was convened before the Planning and Zoning Commission (“*PZC*”) on July 2nd 2025; and

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

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

Section 1. FINDINGS.

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

Section 2. 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 permit is limited to the property.

ADOPTED

This 2nd Day of July, 2025

APPROVED By Chairman

This 2nd Day of July, 2025

MIKE ZIAK, CHAIRMAN

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

EXHIBIT A
Findings of Fact

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>	<p><i>The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The proposed use is aligns with city code and the Comprehensive Plan.</p>
<i>No Undue Adverse Impact</i>	<p><i>The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.</i></p> <p>Met. The proposed use won't cause adverse impact on neighboring properties.</p>
<i>No Interference with Surrounding Development</i>	<p><i>The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.</i></p> <p>Met. The proposed use will not interfere with surrounding development.</p>
<i>Adequate Public Facilities</i>	<p><i>The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.</i></p> <p>Met. There are adequate public facilities to serve this use.</p>
<i>No Traffic Congestion</i>	<p><i>The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.</i></p> <p>Met. The use will not create an undue traffic burden.</p>
<i>No Destruction of Significant Features</i>	<p><i>The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.</i></p> <p>Met. There are no significant features to destroy the site in any significant way.</p>
<i>Compliance with Standards</i>	<p><i>The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.</i></p> <p>Met. The proposed use is compliant with all standards of the Code.</p>
TOTAL MET: 7 of 7 standards	

06/12/2025

Greeting,

Vi' Amour is an event venue, unlike a banquet facility we will not provide food or drinks. So there's no need to have servers or a fully operational kitchen.

The clients that rent our facility will provide their own food and drinks (non-Alcoholic). As time go on we may be interested in obtaining a liquor license, at that point we would contact the village and follow due process.

This venue concept isn't new; the idea is like a VFW hall, or park district rental. We are looking to host birthday celebration, baby showers, repasts, wedding showers, prom send off, book club meetings, religious services... to name a few.

I have a background in event planning and decorative design, so this will allow me the opportunity to showcase my work through the events held at the location. Although we will offer in house decorating, the client will have the option to DIY (Do It Yourself) or hire their own planner. The DIY and outside planners would still have to meet the standards of our reputable establishment.

We believe our concept would be a great addition to the community and look forward to hosting community driven events as well. i.e. back to school give -a-ways, toy drives for Christmas & Senior citizen days.

If offered in Oak Forest, we would like to join the Chamber of Commerce. Our goal is to be an effective inclusion to the city.

Our business hours would vary based on the nature and timing of the events. Keeping in mind of the city laws & business regulations.

From our knowledge, the capacity would be based on the Fire department approval for the location.

Internal wall construction will be handled by the property management. License professional will be hired to handle any electrical needs. We will manage all other operational needs.

My husband & I would like to thank you in advance for taking the time to review our business license request.

Please feel free to contact us with any questions.

Owners: Vernell Eubanks- 708-825-7524

Lolita Eubanks- 708-713-1010

Email: viamourevents@yahoo.com

#1 Code and Plan Purposes - We Stand In Harmony
with all general and
Specific Purpose of all codes

#2 no undue Adverse Impact

WE STAND IN AGREEMENT WITH ALL

#3 Drainage Development Public Health & General
Welfare

NO INTERFERENCE ~~with~~ WITH
SURROUNDING DEVELOPMENT

#4 we Stand In agreement ~~with~~ TO
TO NOT INTERFERE WITH ANY
SURROUNDING DEVELOPMENT

#4 Adequate Public facilities

WE STAND IN AGREEMENT TO
ALL facilities IN USE.

#5 NO TRAFFIC CONGESTION

WE STAND IN AGREEMENT TO
NO TRAFFIC OR facilities IS
BEING CONGESTED

#6 NO DESTRUCTION

WE ~~AGREE~~ STAND IN AGREEMENT TO
NO DESTRUCTION OF SIGNIFICANT IMPORTANCE

#7 Compliance with Standard: we stand In agreement with
all provision of this code AUTHORIZING



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: July 8, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-07-1098O, authorizing a text amendment to the Oak Forest Zoning Code: Section 11-203 Public Hearings and Meetings

Background

Staff has been conducting the mailings required for any and all public hearing petitions. Due to the increased costs as well as the inconsistency of the post office deliveries, we have looked into other options to notify the public. We don't believe that we should stop notifying the neighboring properties of a request. Although we do think there is better options. As this is the same mail format that property tax bills are processed and isn't an issue confirming the list notified as staff will continue the notifications.

Certified mail with a physical return receipt card will increase in cost from \$9.64 to \$10.44 in July. In contrast, First Class mail will cost only \$0.73. Assuming an average of 30 letters per mailing, the total cost for certified mail would be \$313.20, compared to just \$21.90 for First Class—a difference of \$291.30.

This significant cost, combined with rising prices for legal notices, meeting transcripts, recording fees, and other administrative expenses, would require us to raise the application fees for variations, special uses, text amendments, and development proposals. Such increases could make us less business-friendly than our peer cities, many of which already charge the same or less than we currently do.

Moreover, certified mail requirements make any zoning map updates financially burdensome, as the cost of notifying a high number of residents becomes prohibitive.

By switching to First Class mail, we would align with our peer cities—none of which require certified mail—and ensure a more efficient and cost-effective process for applicants and staff alike.

Recommendation

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

Action Requested

Approval of Ordinance 2025-07-1098O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-07-10980

AN ORDINANCE AUTHORIZING AN AUTHORIZING A TEXT AMENDMENT TO UPDATETHE
FOLLOWING PROVISIONS OF THE OAK FOREST ZONING CODE SECTION 11-203 PUBLIC
HEARINGS AND MEETINGS

(Notice Requirements – Text Amendment – ZC# 24-14)

Passed by the City Council, July 8, 2025

Printed and Published, July 8, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-07-10980

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

AN ORDINANCE AUTHORIZING AN AUTHORIZING A TEXT AMENDMENT TO UPDATETHE FOLLOWING PROVISIONS OF THE OAK FOREST ZONING CODE SECTION 11-203 PUBLIC HEARINGS AND MEETINGS

(Notice Requirements – Text Amendment – ZC# 24-14)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The City of Oak Forest, (*"Petitioner"*), desires to amend Section 11-203 Public Hearings and Meetings of the City of Oak Forest Zoning Ordinance (*"Requested Relief"*). The Applicant's proposed amendments are fully set forth in **Exhibit A**, which is attached and by this reference incorporated in to this resolution; and.

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on June 16, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on July 2, 2025, on which date the PZC adopted PZC Resolution 25-15, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. EFFECTIVE DATE.

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

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Petitioners will bear the full cost of this recordation.

ADOPTED

This 8th Day of July, 2025

APPROVED By Mayor

This 8th Day of July, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

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

Exhibit A:
Code Amendments - Redlined

Notice by Mail. If a specific property is the subject of the application, the applicant shall deliver a notice, by certified mail, return receipt requested, ~~by U.S. Mail, first class pre-paid,~~ or by personal delivery, to all owners of all property located, in whole or in part, within 250 feet of the subject property measured in all directions of the subject property excluding public and railroad rights-of-way. The notice shall be mailed or personally delivered, as the case may be, no less than fifteen (15) days, nor more than thirty (30) days, in advance of the hearing date. The mailing of a notice pursuant to this Subparagraph addressed to the name and address on the most recent Cook County real estate tax records shall be deemed a satisfaction of this notice by mail requirement.

Hearing on Renewal of Special Use Permits. In addition to notice as required by Subparagraph B3(a) above, notice of a hearing for the renewal of a Special Use Permit pursuant to Subsection 11-502 L of this Code shall be given in accordance with Subparagraphs 11-203 B3(b) (1), (3), (4) and (5); ~~provided, however, that the notice by mail requirement in Subparagraph 11-203 B3(b)(3) shall be satisfied by U.S. Mail, first class pre-paid, instead of certified mail.~~



Title: Notice Requirements Text Amendment

Case Number: ZC #25-14

Request: TEXT AMENDMENT
The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Section 11-203 Public Hearings and Meetings

Application Information:

Applicant: City of Oak Forest

Meeting Date: July 2nd, 2025

Notice Published: June 17, 2025
Daily Southtown

Staff: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Section 11-203 Public Hearings and Meetings.

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

II. ZONING TEXT AMENDMENT

Notice by Mail. If a specific property is the subject of the application, the applicant shall deliver a notice, by certified mail, return receipt requested, **by U.S. Mail, first class pre-paid**, or by personal delivery, to all owners of all property located, in whole or in part, within 250 feet of the subject property measured in all directions of the subject property excluding public and railroad rights-of-way. The notice shall be mailed or personally delivered, as the case may be, no less than fifteen (15) days, nor more than thirty (30) days, in advance of the hearing date. The mailing of a notice pursuant to this Subparagraph addressed to the name and address on the most recent Cook County real estate tax records shall be deemed a satisfaction of this notice by mail requirement.

Hearing on Renewal of Special Use Permits. In addition to notice as required by Subparagraph B3(a) above, notice of a hearing for the renewal of a Special Use Permit pursuant to Subsection 11-502 L of this Code shall be given in accordance with Subparagraphs 11-203 B3(b) (1), (3), (4) and (5); ~~provided, however, that the notice by mail requirement in Subparagraph 11-203 B3(b)(3) shall be satisfied by U.S. Mail, first class pre-paid, instead of certified mail.~~

III. ANALYSIS

Certified mail with a physical return receipt card will increase in cost from \$9.64 to \$10.44 in July. In contrast, First Class mail will cost only \$0.73. Assuming an average of 30 letters per mailing, the total cost for certified mail would be \$313.20, compared to just \$21.90 for First Class—a difference of \$291.30.

This significant cost, combined with rising prices for legal notices, meeting transcripts, recording fees, and other administrative expenses, would require us to raise the application fees for variations, special uses, text amendments, and development proposals. Such increases could make us less business-friendly than our peer cities, many of which already charge the same or less than we currently do.

Moreover, certified mail requirements make any zoning map updates financially burdensome, as the cost of notifying a high number of residents becomes prohibitive.

By switching to First Class mail, we would align with our peer cities—none of which require certified mail—and ensure a more efficient and cost-effective process for applicants and staff alike.

IV. CONCLUSION

STANDARDS FOR TEXT AMENDMENT	
<i>Code Consistency.</i>	<p><i>The consistency of the proposed amendment with the purposes of this code.</i></p> <p>Met. The text amendment would be consistent with the general Zoning Code.</p>
<i>Community Need.</i>	<p><i>The community need for the proposed amendment and for the uses and development it would allow.</i></p> <p>Met. The text amendment would make Oak Forest more business friendly and lower taxpayer costs for new businesses.</p>
TOTAL MET: 2 of 2 standards	

V. PZC MOTION

Motion to affirm PZC Resolution 25-15 recommending approval of a text amendment to update Section 11-203 Public Hearings and Meetings of the Oak Forest Zoning Code.

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-15

**A RESOLUTION APPROVING A TEXT AMENDMENT TO UPDATE THE FOLLOWING PROVISIONS OF THE
CITY OF OAK FOREST ZONING CODE: UPDATE SECTION 11-203 PUBLIC HEARINGS AND MEETINGS**

(Notice Requirements Text Amendment – ZC# 25-14)

Passed by the Planning and Zoning Commission, July 2, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-15

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

A RESOLUTION APPROVING A TEXT AMENDMENT TO UPDATE THE FOLLOWING PROVISIONS OF THE CITY OF OAK FOREST ZONING CODE: UPDATE SECTION 11-203 PUBLIC HEARINGS AND MEETINGS

(Notice Requirements Text Amendment – ZC# 25-14)

shall be, and is hereby, adopted as follows:

WHEREAS, City of Oak Forest (“Applicant”) filed an application for text amendments to City of Oak Forest Zoning Code: Section 11-203 Public Hearings and Meetings

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

WHEREAS, a public notice was duly published in the Daily Southtown on June 17, 2025 and a public hearing was convened before the Planning and Zoning Commission (“PZC”) on July 2, 2025; and

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

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

Section 1. **FINDINGS.**

Based on the evidence presented at the public hearing, the PZC hereby finds that the public good demands or requires the Applicant’s proposed amendments set forth in **Exhibit A**.

Section 2. **RECOMMENDATION.**

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

ADOPTED

This 2nd Day of July, 2025

APPROVED By Chairman

This 2nd Day of July, 2025

MIKE ZIAK, CHAIRMAN

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

EXHIBIT A
Text Amendment

Notice by Mail. If a specific property is the subject of the application, the applicant shall deliver a notice, by certified mail, return receipt requested, by U.S. Mail, first class pre-paid, or by personal delivery, to all owners of all property located, in whole or in part, within 250 feet of the subject property measured in all directions of the subject property excluding public and railroad rights-of-way. The notice shall be mailed or personally delivered, as the case may be, no less than fifteen (15) days, nor more than thirty (30) days, in advance of the hearing date. The mailing of a notice pursuant to this Subparagraph addressed to the name and address on the most recent Cook County real estate tax records shall be deemed a satisfaction of this notice by mail requirement.

Hearing on Renewal of Special Use Permits. In addition to notice as required by Subparagraph B3(a) above, notice of a hearing for the renewal of a Special Use Permit pursuant to Subsection 11-502 L of this Code shall be given in accordance with Subparagraphs 11-203 B3(b) (1), (3), (4) and (5);

EXHIBIT B
Findings of Fact

I. CONCLUSION

STANDARDS FOR TEXT AMENDMENT	
<i>Code Consistency.</i>	<i>The consistency of the proposed amendment with the purposes of this code.</i> Met. The text amendment would be consistent with the general Zoning Code.
<i>Community Need.</i>	<i>The community need for the proposed amendment and for the uses and development it would allow.</i> Met. The text amendment would make Oak Forest more business friendly and lower taxpayer costs for new businesses.
TOTAL MET: 2 of 2 standards	



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: July 8, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-07-1099O, authorizing a text amendment to include comprehensive updates to the Oak Forest Zoning Code with regard to updates to the use table and consolidation of additional use requirements to one chapter

Background

During a month-long time period between May 12th and June 18th there were 15 businesses who expressed interest in coming to Oak Forest, and were told their use was either not allowed or required special approval. Of those 15 businesses, 12 or 80% decided to not move forward in the process and seek permission from the Planning and Zoning and City Council. These businesses would have brought additional tax revenue and jobs to Oak Forest which now are going to other municipalities.

This impact can be seen through the amount of building permits issued. While Oak Forest issues on average 5.6 building permits per year for new constructions in the past 10 years, Orland Park issued 30 building permits for new construction in 2024. Moreover, the value on average for all building permits in Oak Forest is \$24,449,612 whereas, Orland Park issued building permits for \$298,620,236 of construction. This increases the property tax base and allows for more money for city services while keeping taxes low.

Many of the businesses who chose to walk away from Oak Forest, were likely to be approved. For example, a musical instruction business next to the high school on Central Avenue, was not an allowed use and would have had to come to Planning and Zoning Commission, and City Council for a text amendment to be able to open their business, but instead decided to find a new location.

Thus, by updating our allowed uses in the Use Table to better match what the city does and does not want, we make Oak Forest more business friendly, raise more tax revenue for the city, and reduce administrative burden on the Planning and Zoning Commission and City Council.

Recommendation

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

Action Requested

Approval of Ordinance 2025-07-1099O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-07-10990

AN ORDINANCE AUTHORIZING AN AUTHORIZING A TEXT AMENDMENT TO INCLUDE
COMPREHENSIVE UPDATES TO THE OAK FOREST ZONING CODE WITH REGARD TO
UPDATES TO THE USE TABLE AND CONSOLIDATION OF ADDITIONAL USE
REQUIREMENTS TO ONE CHAPTER

(Use Table – Text Amendment – ZC# 24-15)

Passed by the City Council, July 8, 2025

Printed and Published, July 8, 2025

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

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

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

City Clerk

ORDINANCE NO. 2025-07-10990

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

AN ORDINANCE AUTHORIZING AN AUTHORIZING A TEXT AMENDMENT TO INCLUDE COMPREHENSIVE UPDATES TO THE OAK FOREST ZONING CODE WITH REGARD TO UPDATES TO THE USE TABLE AND CONSOLIDATION OF ADDITIONAL USE REQUIREMENTS TO ONE CHAPTER

(Use Table – Text Amendment – ZC# 24-15)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The City of Oak Forest, (*"Petitioner"*), desires to amend Section 3-102, 3-106, 4-102, 4-106, 5-108, 5-110, 8-102, 8-201, 8-202, 8-203, 8-204, 8-205, 8-206, 8-207, 8-208, 8-209, 8-210, 8-211, 8-212, 8-213, 8-214, 9-203, 9-204, 9-205, 9-206, 9-207, 9-303, 9-401, 9-402, 9-403, 9-405, 9-406, & 12-206; all regulating uses within the zoning code that are being consolidated into article 9 as well as updates to Appendix A: Table of Uses of the City of Oak Forest Zoning Ordinance (*"Requested Relief"*). The Applicant's proposed amendments are fully set forth in **Exhibit A**, which is attached and by this reference incorporated in to this resolution; and.

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on June 16, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on July 2, 2025, on which date the PZC adopted PZC Resolution 25-16, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. EFFECTIVE DATE.

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

- A. passage by a majority vote of the City Council in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Petitioners will bear the full cost of this recordation.

ADOPTED

This 8th Day of July, 2025

APPROVED By Mayor

This 8th Day of July, 2025

JAMES HORTSMAN, MAYOR

ATTEST:

NICOLE TORMEY, CITY CLERK

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

Exhibit A:
Code Amendments - Redlined

ARTICLE III. SINGLE FAMILY RESIDENTIAL DISTRICTS

3-101: PURPOSE

Four zoning districts are provided for single family residential development. Only service uses that are compatible with the single family residential character of each zoning district and Assembly Uses and their associated elementary and secondary schools are allowed as permitted or special permit uses in addition to permitted residential uses.

The four single family districts blend, in combination with the multiple family districts in Article IV, to provide a broad range of opportunity for the development and preservation of housing responsive to diverse demand. The districts, while distinct, permit a harmonious spectrum of housing alternatives.

The single family districts provide for a range of housing densities from low density estate-type lots in a semi-rural setting (R1) through lots of modest size with greater density potential (R4). The intervening districts (R2, R3) provide gradation of lot area, frontage and yard requirements.

The availability of special permits for planned developments in all single family districts allows for varied plan treatment while maintaining the essential character of the district as it relates both to housing type and overall density.

In the single family district, the combination of uniform use regulations and varied bulk and yard regulations is intended to:

- A. Perpetuate the existing high quality residential character of the City by preserving established neighborhoods while encouraging beneficial new development consistent with the overall character of the existing City;
- B. Accommodate persons with diverse economic circumstances and life-style preferences seeking to establish or maintain residence in the City through the various stages of life; and
- C. Implement, through reasonable regulation, the purposes and intent of this Code.

3-102 : PERMITTED USES AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

~~The following uses and no others are permitted as of right in all Single Family Residential Districts in the City:~~

- A. ~~Single family detached dwellings.~~

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

- ~~B. Has no more than six residents; provided more than six residents are permissible subject to compliance with the following occupancy standards:~~
- ~~1. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.~~
 - ~~2. b. Each bedroom used for multiple residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.~~
 - ~~3. c. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.~~
- ~~C. Is registered with the City Administrator. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility~~
- ~~D. Shall be located in a dwelling of the type permitted in the district where the facility is located and comply with the applicable provisions of the residential safety and building codes of the City of Oak Forest.~~

3-103 : ACCESSORY STRUCTURES AND USES

Accessory structures and uses are permitted in all Single Family Residential Districts subject to the provisions of Section 9-101 of this Code.

3-104 : HOME OCCUPATIONS

Home occupations are permitted in all Single Family Residential Districts subject to the provisions of Section 9-102 of this Code.

3-105 : TEMPORARY USES

Temporary uses are permitted in all Single Family Residential Districts subject to the provisions of Section 9-103 of this Code.

~~3-106 : SPECIAL PERMIT USES~~

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

- ~~A. Planned Developments, subject to the special procedures and standards set forth in Article XI of this Code and to the following additional standard:~~

- ~~1. Uses in R1 through R2 Districts. Uses in planned developments in the R1 through R2 Districts are limited to single family detached dwellings and the permitted, special, accessory and temporary uses as otherwise permitted in those districts.~~
- ~~2. Uses in R3 and R4 Districts. Uses in planned developments in the R3 and R4 Districts may, in addition to the permitted, special, accessory and temporary uses allowed in these districts, include the permitted, special, accessory and temporary uses in the C1 and C2 Districts.~~

B. ~~Child Day Care Services, subject to the following additional standards:~~

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

~~At the end of every six month period following the effective date of a special permit for child day care services, the permittee must submit to the City evidence of all required inspections by the State of Illinois or other agencies with jurisdiction within the preceding six month period.~~

- ~~2. Structure Type. Every child day care service must be located in a building of the type permitted or specially permitted in the district where the facility is located. The type of construction must be in compliance with the City building code. No alteration of any dwelling unit that would prevent its future use as a single family dwelling will be permitted.~~
- ~~3. Supervision. Every child day care service must provide qualified supervisory personnel in sufficient numbers to assure the safety, well being and appropriate behavior of all children enrolled in the service. The special permit may establish minimum supervision requirements.~~
- ~~4. Outdoor Play Area. Unless waived by the City Council based on evidence of staggered use by all enrolled children, every child day care service must provide at least 75 square feet of open space per child, exclusive of any open space located in a required front yard, which must be completely enclosed by a fence or other suitable barrier sufficient to prevent children access to neighboring properties, vehicular traffic, and other hazards. A fence or barrier previously erected by a neighboring property owner will not be relied upon to satisfy this requirement unless a written agreement of such owner authorizing the use is filed with the City Administrator.~~

~~5. — Recreational Devices. No recreational device can be located within 20 feet of any abutting residential property.~~

~~6. — Financial Stability. No special permit for a child day care service will be granted unless the applicant establishes, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of the facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.~~

~~C. Public Utility Stations and Electrical Substations, subject to the following additional standards:~~

~~1. — Structure Appearance & Screening. All buildings and structures must have exteriors that give the appearance of a structure permitted in the district where located or must comply with the buffer and landscape requirements applicable to non-residential uses abutting a residential district pursuant to Subsection 9-107 of this Code.~~

~~2. — Safety Fencing. All public utility stations and electrical substation uses must be fenced where any hazard to the safety of human or animal life is present.~~

~~3. — Service and Storage Prohibited. No service or storage yard or building will be permitted except as permitted for other uses in the district.~~

~~D. Home Occupations that include one or both of the following:~~

~~1. — The presence of more than four employees, clients or independent contractors at one time in the dwelling unit in which the home occupation is conducted; or~~

~~2. — More than two vehicles visiting the site of a home occupation at any one time or more than eight vehicle visits to the site of the home occupation per day.~~

~~E. Institutional uses, and their associated elementary and secondary schools, are subject to the following conditions:~~

~~1. — Particular attention will be paid to the impacts of these uses on surrounding residential uses. Institutional Uses must comply with the buffering provisions of Section 9-107, the lighting provisions of Paragraph 9-101 D15, the sign regulations in Section 9-106, and the off-street parking and loading provisions of Sections 9-104 and 9-105.~~

~~2. — No for-profit use can be located in a structure owned or occupied by a not-for-profit institutional uses. For the purposes of this section, "not for profit" shall mean any use operated by an organization that is entitled to exemption from income taxation under Section 501 of the Internal Revenue Code.~~

- ~~3.—The total area of the Institutional Use subject property shall be no less than 1.7 acres/74,052 square feet with all property contiguous.~~
- ~~4.—Any school must be under the same ownership and control as the Institutional Use and must be located on the same zoning lot as, or an adjacent zoning lot to, the Institutional Use.~~

3-107 : PARKING & LOADING REQUIREMENTS

The parking and loading requirements applicable in all Single Family Residential Districts are set forth in Sections 9-104 and 9-105 of this Code. Footnote references appear in Subsection 3-110 F at the end of the table.

3-108 : SIGN REGULATIONS

Sign regulations applicable in all Single Family Residential Districts are set forth in Section 9-106 of this Code.

3-109 : BUFFERS & LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in Single Family Residential Districts are set forth in Section 9-107 of this Code.

ARTICLE IV. MULTI-FAMILY RESIDENTIAL DISTRICTS

4-101: PURPOSE

Two zoning districts are provided for multiple family residential development and two zoning districts are provided in Article VIII and one zoning district is provided in Article IX of this Code for multiple family residential development in combination with certain complementary non-residential uses.

The R5 District provides for single family detached and townhouse-type dwellings, and is intended to function as a transition between single family detached neighborhoods and other, less restrictive, zoning districts. The R5 District provides for a wider variety of single family dwelling types with the flexibility offered through planned developments. The permitted use and bulk regulations are designed to encourage a moderate density residential area including an alternate housing type.

The R6 District is intended to allow modestly higher density townhouse-type homes as well as permitting various residential building types, including multiple family dwellings, which may result in higher densities than in single family developments.

4-102 : PERMITTED USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

~~Except as noted below, the following uses, and no others, are permitted as of right in all Multiple Family Residential Districts in the City:~~

~~A. Single family detached dwellings.~~

~~B. Townhouse dwellings.~~

~~C. Two family dwellings.~~

~~D. Multiple family dwellings.~~

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

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

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

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

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

~~3. c. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.~~

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

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

4-103 : ACCESSORY STRUCTURES AND USES

Accessory structures and uses are permitted in all Multiple Family Residential Districts subject to the provisions of Section 9-101 of this Code.

4-104 : HOME OCCUPATIONS

Home occupations are permitted in all Multiple Family Residential Districts subject to the provisions of Section 9-102 of this Code.

4-105 : TEMPORARY USES

Temporary uses are permitted in all Multiple Family Residential Districts subject to the provisions of Section 9-103 of this Code.

~~4-106 : SPECIAL PERMIT USES~~

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

~~A. Senior Citizen Housing subject to the following additional standards:~~

~~1. Special Design Requirements. Every senior citizen housing dwelling shall be so designed and constructed as to be convertible to a dwelling allowed as a permitted use in the district in which the senior citizen housing is located. This requirement shall not be satisfied by a design for conversion to a nursing or personal care facility.~~

~~2. Special Parking Requirements. Where conversion of a senior citizen housing dwelling to a dwelling allowed as a permitted use as aforesaid would require more~~

~~off-street parking or loading than is required for the senior citizen housing, the development shall provide sufficient excess landscaped open space to accommodate such additional parking without violating any of the yard requirements applicable to the permitted use.~~

- ~~3. Community Need. No special permit for senior citizen housing shall be granted except on evidence satisfactory to the City Council that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the senior citizen housing development.~~
- ~~4. Location. Every senior citizen housing development shall be located in an area of the City that is conducive to the special needs of senior citizens. This will typically require a location with convenient access to public transportation, retail stores and medical services.~~
- ~~5. Facilities and Staff. Every senior citizen housing development shall provide such on-site facilities and staff as may be necessary and appropriate to satisfy the social, cultural, recreational and, where appropriate, medical needs of its residents. The name and telephone number of at least one person having direct responsibility for the operation of the development shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the development.~~
- ~~6. Required Approvals. No senior citizen housing development shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit for a senior citizen housing development shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application for a special permit.~~
- ~~7. Financial Stability. No special permit for a senior citizen housing development shall be granted unless the applicant therefore shall establish, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.~~
- ~~8. Annual Report. The owner of every senior citizen housing development shall annually file a report with the City Administrator not later than 60 days following the close of the development's fiscal year demonstrating the development's compliance with the foregoing standards and with this Code's definition of Senior Citizen Housing.~~

~~B. Nursing and Personal Care Facilities, subject to the following additional standards:~~

- ~~1. Supervision. Every nursing or personal care facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day, to meet all standards of any agency responsible for the licensing or regulation of the nursing or personal care facility and such additional services as may be required by the City Council. The special permit shall specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the facility.~~
- ~~2. Availability of Facilities. Every nursing and personal care facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and public transportation.~~
- ~~3. Required Approvals. No special permit for a nursing or personal care facility shall be granted unless the applicant therefore shall first present proof of licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application for a special permit for a nursing or personal care facility shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has been obtained as of the time of the filing of the application for a special permit.~~
- ~~4. Financial Stability. No special permit for a nursing or personal care facility shall be granted unless the applicant therefore shall establish, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and various standards applicable to such facility by reason of this Code and other laws and regulations.~~

~~C. Planned Developments. Subject to the special procedures and standards set forth in Article 11 of this Code and subject to the additional standard that uses in planned developments in the R5 and R6 Districts shall be limited to the permitted, special, accessory and temporary uses as otherwise permitted in those districts; provided, however, that multiple family dwellings may be permitted in an R-6 planned development upon a showing that such use will not have a detrimental impact on existing or future development in any more restricted district.~~

~~D. Child Day Care Services, subject to the following additional standards:~~

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

~~At the end of every six (6) month period following the effective date of a special permit for child day care services, the permittee shall submit to the City evidence of all required inspections by the State of Illinois or other entities with jurisdiction within the preceding six (6) month period.~~

- ~~2. Structure Type. Every child day care service shall be located in a building of the type permitted or specially permitted in the district where the facility is located. The type of construction shall be in compliance with the City Building Code. No alteration of any dwelling unit that would prevent its use as a dwelling shall be permitted.~~
- ~~3. Supervision. Every child day care service shall provide qualified supervisory personnel in sufficient numbers to assure the safety, well being and appropriate behavior of all children enrolled in the service. The special permit may establish minimum supervision requirements.~~
- ~~4. Outdoor Play Area. Unless waived by the City Council based on evidence of staggered usage by subgroups of all enrolled children, every child day care service shall provide at least 75 square feet of open space per child, exclusive of any open space located in a required front yard, which shall be completely enclosed by a fence or other suitable barrier sufficient to prevent access of children to neighboring properties or to traffic or other hazards. A fence or barrier previously erected by a neighboring property owner shall not be relied upon to satisfy this requirement unless a written agreement of such owner authorizing such use is filed with the City Administrator.~~
- ~~5. Recreational Devices. No recreational device shall be located within 20 feet of any abutting residential property.~~
- ~~6. Landscape Buffer. Trees, shrubs and bushes shall be planted and maintained along all property lines of abutting residential properties to create a visual barrier and to absorb and diffuse noise.~~

~~7. Financial Stability. No special permit for a child day care service shall be granted unless the applicant therefore shall establish, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.~~

~~E. Public Utility Stations and Electrical Substations, subject to the following additional standards:~~

~~1. Structure Appearance and Screening. All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to nonresidential uses abutting a residential district pursuant to Subsection 9-107 of this Code.~~

~~2. Safety Fencing. All such uses shall be fenced where any hazard to the safety of human or animal life is present.~~

~~3. Service and Storage Prohibited. No service or storage yard or building shall be permitted except as permitted for other uses in the district.~~

~~F. Landbanking of Required Parking, subject to Subsection 9-104 E of this Code.~~

~~G. Community Residences, subject to the following additional standards:~~

~~1. Registration. All community residences shall be registered with the City Administrator.~~

~~2. Spacing. No special permit for a community residence shall be granted to a community residence that is less than 1,500 feet from any other community residence.~~

~~F. Institutional Uses, and their associated elementary and secondary schools, but in only the R5 District, and are subject to the following conditions:~~

~~1. Particular attention will be paid to the impacts of these uses on surrounding residential uses. Institutional Uses must comply with the buffering provisions of Section 9-107, the lighting provisions of Paragraph 9-101 D15, the sign regulations in Section 9-106, and the off-street parking and loading provisions of Sections 9-104 and 9-105.~~

~~2. No for-profit use can be located in a structure owned or occupied by a not-for-profit Institutional Uses. For the purposes of this section, "not for profit" shall mean any use operated by an organization that is entitled to exemption from income taxation under Section 501 of the Internal Revenue Code.~~

~~3. The total area of the Institutional Use subject property shall be no less than 1.7 acres/74,052 square feet with all property contiguous.~~

~~4. Any school must be under the same ownership and control as the Institutional Use and must be located on the same zoning lot as, or an adjacent zoning lot to, the Institutional Use.~~

~~H. Home Occupations that include one or both of the following:~~

~~1. The presence of more than four employees, clients or independent contractors at one time in the dwelling unit in which the home occupation is conducted; or~~

~~2. More than two vehicles visiting the site of a home occupation at any one time or more than eight vehicle visits to the site of the home occupation per day.~~

4-107 : PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in all Multiple Family Residential Districts are set forth in Sections 9-104 and 9-105 of this Code.

4-108 : SIGN REGULATIONS

Sign regulations applicable in all Multiple Family Residential Districts are set forth in Section 9-106 of this Code.

4-109 : BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in Multiple Family Residential Districts are set forth in Section 9-107 of this Code.

ARTICLE V. COMMERCIAL DISTRICTS

5-101 : PURPOSE

Four zoning districts are provided for commercial uses and two zoning districts are provided in Article VIII of this Code for commercial uses that are complementary to multiple family residential uses. When taken together, these districts are intended to permit development of property for the full range of commercial uses needed to serve the citizens of Oak Forest and surrounding areas in a suburban setting.

Specifically, the C1 Local Commercial District is intended to provide for local and neighborhood retail and service commercial establishments. The C2 General Service Commercial District is intended to provide for general commercial activity, including what has traditionally been called highway commercial activities for large more intense commercial developments such as shopping centers, strip centers and establishments with areas of outside product display and sales such as automobile dealerships. The C3 Central Business District is intended to serve the entire Oak Forest suburban community with a wider variety of retail and service uses. The COD is intended to preserve and assist the 159th Street Business Corridor revenue generating capacity. The overlay district provides the regulations necessary to encourage commercial development that contributes to the overall tax base of Oak Forest.

5-102 : PERMITTED USES AND SPECIAL PERMIT USES

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

5-103 : ACCESSORY STRUCTURES AND USES

Accessory structures and uses are permitted in all Commercial Districts subject to the provisions of Section 9-101 of this Code.

5-104 : TEMPORARY USES

Temporary uses are permitted in all Commercial Districts subject to the provisions of Section 9-103 of this Code.

5-105 : PARKING AND LOADING REQUIREMENTS

The parking and loading requirements applicable in all Commercial Districts are set forth in Sections 9-104 and 9-105 of this Code.

5-106 : SIGN REGULATIONS

Sign regulations applicable in all Commercial Districts are set forth in Section 9-106 of this Code.

5-107 : BUFFERS AND LANDSCAPING

Requirements relating to buffering and landscaping of certain uses and structures in Commercial Districts are set forth in Section 9-107 of this Code.

5-108 : USE LIMITATIONS

A. C1 Local Commercial District

1. New Structures. Any new structure constructed in the C1 District shall be designed to be compatible in appearance with adjacent single family residential structures. The quality of exterior design and materials shall be equal on facades of the structure.
2. Exterior Lighting. No exterior lighting shall be located in any required rear yard in the C1 District.
3. Signage. No business sign located in the C1 District shall be in direct view of any abutting residential lot.
4. Landscaping. The entire rear yard of any lot in the C1 District shall be treated as a required landscaped open space.

B. C3 Central Business District

1. Single Family Detached Dwelling Units. Single family detached dwelling units located on lots which do not occupy frontage on a major arterial street and/or state highway are permitted within the C3 District. Additionally, single family detached dwelling units also located on lots with frontage on Cicero Avenue between 159th Street and 162nd Street, with the exception of property in the Redevelopment Overlay District, are permitted within the C3 District.
2. ~~Multi Family Dwelling Units. Multi Family attached dwelling units proposed as part of a mixed-use planned commercial development are permitted as a special use.~~

C. All Commercial Districts

1. Manufacturing Limited. No manufacturing, processing or treatment of products shall be conducted on the premises except those that are incidental to a principal retail business use. At least 75 percent of all products produced on the premises shall be sold at retail on the premises.
2. Storage Limited. No storage or warehousing of any product shall be permitted except such as is incidental to a principal retail use.

3. Above Ground Tanks. No above ground tanks designed or used for the storage of flammable or combustible liquids shall be located less than 600 feet from the lot line of any lot on which a fire station is located.

D. Outdoor Display of Merchandise. For displays of merchandise not otherwise permitted under Section 9-103 of this Code regarding Temporary Uses, the outdoor display of merchandise shall be permitted in any Commercial District subject to the following conditions, standards, and requirements:

1. Permit. The owner of the property on which the merchandise is to be displayed shall obtain a permit from the City Administrator prior to the display of any merchandise outdoors. No permit shall be issued unless a plan is submitted to the City Administrator by the owner illustrating the intended locations on the property where any merchandise will be displayed outdoors. The plan shall be subject to review by the Police, Fire, Public Works and Development Departments to ensure the proposed outdoor display will not pose a public safety hazard. The plan shall clearly illustrate the following:
 - (a) All property lines, sidewalk and building locations, fire hydrants, parking areas, and fire lanes; and
 - (b) The location of an unobstructed pedestrian walkway with a width of at least five feet providing ingress and egress to all entrances and exits to all buildings or structures on the property. If the outdoor display will be located on property with adjacent businesses, there shall be an unobstructed path of at least five feet in width to and from the front of every adjoining business.
 - (c) Upon review and approval of the plan, the City Administrator shall issue a permit subject to such conditions as he or she deems necessary to ensure that the outdoor display will not cause a public nuisance.
2. Term. The permit shall be valid for a term not to exceed one year. Renewal of a permit shall require City review and approval of a new plan pursuant to the procedures and conditions of Paragraph 5-108 D1 of this Code.
3. General Standards. The owner shall ensure that any outdoor display of merchandise satisfies the following conditions, standards, and requirements at all times:
 - (a) The display does not block or hinder access to the emergency exits of any building or structure or any fire lane on the property;
 - (b) The display contains only merchandise available for sale within the building or structure adjacent to, or in close proximity to, the display;
 - (c) The display does not encroach on any parking area; and
 - (d) The display is maintained in a neat, clean, and orderly fashion.

- (i) Off-street parking and loading of vehicles, but only as expressly authorized and regulated in Sections 9-104 and 9-105 of this Code.
 - (j) Terraces.
 - (k) Recreational devices, except in front yards.
 - (l) Fences, walls, and hedges, subject to the limitations of Section 9-107 of this Code.
8. Platted Building and Setback Lines. See Subsection 12-101 F of this Code.
 9. Lot Dimensions and Yards for Electrical Substations.
 - (a) Authority to Waive. The City Council may authorize the waiver of the lot dimension and yard requirements of the underlying district when approving site plans for electrical substations.
 - (b) Standards for Waiver. No such waiver shall be recommended or authorized except on the basis of need and impact on the surrounding properties.
 10. Height Exceptions. Structures housing religious organizations may extend to a height of 55 feet and may include spires and minarets that extend to a height of 70 feet.

~~5-110: 159TH STREET COMMERCIAL OVERLAY DISTRICT~~

~~A. Purpose and Intent. The purpose and intent of the 159th Street Commercial Overlay District (“COD”) is enhance and build upon a core business area, to add to the support of the business and retail vitality of the City in a limited, specified, visible corridor within the City, to limit or eliminate obstacles to maximizing business location and operation within the corridor and in furtherance of the goal of business generation and preservation to create zoning regulations that specifically target, promote and maintain business opportunities, interests and development in the corridor and to preserve, consistent with the Comprehensive Plan, the COD by limiting the permitted and special uses allowed therein to commercial retail stores, commercial establishments, service establishments, professional offices and commercial/retail mixed uses that generate sales tax revenues, maintain the City’s property tax base and allow for convenient locations for the public to shop, obtain services and conduct business.~~

~~B. Boundaries. The COD is generally located along 159th Street between Oak Park Avenue and Cicero Avenue, and is as depicted in the Appendix E map attached to this Zoning Code.~~

[INSERT LEGAL DESCRIPTION]

~~C. Standards. Where the standards for the COD differ from or are inconsistent with those of the base zoning standards, the COD standards shall control. Otherwise, the base zoning standards are applicable.~~

D. ~~Permitted Uses.~~ The permitted uses in the COD shall be limited to commercial retail stores, commercial establishments, service establishments, and professional offices that generate sales tax revenues, promote and maintain the City's property tax base and provide for convenient locations for the public to shop, obtain services and conduct business. *[Insert column in Appendix A zoning table in Ordinance for Overlay district and list permitted uses].*

E. ~~Prohibited Uses.~~ All tax exempt uses listed and defined in NAICS Code 813 including, without limitation, not for profit, religious, professional, fraternal and civic organizations, are expressly prohibited in the COD.

F. ~~Base Zoning.~~ *[Insert base zoning].*

G. ~~Commercial Planned Unit Developments.~~ Commercial Planned Unit Developments shall be permitted in the COD subject to the approval process provided for in §160.385 of the Zoning Code.

ARTICLE VIII. SPECIAL DISTRICTS

PART I - GATEWAY REDEVELOPMENT SUB-AREA

8-101: PURPOSE

The regulations of the Gateway Redevelopment Sub-Area are intended to accommodate and promote redevelopment consistent with and in the vicinity of the Gateway Redevelopment, as adopted by the Corporate Authorities pursuant to Ordinance No. 2008-01-01470. Reference Appendix D for Sub-Area map.

- A. Special Character. To facilitate redevelopment activity consistent with the Gateway Redevelopment, promoting pedestrian scaled, mixed use redevelopment.
- B. Compatibility. To insure compatibility of redevelopment with the existing characteristics of the Gateway Redevelopment.
- C. Attractiveness. To protect and enhance the City's attractiveness to visitors and support and stimulate local business activity.
- D. Strong Economy. To strengthen the economy of the City.
- E. Promote Only Compatible Redevelopment. To promote the careful and considered redevelopment of areas within the vicinity of the Gateway Redevelopment.

8-102 : PERMITTED USES AND SPECIAL PERMIT USES

- A. In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

~~Special Regulations Applicable to Outdoor Eating Areas.~~

- ~~1. City Council Approval. Outdoor eating areas shall not be permitted in the Gateway Redevelopment Sub-Area without approval of the City Council, by resolution duly adopted.~~
- ~~2. Alcoholic Beverage Service. Alcoholic beverages shall be served in outdoor eating areas only when such service is incidental and complementary to the sale and service to customers of complete meals that are served and eaten at tables, not at a bar or counter, in the outdoor eating area. "Meals," as used in this Subparagraph, shall mean a diversified selection of foods that are not susceptible to consumption in the absence of at least some articles of tableware and that cannot be conveniently consumed while standing or walking about. The service of pretzels, popcorn, candy, nuts, chips, and similar snack foods, without other food components, shall not be considered to be a "meal" under this Subparagraph.~~

- ~~3. Pedestrian Traffic. The location of all outdoor eating areas shall ensure the maintenance of adequate pedestrian circulation in and around the outdoor eating area.~~
- ~~4. Emergency Egress. Emergency egress gates shall be provided for all outdoor eating areas and shall be of a type and in locations approved in advance by the City Fire Chief.~~
- ~~5. General Health Standards. All outdoor eating areas and related service stations shall be maintained and kept in a clean, neat, and safe condition at all times and shall at all times comply with applicable City and Cook County Health Department requirements, standards, and regulations. All containers, including specifically, but without limitation, ice bins, beverage dispensers, and condiment jars, shall be covered or lidded when not in use. Perishable condiments shall not be stored at any time in the outdoor eating area, and when not in use shall be taken directly from the outdoor tables to the principal indoor eating place.~~
- ~~6. Restaurant Service. Restaurant service for any outdoor eating area shall be provided using the same china, tableware, and cloth napkins as are used in the principal indoor eating place unless the restaurant presents other food service items approved by the Community Development Director.~~
- ~~7. Trash and Laundry Handling. All trash containers shall be lidded at all times. Soiled linens, tablecloths, and napkins shall not be stored at any time in the outdoor eating area, but shall be taken immediately from the outdoor eating area to the principal indoor eating place.~~
- ~~8. Minimum Setback Required. The location of any outdoor seating area shall comply with all applicable setback requirements for accessory uses and structures.~~
- ~~9. Additional Regulations. In addition to the specific regulations set forth in this Subsection, outdoor eating areas shall be subject to such additional regulations as the City Council may deem necessary, including specifically, but without limitation, regulations regarding (i) the number and size of tables and seats, (ii) the duration and hours of operation, (iii) security for and removal of equipment, (iv) signage, (v) landscaping and pedestrian amenities, (vi) lighting, (vii) trash and refuse collection and location; and (viii) the materials, construction, cleaning, and maintenance of any awnings or other protective coverings. Additional regulations imposed pursuant to this Paragraph shall be specified in the resolution approving the outdoor eating area.”~~

8-103 : ACCESSORY USES

Accessory uses and structures are permitted in the GRD subject to the provisions of Section 9-101 of this Code.

8-104 : TEMPORARY USES

Temporary uses are permitted in the GRD subject to the provisions of Section 9-103 of this Code.

8-105 : PARKING REQUIREMENTS

- A. Relief From Parking Requirements Governing New and Enlarged Uses. The off-street parking requirements set forth in Subsection 9-104 B of this Code shall apply in the Gateway Redevelopment Sub-Area, except as specifically modified in this Section:
1. Special Parking Areas. Each of the following areas shall be deemed “Special Parking Area”:
 - (a) The Gateway Development located at the northwest corner bordered by 159th Street to the south, Cicero Avenue to the east, and the Rock Island railroad to the northwest.
 - (b) The south side of 159th Street bordered by Oak Avenue to the west and Cicero Avenue to the east extending southerly on Cicero Avenue until 160th Street.
 - (c) The north and south sides of 159th Street bordered by Laramie Avenue to the west and LeClaire Avenue to the east.
 - (d) The area bordered by Cicero Avenue to the east, Lamon Avenue to the west, 156th Street to the north and the Rock Island railroad to the south.

8-106 : SIGN REGULATIONS

Sign regulations applicable in the GRD are set forth in Section 9-106 of this Code.

8-107 : SPECIAL BULK, SPACE AND YARD REQUIREMENTS

The following special bulk, space, and yard requirements shall apply in the Gateway Redevelopment Sub-Area:

- A. Building Height. The maximum permitted building height shall be 35 feet or 2 stories; provided, however, that, subject to the issuance of a special permit, the maximum permitted building height shall be 45 feet or 3 stories, whichever is less.
- B. F.A.R.: Additional Special Permit Standard. The floor area ratio shall be increased from .50 to 1.0 and may, subject to the issuance of a special permit, be increased to an amount in excess of 1.0. In addition to those standards for special permits established in Subsection 11-602 E of this Code, no special permit to allow a structure with a floor area ratio greater than 1.0 shall be authorized unless the applicant shall establish that the proposed structure and uses thereof will have sufficient parking to support the proposed use.

- C. Special Yard Standards. There shall be no minimum front yard requirement for any property in the Gateway Redevelopment Sub-Area.

8-108 : VARIATIONS

Whenever an application for a variation concerning property located within the Gateway Redevelopment Sub-Area is filed pursuant to this Code or the Subdivision and Development Code (2010), the authority to hear and decide the application otherwise delegated to the Planning and Zoning Commission pursuant to Section 11-503 of this Code shall be reserved to the City Council. For such purposes, the City Council shall have all of the authority granted to, and shall be subject to all of the limitations imposed on, the Planning and Zoning Commission pursuant to Section 11-503 of this Code.

~~PART II - REDEVELOPMENT OVERLAY DISTRICT~~

~~8-201: PURPOSE~~

~~The Redevelopment Overlay District is intended to recognize that private investment undertaken to comply with the requirements of this Code may, in limited areas and circumstances existing in the City, be counterproductive to the City's long term land use goals and policies. Inappropriate investment in properties located in areas characterized by underdevelopment, obsolete development or development no longer in harmony with patterns emerging in the vicinity may simply delay the time when economic conditions would warrant total redevelopment of the area or may increase the ultimate cost of public programs designed to foster such redevelopment. It is the purpose of this overlay district to provide the City Council with discretion to temporarily modify, waive or vary standards of this Code when doing so will prevent such counterproductive private investment.~~

~~8-202 : OVERLAY DISTRICT~~

~~The Redevelopment Overlay District appears on the Zoning Map as an "overlay district" imposed on top of other districts created by this Code and referred to in this Part as "Base Districts." Development of properties in the Redevelopment Overlay District must comply with all regulations of the base district in which they are located except to the extent that any such regulations are modified, waived or varied by a special permit granted in the overlay district. Where there is any conflict between the Redevelopment Overlay District and the base district, the provisions of the Redevelopment Overlay District shall control.~~

~~8-203 : MAPPING RESTRICTIONS~~

~~The Redevelopment Overlay District shall not be mapped on the zoning district map except pursuant to application to amend said map filed by the City Council pursuant to Paragraph 11-601D(1) of this Code; provided, however, that notwithstanding the provisions of that Paragraph, no such application to map a Redevelopment Overlay District shall be filed unless accompanied by a written and graphic plan of redevelopment for the area proposed to be included in the Overlay District. Such a plan shall show the proposed final redevelopment as well as any intermediate stages or phases of redevelopment. Such a plan shall be attached to, incorporated into and approved as part of any ordinance granting approval of an application to map a Redevelopment Overlay District.~~

~~8-204 : TIME LIMITATION~~

~~In addition to the plan of redevelopment requirements stated in Section 8-203 of this Part, the City Council, as a part of its application to amend the Zoning Map, also shall determine the period of time the proposed Redevelopment Overlay District shall be mapped, and shall establish a specific date upon which such mapping shall automatically expire. Such period of time shall be not less than three nor more than five years. Such period of time may be extended once by the City Council for an additional period of time not exceeding three years, but only pursuant to an application filed by the City Council pursuant to this Section and Section 8-203 of this Part and a showing in such~~

~~application that such extension is necessary and appropriate in furtherance of the purposes stated in this Part.~~

~~8-205 : NO VESTED RIGHT~~

~~Nothing in this Code nor in any ordinance granting zoning for, or a special permit pursuant to, a Redevelopment Overlay District shall be construed as creating any permanent right to obtain or retain such zoning or permit, and every expenditure in reliance upon such zoning or permit shall be made with full knowledge that the City reserves the unfettered right to grant, extend or repeal, or to refuse to grant, extend or repeal, any such zoning or permit at any time and that such zoning or permit is by its nature intended to be temporary and to create nothing more than a revocable permission to maintain a specified use, except to the extent provided in such an ordinance for zoning or a special permit. Every applicant for any permit pursuant to the provisions of this Part is charged with knowledge of this Section.~~

~~8-206 : PERMITTED USES~~

~~The uses permitted in the base district shall be permitted in the Redevelopment Overlay District unless any one or more of those uses is prohibited as a condition of a special permit granted in the Overlay District.~~

~~8-207 : ACCESSORY USES AND STRUCTURES~~

~~Accessory uses and structures permitted in the base district shall be permitted in the Redevelopment Overlay District unless any one or more of those uses is prohibited as a condition of a special permit granted in the Overlay District.~~

~~8-208 : TEMPORARY USES~~

~~Temporary uses permitted in the base district shall be permitted in the Redevelopment Overlay District unless any one or more of those uses is prohibited as a condition of a special permit granted in the Overlay District.~~

~~8-209 : SPECIAL PERMIT USES~~

~~A. Uses. Any use may be permitted in the Redevelopment Overlay District subject to the issuance of a special permit as provided in Section 11-602 of this Code; provided, however, that no such permit shall be recommended or granted except in accordance with the following standards and conditions:~~

- ~~1. Consistency with District Purposes and Plan. The relief granted by such permit shall be consistent with the purposes for which Redevelopment Overlay Districts may be established pursuant to Section 8-201 of this Part and with the Redevelopment Plan approved pursuant to Section 8-203 of this Part.~~
- ~~2. Limited Investment. The purpose of granting such permit shall be to allow a use that is intended to avoid the possibility of permanent investment in the subject property for uses, development or improvements found by the City Council to be—~~

~~inconsistent with the City's long term goals and policies for the area as shown in the Redevelopment Plan approved pursuant to Section 8-203 of this Part.~~

- ~~3. Temporary Nature. Any use, development or improvement authorized by such permit that does not comply with the final plan for redevelopment approved pursuant to Section 8-203 of this Code shall be of a temporary nature or limited life in the sense that it could be discontinued or relocated at a cost that the applicant certifies to be negligible and not requiring any compensation in the event its termination or relocation becomes necessary in connection with a private or public program to redevelop the area.~~
 - ~~4. Termination. Unless the special permit shall establish a specific date or event upon which the permit shall terminate or the use, development or improvement shall be brought into compliance with the regulations of the base district every special permit shall be conditioned upon the applicant's agreement to terminate the specially permitted use, development or improvement, and to surrender the special permit, upon not less than 12 months notice to do so given by the City Council.~~
 - ~~5. Other standards, Considerations and Conditions. Every use, development or improvement authorized by such a permit shall satisfy and comply with all of the standards, considerations and conditions made applicable to special permit uses pursuant to Subsections 11-602E and 11-602F of this Code; provided, however that the prohibition against conditions intended to allow uses of a temporary nature shall not apply in the Redevelopment Overlay District.~~
- ~~B. Development Regulations. The Planning and Zoning Commission may recommend and the City Council may authorize the modification, waiver or variation of the parking and loading requirements; sign regulations; buffer and landscaping requirements; use limitations; and bulk, space and yard requirements applicable in the base district subject to the issuance of a special permit as provided in section 11-602 of this Code; provided, however, that no such modification, waiver or variation shall be so permitted except in accordance with the standards and conditions set forth in Subsection 8-209B of this Section.~~

~~8-210: PARKING AND LOADING REQUIREMENTS~~

~~The parking and loading requirements applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those requirements is modified, waived or varied pursuant to Subsection 8-209 B of this Section.~~

~~8-211: SIGN REGULATIONS~~

~~The sign regulations applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those regulations is modified, waived or varied pursuant to Subsection 8-209 B of this Section.~~

~~8-212: BUFFERS AND LANDSCAPING~~

~~The buffering and landscaping requirements applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those requirements is modified, waived or varied pursuant to Subsection 8-209 B of this Section.~~

~~8-213: USE LIMITATIONS~~

~~The use limitations applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those limitations is modified, waived or varied pursuant to Subsection 8-209 B of this Section.~~

~~8-214: BULK, SPACE AND YARD REQUIREMENTS~~

~~The bulk, space and yard requirements applicable in the base district shall apply in the Redevelopment Overlay District unless any one or more of those requirements is modified, waived or varied pursuant to Subsection 8-209 B of this Section.~~

PART II-B AUTOMOBILE DEALERSHIPS (NEW & USED)

9-202: AUTOMOBILE DEALERSHIPS REGULATIONS

- A. Authorization. Subject to the limitations of this Section 9-202, all uses and structures are subject to the following standards, regulations, and requirements at all times in those zoning districts in which they are permitted or special permit uses.
- B. Location. Automobile dealerships shall be located on a zoning lot with a minimum lot frontage of 160 feet and a minimum lot area of one (1) acre, or 43,560 square feet. No special use permits authorizing construction of an automobile dealership, the addition to or expansion of an existing automobile dealership, or renovation of an existing structure to be used as an automobile dealership, shall be authorized unless the applicant is able to demonstrate compliance with the minimum area requirement of this paragraph and of the remaining requirements of this Section 9-202, on commercially reasonable terms, and sufficient for the location of an automobile dealership (new or used) for the provision of automobile sales. Additionally, automobile dealerships shall not be located on either side of Cicero Avenue as bound by 155th Street, to include the first zoning lots on either side of Cicero Avenue directly north of said street, and the centerline of 160th Street to the south.
- C. Design of Outdoor Storage of Automobile Inventory. Unless otherwise authorized by the City Council for good cause, every automobile dealership shall be designed, constructed and maintained to be of a sufficient size and capacity to allow the placement of automobiles in an organized manner that accommodates adequate circulation and provides for a reasonable amount of inventory on the zoning lot, subject to the requirements stated in Paragraph 9-202(D).
- D. Design Standards for Parking. Every automobile dealership shall comply with the following design standards, in addition to any other applicable requirements of Sections 9-107 of this Code that these design standards do not otherwise govern. These standards shall take precedence over any other such requirements of this Code that would otherwise apply.
1. *Number of parking spaces.* The minimum number of parking spaces for automobile dealerships shall be the total of the below required minimums:
 - (a) *For employees and customers:* minimum of one (1) space per 250 square feet of net floor area.
 - (b) *For automobile inventory:* maximum as determined by the Planning and Zoning Commission.
 2. *Minimum parking space and circulation dimensions.* The minimum requirements below shall apply.

Parking Space Dimensions			
PARKING ANGLE	SPACE WIDTH	SPACE LENGTH	SPACE HEIGHT
Parallel	9	22	N/A
30°	9	33.6	18
45°	9	26.9	12.7
60°	9	22.9	10.3
90°	9	18	8

Circulation Aisle Dimensions		
PARKING ANGLE	ONE-WAY	TWO-WAY
Parallel	12	12
30°	12	12
45°	13	14
60°	18	19
90°	20	22

3. *Enclosures for automobile inventory.* In lieu of meeting the requirement of Subparagraph 9-202(E)(1), this subparagraph shall apply at the discretion of the Community Development Director and as conditioned upon approval of the special permit. In order to provide security for such facilities, parking bollards painted a neutral color, shall be installed along the edge of the parking lot at a minimum of four (4) and one-half (1/2) feet apart along the front and corner side yards and have a minimum height of two (2) feet.

E. Landscaping. Every automobile dealership shall comply with the following landscaping requirements, in addition to any other applicable requirements of Section 9-107 of this Code that these design standards do not otherwise govern. These standards shall take precedence over any other such requirements of this Code that would otherwise apply.

1. *Parking lot buffering.* All parking lot buffering shall be located between the edges of the parking lot and the property line. Landscape materials shall be installed directly along the edge of the parking lot as deemed appropriate by the Community Development Director.
2.
 - (a) *For properties along 159th Street.* Along front and corner side yards, the distance between the interior edge of the sidewalk and edge of the parking lot shall be no less than ten (10) feet. The area designated for the screening shall be no less than four (4) feet in width. The remainder of the area between the interior edge of the sidewalk and edge of the parking lot shall be landscaped with sodded lawn. Where contextually appropriate, the corner side yard parking lot buffering may be reduced to that as required in Subparagraph 9-202(E)(1)(b) of this Section, at the discretion of the Community Development Director.
 - (b) *For properties along Cicero Avenue.* Along front and corner side yards, the distance between the interior edge of the sidewalk and edge of the parking lot shall be no less than four (4) feet and shall be designated for landscape

screening materials. Parking bollards shall be installed in accordance of the requirements of this section.

3. *Interior parking lot landscaping.* Every automobile dealership containing fifteen (15) or more parking spaces shall contain at least one (1) tree, of at least three (3) inches or greater in diameter, for each ten (10) spaces provided. This number of parking spaces shall consist of the total number of spaces provided for employee and customer parking and the total number of spaces provided for automobile inventory. A minimum of fifty (50) percent of the required trees, or an amount lesser than as deemed reasonable by the Community Development Director and as conditioned upon approval of the special use permit, shall be located in landscaped islands within the interior of the paved parking lot.
- F. **Other Standards.** In general, automobile dealerships (new and used) shall be designed to accommodate adequate facilities for storm water management, including landscaping, permeable materials, and other infrastructure as deemed necessary by the Community Development Director. Any and all other improvements and their applicable plans shall be submitted for review as deemed necessary by the Community Development Director prior to a public hearing being scheduled.
- G. **Licenses and Permits.** The operator of every automobile dealership shall maintain all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the dealership. In addition, any such operator shall provide copies of such licenses and permits and provide evidence of renewal or extension thereof, when requested by the Community Development Director.
- H. **Compliance with Plans.** Every automobile dealership shall comply with all plans approved by the City.
- I. **Compliance with Laws.** Every automobile dealership shall comply with this Section, and all applicable federal, state, and local laws.
- J. **Affidavit of Compliance with Conditions.** Whenever any automobile dealership (new or used) is made subject to conditions or limitations to be met by the applicant, the applicant shall, upon initially meeting such conditions, file an affidavit with the Community Development Director so stating and shall file such affidavit biannually. Such affidavit shall be accompanied by a nonrefundable fee, to be fixed in each case by the Community Development Director, to recover the City's actual direct cost of an inspection to verify that such conditions and limitations have been met.
- K. **Term Limitation.** Every ordinance granting approval of a special permit for an automobile dealership provide that where the city determines the owner or operator of the automobile dealership is not in full compliance with this section and with any and all conditions required at the time of special use permit approval, the lack of compliance shall be ground for revocation of the special use permit in accordance with paragraph 11-702(d) of this code.

~~PART II-C ACCESSORY TATTOO PARLOR ESTABLISHMENTS~~

~~9-203: ACCESSORY TATTOO PARLOR ESTABLISHMENT REGULATIONS~~

- ~~A. Tattoo Parlor Establishments: Accessory Use. From and after the effective date of this Ordinance, tattoo parlor establishments are permitted as a special accessory use to a Day Spa principal use in the following zoning districts: C1, C2, and C3.~~
- ~~B. Application Requirements. Any person seeking to obtain approval under this Chapter to operate an accessory tattoo parlor must, in addition to the application and supporting materials filed with the city business office for a business license, provide the following minimum information:~~
- ~~1. Written authorization from principal business operator to apply for approval to operate an accessory tattoo parlor;~~
 - ~~2. Sketch plan of proposed tattoo parlor establishment depicting, among other things:~~
 - ~~a. Number of tattoo parlor rooms or chairs~~
 - ~~b. Reception and waiting area;~~
 - ~~c. Bathroom facilities, if different from principal use; and~~
 - ~~d. Dimensions of space devoted to tattooing establishment, including (i) total square footage of such space, and (ii) certification that such space does not exceed 25% of the total gross floor area of the principal business, and~~
 - ~~3. Terms of any lease or other occupancy arrangement with principal use operator~~
- ~~C. Bulk Regulations. No tattoo establishment, including, without limitation, any reception area, office area, and bathroom, shall occupy more than 25% of the gross floor area of the principal use.~~

PART II-C COMMUNITY RESIDENCES

9-203: COMMUNITY RESIDENCES REGULATIONS

- A. Has no more than six residents; provided more than six residents are permissible subject to compliance with the following occupancy standards:
1. Each single bedroom used for a resident shall have at least seventy square feet of usable net floor area, not including any space taken up for closets, wardrobes, bathrooms and clearly definable entryway areas.
 2. Each bedroom used for multiple residents shall have for each resident housed in the room at least fifty square feet of usable floor area. Usable area does not include any space utilized for closets, wardrobes, bathrooms and clearly identifiable entryway area.
 3. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.
- B. Is registered with the City Administrator. The name and telephone number of at least one person having direct responsibility for the operation of the facility must be kept on file with the City Administrator and must be listed in any paper or electronic Oak Forest telephone directory under the name of the facility

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

PART II-D

9-204: CHILD DAY CARE SERVICES REGULATIONS

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

At the end of every six month period following the effective date of a ~~special~~ permit for child day care services, the permittee must submit to the City evidence of all required inspections by the State of Illinois or other agencies with jurisdiction within the preceding six month period.

- B. Structure Type. Every child day care service must be located in a building of the type permitted or specially permitted in the district where the facility is located. The type of construction must be in compliance with the City building code.
- C. Supervision. Every child day care service must provide qualified supervisory personnel in sufficient numbers to assure the safety, well-being and appropriate behavior of all children enrolled in the service. The special permit if required may establish minimum supervision requirements.
- D. Outdoor Play Area. Unless waived by the City Council based on evidence of staggered use by all enrolled children, every child day care service must provide at least 75 square feet of open space per child, exclusive of any open space located in a required front yard, which must be completely enclosed by a fence or other suitable barrier sufficient to prevent children access to neighboring properties, vehicular traffic, and other hazards. A fence or barrier previously erected by a neighboring property owner will not be relied upon to satisfy this requirement unless a written agreement of such owner authorizing the use is filed with the City Administrator.
- E. Recreational Devices. No recreational device can be located within 20 feet of any abutting residential property.
- F. Financial Stability. No ~~special~~ permit for a child day care service will be granted unless the applicant establishes, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of the facility in accordance with the representations of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

PART II-E

9-205: NURSING AND PERSONAL CARE FACILITIES REGULATIONS

- A. **Supervision.** Every nursing or personal care facility shall provide qualified and experienced supervisory personnel in sufficient numbers and during sufficient and appropriate hours of the day, to meet all standards of any agency responsible for the licensing or regulation of the nursing or personal care facility and such additional services as may be required by the City Council. The special permit if required may specifically establish minimum standards for supervision. The name and telephone number of at least one person having direct responsibility for the operation of the facility shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the facility.
- B. **Availability of Facilities.** Every nursing and personal care facility shall be provided with, or have ready access to, facilities and services necessary and appropriate to the needs of its residents for active and passive recreation; medical care; educational, cultural and religious activities; consumer goods and services; and public transportation.
- C. **Required Approvals.** No ~~special~~ permit for a nursing or personal care facility shall be granted unless the applicant therefore shall first present proof of licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application ~~for a special permit~~ for a nursing or personal care facility shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has been obtained as of the time of the filing of the application ~~for a special permit~~.
- D. **Financial Stability.** No ~~special~~ permit for a nursing or personal care facility shall be granted unless the applicant therefore shall establish, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations of the application and various standards applicable to such facility by reason of this Code and other laws and regulations.

PART II-F

9-206: SENIOR CITIZEN HOUSING REGULATIONS

- A. Special Design Requirements. Every senior citizen housing dwelling shall be so designed and constructed as to be convertible to a dwelling allowed as a permitted use in the district in which the senior citizen housing is located. This requirement shall not be satisfied by a design for conversion to a nursing or personal care facility.
- B. Special Parking Requirements. Where conversion of a senior citizen housing dwelling to a dwelling allowed as a permitted use as aforesaid would require more off-street parking or loading than is required for the senior citizen housing, the development shall provide sufficient excess landscaped open space to accommodate such additional parking without violating any of the yard requirements applicable to the permitted use.
- C. Community Need. No ~~special~~ permit for senior citizen housing shall be granted except on evidence satisfactory to the City Council that there is, and will for the foreseeable future continue to be, a ready market demand among current area residents for all of the dwelling units in the senior citizen housing development.
- D. Location. Every senior citizen housing development shall be located in an area of the City that is conducive to the special needs of senior citizens. This will typically require a location with convenient access to public transportation, retail stores and medical services.
- E. Facilities and Staff. Every senior citizen housing development shall provide such on-site facilities and staff as may be necessary and appropriate to satisfy the social, cultural, recreational and, where appropriate, medical needs of its residents. The name and telephone number of at least one person having direct responsibility for the operation of the development shall be kept on file with the City Administrator and shall be listed in the Oak Forest telephone directory under the name of the development.
- F. Required Approvals. No senior citizen housing development shall be established without the prior licensing, certification or other approval of every public agency charged with the regulation or supervision of any facet of the activity of the proposed facility. Every application ~~for a special permit~~ for a senior citizen housing development shall set forth each agency that must approve the establishment or operation of the facility and shall be accompanied by a formal acknowledgment of approval from each such agency. In the event any such approval has been delayed, the application shall set forth the status of each such application, and shall state any facts known to the applicant that might have contributed to the delay of any required approval that has not been obtained as of the time of the filing of the application ~~for a special permit~~.
- G. Financial Stability. No ~~special~~ permit for a senior citizen housing development shall be granted unless the applicant therefore shall establish, to the satisfaction of the City Council, that there exists a reasonably certain source of continuous and sufficient funds to provide for the operation and maintenance of such facility in accordance with the representations

of the application and the various standards applicable to such facility by reason of this Code and other laws and regulations.

- H. Annual Report. The owner of every senior citizen housing development shall annually file a report with the City Administrator not later than 60 days following the close of the development's fiscal year demonstrating the development's compliance with the foregoing standards and with this Code's definition of Senior Citizen Housing.

PART II-G

9-207: OUTDOOR PATIO REGULATIONS

- A. Pedestrian Traffic. The location of all outdoor patios shall ensure the maintenance of adequate pedestrian circulation in and around the outdoor patios.
- B. Emergency Egress. Emergency egress gates shall be provided for all outdoor patios and shall be of a type and in locations approved in advance by the City Fire Chief.
- C. General Health Standards. All outdoor patios and related service stations shall be maintained and kept in a clean, neat, and safe condition at all times and shall at all times comply with applicable City and Cook County Health Department requirements, standards, and regulations. All containers, including specifically, but without limitation, ice bins, beverage dispensers, and condiment jars, shall be covered or lidded when not in use. Perishable condiments shall not be stored at any time in the outdoor eating area, and when not in use shall be taken directly from the outdoor tables to the principal indoor eating place.
- D. Restaurant Service. Restaurant service for any outdoor patios shall be provided using the same china, tableware, and cloth napkins as are used in the principal indoor eating place unless the restaurant presents other food service items approved by the Community Development Director.
- E. Trash and Laundry Handling. All trash containers shall be lidded at all times. Soiled linens, tablecloths, and napkins shall not be stored at any time in the outdoor eating area, but shall be taken immediately from the outdoor eating area to the principal indoor eating place.
- F. Minimum Setback Required. The location of any outdoor seating area shall comply with all applicable setback requirements for accessory uses and structures.
- G. Additional Regulations. In addition to the specific regulations set forth in this Subsection, outdoor patios shall be subject to such additional regulations as the City Council may deem necessary, including specifically, but without limitation, regulations regarding (i) the number and size of tables and seats, (ii) the duration and hours of operation, (iii) security for and removal of equipment, (iv) signage, (v) landscaping and pedestrian amenities, (vi) lighting, (vii) trash and refuse collection and location; and (viii) the materials, construction, cleaning, and maintenance of any awnings or other protective coverings. Additional regulations imposed pursuant to this Paragraph shall be specified in the resolution approving the outdoor eating area.”

PART III–A SEXUALLY ORIENTED USES

9-301: PURPOSE AND INTENT

The purpose of this Chapter is to establish reasonable and uniform regulations to minimize and control the negative secondary effects of sexually oriented businesses within the municipality in order to promote the health, safety, and welfare of the citizens of the municipality. The provisions of this Chapter have neither the purpose nor the effect of imposing a limitation or restriction on the content of any communicative materials or communication, including sexually oriented entertainment. Similarly, it is not the purpose nor effect of this Chapter to restrict or deny access by adults to sexually oriented entertainment protected by the First Amendment, or to deny access by distributors and exhibitors of sexually oriented entertainment to their intended market. Furthermore, it is not the intent or effect of this Chapter to condone or legitimize the distribution or exhibition of entertainment that is obscene.

9-302 : DEFINITIONS

EMPLOYEE shall mean a natural person who performs any service or work on the premises of a sexually oriented business, including but not limited to providing entertainment, performing work of a management or supervisory nature, or performing support functions, on a full-time, part-time or contract basis, whether or not the person is denominated an employee, independent contractor, agent, or otherwise and whether or not said person is paid a salary, wage or other compensation by the operator of said business. EMPLOYEE does not include a person on the premises exclusively for repair or maintenance of the premises or equipment on the premises, or for the delivery of goods to the premises.

EXCRETORY FUNCTIONS shall mean urination, defecation, lactation, ejaculation and menstruation. It shall not mean urination and defecation performed in a public or employee-only restroom in the manner in which those facilities are intended to be used, and when not performed or presented for a commercial purpose. It shall not mean lactation as part of breast-feeding an infant, unless performed or displayed for a commercial purpose other than education and training in the art, science or technique of breast-feeding an infant.

MUNICIPALITY shall mean the City of Oak Forest, Illinois.

NUDITY or NUDE shall mean exposing to view specified anatomical areas or any device, costume, or covering that gives the appearance of or simulates any specified anatomical areas.

PATRON shall mean any natural person who is not an employee.

SEMI-NUDITY or SEMI-NUDE shall mean exposing to view, with less than a fully opaque covering, any portion of the female breast below the top of the areola or any portion of the buttocks. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other clothing, provided that the areola is not exposed in whole or in part.

SEXUALLY ORIENTED AMUSEMENT DEVICE shall mean any machine or device which is designed, intended, displayed or kept as an amusement or entertainment, and may be operated upon the insertion of a coin, slug, token, plate, disc, electronic key, credit card, debit card or any

similar item, or the use of which is made available for any valuable consideration, and which displays a natural person, people, or characters as in cartoons and animation, live or by any medium, including without limitation film, motion picture machine, projector, filmstrip, videotape, digital video disc (DVD), laser disc, compact disc (CD), floppy disc, photograph, slide, television, book, magazine, and computer software, engaged in specified sexual activity or displaying specified anatomical areas.

SEXUALLY ORIENTED BUSINESS shall mean any of the following when done in a place where the public is invited or permitted, or when done for any commercial purpose including sale and rental, regardless of who pays or receives the consideration therefore, and regardless of the form of consideration:

1. Exhibition or display of a natural person or people in the state of nudity or semi-nudity, or engaged in specific sexual activities, or excretory functions;
2. Premises with a sexually oriented amusement device;
3. Rental or leasing of a hotel room, motel room or similar room for a period not exceeding ten hours, but not including dining rooms, banquet rooms, ball rooms, conference rooms and similar facilities unless they are used or to be used for specified sexual activities or excretory functions;
4. Offering of physical contact in the form of wrestling or tumbling between natural persons of the opposite sex, when one or more of the persons is nude or semi-nude, and also the offering of physical contact which constitutes specified sexual activities regardless of the sex of the person performing or receiving the contact;
5. Offering of products, services or activities by or with a natural person or people when one or more of the people, whether a patron, agent, employee or otherwise, is in a state of nudity or semi-nudity;
6. Displaying or offering to others any recorded depiction of a natural person, or created image or character, as in cartoons and animation, by any medium, including without limitation film, videotape, closed-circuit television, digital video disc (DVD), laser disc, compact disc (CD), floppy disc, photograph, slide, television, book, magazine, and computer software, which is:
7. Characterized or distinguished by an emphasis on the depiction or description of specified sexual activities, excretory functions, or specified anatomical areas;
8. Advertised or otherwise held out to the public as being characterized or distinguished by an emphasis on the depiction or description of specified sexual activities, excretory functions, or specified anatomical areas, including without limitation, the use of the term "adult" and the use of the designation of one or more "X" such as, but not limited to, "XXX";
9. The display and offering to others of novelties, instruments, devices, or paraphernalia that are designed primarily for use in connection with specified

sexual activities or that give the appearance of or simulate any of the specified anatomical areas;

10. The term SEXUALLY ORIENTED BUSINESS shall exclude the following:
 - (a) The display and offering to others of condoms, spermicide or other non-prescription contraceptives, unless displayed and offered to others on the premises of a business which would otherwise be considered a sexually oriented business;
 - (b) The display and offering to others of drugs, instruments or devices which require a prescription, that are designed primarily for use in connection with specified sexual activities, and which are in fact dispensed by or under the supervision of a pharmacist licensed by the State of Illinois;
 - (c) The display and offering to others of instruments, devices, or paraphernalia that are designed primarily for use in connection with specified sexual activities if they are displayed and offered to others on the premises where a pharmacist licensed by the State of Illinois is employed to dispense prescription drugs, instruments or devices;
 - (d) Breast-feeding an infant, unless performed or displayed for a commercial purpose other than education and training in the art, science or technique of breast-feeding an infant;
 - (e) The display and offering to others of motion pictures, by any format, which have received a rating from the Motion Picture Association of America of G, PG, PG-13, R or NC-17, when offered or displayed substantially in their entirety;
 - (f) Libraries and museums funded in whole or in part by federal, state or local governmental funds;
 - (g) The display and offering to others of items which would otherwise qualify as a sexually oriented business pursuant to this Section, if and only if the display and offering are done for a commercial purpose, and all of the following apply to the business displaying and offering such items to others:
 - (i) Less than 20% of its gross income comes from the sale, rental or exhibition of the following types of items;
 - (ii) Items which are characterized or distinguished by an emphasis on the depiction or description of specified sexual activities, excretory functions, or specified anatomical areas or any combination thereof;
 - (iii) Items which are advertised or otherwise held out to the public as being characterized or distinguished by an emphasis on the depiction or description of specified sexual activities, excretory functions, or specified anatomical areas or any combination thereof, including without limitation, the use of the term "adult" and the use of the designation of one or more "X" such as, but not limited to, "XXX";

- (iv) Less than 20% of its display space is used for the sale, rental or exhibition of the items described in paragraph (1)(a) and (b) above;
- (v) Less than 20% of the items it offers to others are the items described in subsection (1)(a) and (b) above; and
- (vi) The items described subsection (1)(a) and (b) above are segregated from all other displays and retail areas of the premises by a solid partition from floor to ceiling with no openings or windows and with entrance and egress by means of a solid door posted with a sign not less than one foot by one foot with the words “UNDER 18 NOT ADMITTED” lettered on the sign, except that magazines characterized or distinguished by an emphasis on the depiction or description of specified sexual activities, excretory functions, or specified anatomical areas or any combination thereof may be displayed on racks or other display cases only if the magazine is encased or otherwise covered up and concealed from common view of anything other than the magazine title or text or other materials which would not be described as sexually oriented.
- (vii) Certain uses which fall within the definition of SEXUALLY ORIENTED BUSINESS may also constitute uses which are illegal under local, state or federal law, such as obscenity or child pornography. Even if such illegal uses constitute a SEXUALLY ORIENTED BUSINESS under the definition set forth in this Chapter, they shall not be permitted uses in any district.

SPECIFIED ANATOMICAL AREAS shall mean the human genitals, pubic area, perineum, anus, anal cleft or cleavage, pubic hair, any portion of the areola of the female breast if less than a fully and opaquely covered; and the male genitals in a discernibly turgid state, even if entirely covered by an opaque covering. In determining whether any of the foregoing portions of the anatomy are fully and opaquely covered, coverage by make-up, paint, or similar matter applied directly to the skin, shall not be considered to be fully and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES shall mean any of the following, actual or simulated:

1. The fondling or other erotic touching regardless of whether the performer or recipient is clothed, in a state of nudity or in a state of semi-nudity;
2. The manipulation of the human body of another, including massage, by the use of any portion of manipulator’s body, whether covered or uncovered, or by any device, if the person performing the manipulation or the person receiving the manipulation is in a state of nudity or semi-nudity.
3. Sex acts, normal or perverted, heterosexual, homosexual or bisexual;
4. Sex acts between animals when offered or displayed for the purpose or with the intent of causing the sexual arousal of a human viewer.

9-303 : SPECIAL USE

In interpreting the permitted and special use designations, reference should be made to the North American Industry Classification System, as amended by the City (see Appendix A) and Section 11-501 of this Code.

~~Any other ordinance or section of any ordinance notwithstanding, and subject to the setback requirements of Section 9-304, sexually oriented businesses shall be a special use only in the II Industrial District. Sexually oriented businesses shall not be a permitted use in any district.~~

9-304 : SETBACK REQUIREMENTS

No sexually oriented business shall be located within 450 feet of the property boundary of any other sexually oriented business, and any school, day care center, cemetery, public park including any lineal recreational area like a bike path, public housing, place of religious worship, lot zoned for residential purposes, and lot used for residential purposes.

9-305 : RESTRICTIONS ON USE

All sexually oriented businesses shall be conducted entirely within a fully enclosed business. No sexually oriented business shall be operated in any manner that permits the observation from outside the building of any image, material or entertainment depicting or describing excretory functions, specified sexual activities or specified anatomical areas or any person in a state of nudity or semi-nudity, whether by display, decoration, sign, window or any other means.

9-306 : SIGNAGE

No sexually oriented business shall advertise by way of billboard, sign boards or sign, within 450 feet of any school, day care center, cemetery, public park including any lineal recreational area like a bike path, public housing, and place of religious worship.

9-307 : OTHER REGULATIONS

The restrictions set forth in this Chapter shall supersede any other restrictions found in other ordinances or other sections of any ordinance as applied to sexually oriented businesses, if the terms of the restrictions are in conflict.

9-308 : AMORTIZATION

If at the time this Chapter becomes effective, any sexually oriented business exists in a location not permitted by this Chapter or is otherwise not in compliance with this Chapter, then the sexually oriented business shall constitute a legal non-conforming use. However, notwithstanding any other ordinance or section of any ordinance to the contrary, the legal non-conforming sexually oriented business shall come into compliance with the requirements of this Chapter within one year of the effective date of this Chapter. No sexually oriented business shall constitute a legal non-conforming use after one year after the effective date of this Chapter.

PART IV - ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS

9-401: PURPOSE AND INTENT

The purpose of this Chapter is to establish reasonable and uniform regulations to minimize and control the negative effects of adult-use cannabis business establishments within the municipality in order to promote the health, safety, and welfare of the citizens of the municipality.

: TYPES OF ADULT-USE CANNABIS BUSINESS ESTABLISHMENTS

The follow are types of Adult-Use Cannabis Establishments:

- A. Adult-Use Cannabis Dispensary (~~classified under NAICS Code 453998 Marijuana Stores, Medical or Recreational~~)
- B. Cannabis Craft Grower
- C. Cannabis Infusion Facility
- D. Cannabis Cultivation Center
- E. Cannabis Transporter
- F. Cannabis Processor

: DEFINITIONS

CANNABIS BUSINESS ESTABLISHMENT a cannabis craft grower, cannabis cultivation center, cannabis transporter, cannabis processing organization, cannabis infusion facility, or cannabis dispensing organization.

CANNABIS CONCENTRATE a product derived from cannabis that is produced by extracting cannabinoids from the plant through the use of propylene glycol, glycerin, butter, olive oil or other typical cooking fats; water, ice, or dry ice; or butane, propane, CO₂, ethanol, or isopropanol. The use of any other solvent is expressly prohibited unless and until it is approved by the Department of Agriculture.

CANNABIS CONTAINER a sealed, traceable, container, or package used for the purpose of containment of cannabis or cannabis-infused product during transportation.

CANNABIS CRAFT GROWER a facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a cannabis dispensing organization or use at a processing organization. A cannabis craft grower may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering state. A cannabis craft grower may share premises with a processing organization or a cannabis dispensing organization, or both, provided each licensee stores currency and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access or all licensees sharing a vault share more than 50% of the same ownership.

CANNABIS CULTIVATION CENTER A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments.

CANNABIS DISPENSING ORGANIZATION a facility operated by an organization or business that is licensed by the Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, cannabis craft grower, processing organization, cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies under this Act to purchasers or to qualified registered medical cannabis patients and caregivers.

CANNABIS FLOWER marijuana, hashish, and other substances that are identified as including any parts of the plant *Cannabis sativa* and including derivatives or subspecies, such as indica, of all strains of cannabis; including raw kief, leaves, and buds, but not resin that has been extracted from any part of such plant; nor any compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, or resin.

CANNABIS-INFUSED PRODUCT a beverage, food, oil, ointment, tincture, topical formulation, or another product containing cannabis that is not intended to be smoked.

CANNABIS INFUSION FACILITY OR INFUSER a facility operated by an organization or business that is licensed by the Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

CANNABIS PROCESSOR A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, and as further defined in the Cannabis Regulation and Tax Act, being 410 ILCS 705/1-1 et seq., as it may be amended from time-to-time, and regulations promulgated thereunder.

CANNABIS TRANSPORTER An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.

: COMPLIANCE WITH STATE REGULATIONS

Adult-Use Cannabis Establishments must comply with all applicable rules and regulations enacted by the State of Illinois, including licensing and registration requirements. When such state regulations are amended, such regulations control over this Ordinance.

~~: SPECIAL USE~~

~~Any other ordinance or section of any ordinance notwithstanding, and subject to the location requirements of Section 9-406, Adult Use Cannabis Dispensaries shall be permitted by special use in the C1 Local Commercial District, C2 General Service Commercial District, C3 Central Business District, and I1 Industrial District. Cannabis Craft Growers and Cannabis Infusion Facilities shall be permitted by special use in the I1 Industrial District.~~

: MINIMUM SPACING

An Adult-Use Cannabis ~~Establishment~~ **Dispensary** shall not be located within one thousand five hundred feet (1,500') of another Adult-Use Cannabis ~~Establishment~~ **Dispensary**.

A Cannabis ~~Establishment~~ Craft Grower shall not be located within one thousand five hundred feet (1,500') of another Cannabis ~~Establishment~~ Craft Grower or a Cannabis Cultivation Center.

: NUMBER OF ADULT-USE CANNABIS DISPENSARIES

The number of Adult-Use Cannabis Dispensaries within the City of Oak Forest's corporate boundaries shall not exceed 5 locations.

: HOURS OF OPERATION

The hours of operation of dispensary establishments shall be limited to between 8:00 AM and 10:00 PM.

~~—: LOCATION OF TRANSACTIONS~~

~~All transactions shall occur entirely inside the facility. No transactions may be permitted through an exterior walk-up window or drive-through facility.~~

: SECURITY

The site design shall incorporate adequate security measures, such as exterior lighting, surveillance cameras, and/or fencing.

~~—: ON-SITE CONSUMPTION~~

~~The on-site consumption of cannabis in all its forms is strictly prohibited.~~

L. **ARTICLE, SECTION AND PARAGRAPH HEADINGS.**

This Code is divided into articles, sections, subsections, paragraphs, and subparagraphs that shall be numbered according to the following format:

1-101 A1(a)(1)(i)

and that shall be referred to in accordance with the following example:

<u>II</u>	Article
A.	Section
2-401 <u>B</u>	Subsection
2-401 <u>B3</u>	Paragraph
2-401B3(<u>a</u>)	Subparagraph
B3(a)(<u>2</u>)	Subparagraph
B3(a)(2)(<u>iii</u>)	Subparagraph

12-206: DEFINITIONS

A. When used in this Code, the following terms shall have the meanings herein ascribed to them:

ABUT. To touch, to lie immediately next to, to share a common wall or lot line or to be separated by only a street, alley or drainage course.

ACCESSORY BUILDING, STRUCTURE OR USE. See Section 9-101 of this Code.

ADJACENT. To lie near, close to, or in the vicinity.

ADVERTISING SIGN. See Subsection 9-106 E of this Code.

AIRPORT. Any premises used for the landing and take-off of aircraft of any kind including appurtenant land and structures.

ALLEY. A public right-of-way that affords only a secondary means of vehicular access to abutting property.

ALTERATION. Any change in the size, shape, character, occupancy or use of a structure.

ALTERATION, STRUCTURAL. See Subsection 12-206 S of this Section.

AMENDMENT. See Section 11-601 of this Code.

ANIMAL TRAINING. Shall have the same meaning as the defined term "Trainer" in Section 5-1 of the City's Municipal Code.

ANIMATED OR MOVING SIGN. See Subsection 9-106 E of this Code.

ANTENNA. Any structure designed for transmitting signals to a receiving station or for receiving television, radio, data, or other signals from satellites or other sources.

ANTENNA SUPPORT STRUCTURE. Any structure used for the principal purpose of supporting an antenna.

ANTENNA SURFACE AREA. See Subsection 12-206 S of this Section.

APPEAL. See Section 11-502 of this Code.

APPROPRIATE USE. Only those uses that are allowed within the regulatory floodway, as specified in Section 8-207 of this Code.

AREA, GROSS. The total land and water area included in a parcel that is the subject of an application filed pursuant to this Code, excluding only property located in public rights-of-way or private easements of access or egress at the time of application.

AREA, NET. The gross area of a parcel less land and water areas required or proposed to be publicly dedicated or land to be devoted to private easements of access or egress. Both land and water areas not so publicly dedicated or devoted shall be included in the calculation of net area.

ATTACHED DWELLING. See Subsection 12-206 D of this Section.

ATTENTION-GETTING DEVICE. See Subsection 9-106 E of this Code.

AUTOMATED WAREHOUSE. A warehouse, or a portion thereof, where the process of picking, distributing and sorting inventory is supported primarily by mechanization and where no more than one employee for each 2500 square feet of warehouse space perform such process at any one time.

AUTOMATIC TELLER MACHINE. An automated device that performs banking or financial functions at a location remote from the controlling financial institution.

AUTOMOBILE REPAIR, MAJOR. General repair, rebuilding or reconditioning of engines, motor vehicles or trailers, such as collision service, body repair and frame straightening; painting and upholstering; vehicle steam cleaning; and undercoating.

AUTOMOBILE REPAIR, MINOR. Minor repairs, incidental replacement of parts and motor service to passenger automobiles and trucks not exceeding one and one-half tons capacity, but not including any operation included in "Automobile Repair, Major" as defined in this Subsection.

AUTOMOTIVE DETAILING. Services including washing, detailing, waxing, or cleaning of passenger automobiles and trucks not exceeding one and one-half tons capacity, provided at non-automated establishments and performed by the business operator without the use of an automatic production line method, conveyor machines or any other large mechanical equipment typically found at car washing facilities.

AWNING. A roof-like covering, temporary in nature, that projects from the wall of a building.

AWNING SIGN. See Subsection 9-106 E of this Code.

B. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

BALCONY. A platform that projects from the exterior wall of a building and (i) is located a minimum of one story above grade, and (ii) is unenclosed and exposed to the open air, and (iii) has direct access to the interior of the building, and (iv) is not supported by posts or columns extending to the ground.

BASE FLOOD. The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the one hundred year (100-year) frequency flood event. Application of the base flood elevation at any location is defined in Section 8 of this code.

BASE FLOOD ELEVATION (BFE). The elevation in relation to mean sea level of the crest of the base flood. The base flood elevation is also known as the one hundred (100) year frequency flood elevation.

BASEMENT. A portion of a structure located partly underground but having less than half its clear floor to ceiling height over more than half of its floor area below grade.

BAY WINDOW. A window or windows cantilevered from the wall of a building above grade or resting on a building foundation and which forms an alcove within the building

BERM. A hill that acts as a visual barrier between a lot and adjacent properties, alleys or streets.

BLOCK. A tract of land bounded by public streets or by a combination of public streets, public lands, railroad rights-of-way, waterways or boundary lines of the City.

BOARD OF APPEALS. The Zoning Board of Appeals of the City. See Section 11-102 of this Code and Chapter 2, Article XIV of the Oak Forest Municipal Code

CITY COUNCIL. The President and the City Council of the City of Oak Forest.

BOARDING KENNEL. Shall have the same meaning as the defined term "Boarding Kennel" in Section 5-1 of the City 's Municipal Code.

BUFFERING. Any means of protecting a parcel from the visual or auditory effects of an adjacent use. Buffering may include, but is not limited to, berming, fencing, landscaping, setbacks open spaces.

BUILDING. Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property. References to "Building" shall in all cases be deemed to refer to both buildings and structures.

BUILDING, ACCESSORY. See Section 9-101 of this Code.

BUILDING CODE. The Building Code of the City of Oak Forest.

BUILDING COVERAGE. The percentage of a lot area covered by any building or structure. See also Subsection 12-206 L, "Lot Coverage," of this Section.

BUILDING DEPTH. The longest straight line that can be drawn through a structure substantially parallel to the side or corner side lot lines of the lot on which it is located.

BUILDING, DETACHED. A building surrounded entirely by open space.

BUILDING OR STRUCTURE FRONT. Except as provided in Subsection 12-206 H, "Height" of this Section, that exterior wall of a building or structure facing the front line of the lot on which it is located.

BUILDING HEIGHT. See Subsection 12-206 H of this Section.

BUILDING, PRINCIPAL. A building in which is conducted the principal use of the lot on which said building is situated.

BUILDING WIDTH. The longest straight line that can be drawn through a structure parallel to the front lot line.

BULK AND SPACE REGULATIONS. The regulations of this Code pertaining to the permissible or required height, volume, area, floor area, floor area ratio, and dimensions, building coverage, lot coverage and usable open space applicable to uses and structures. The term does not include yard requirements.

BULLETIN BOARD SIGN. See Subsection 9-106 E of this Code.

BUSINESS SIGN. See Subsection 9-106 E of this Code.

C. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

~~CANNABIS.~~

CANNABIS BUSINESS ESTABLISHMENT a cannabis craft grower, ~~cannabis cultivation center, cannabis transporter, cannabis processing organization,~~ cannabis infusion facility, or cannabis dispensing organization.

CANNABIS CONCENTRATE a product derived from cannabis that is produced by extracting cannabinoids from the plant through the use of propylene glycol, glycerin, butter, olive oil or other typical cooking fats; water, ice, or dry ice; or butane, propane, CO₂, ethanol, or isopropanol. The use of any other solvent is expressly prohibited unless and until it is approved by the Department of Agriculture.

CANNABIS CONTAINER a sealed, traceable, container, or package used for the purpose of containment of cannabis or cannabis-infused product during transportation.

CANNABIS CRAFT GROWER a facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package cannabis and perform other necessary activities to make cannabis available for sale at a cannabis dispensing organization or use at a processing organization. A cannabis craft grower may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering state. A cannabis craft grower may share premises with a processing organization or a cannabis dispensing

organization, or both, provided each licensee stores currency and cannabis or cannabis-infused products in a separate secured vault to which the other licensee does not have access or all licensees sharing a vault share more than 50% of the same ownership.

CANNABIS CULTIVATION CENTER A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments.

CANNABIS DISPENSING ORGANIZATION a facility operated by an organization or business that is licensed by the Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, cannabis craft grower, processing organization, cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies under this Act to purchasers or to qualified registered medical cannabis patients and caregivers.

CANNABIS FLOWER marijuana, hashish, and other substances that are identified as including any parts of the plant *Cannabis sativa* and including derivatives or subspecies, such as indica, of all strains of cannabis; including raw kief, leaves, and buds, but not resin that has been extracted from any part of such plant; nor any compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, or resin.

CANNABIS-INFUSED PRODUCT a beverage, food, oil, ointment, tincture, topical formulation, or another product containing cannabis that is not intended to be smoked.

CANNABIS INFUSION FACILITY OR INFUSER a facility operated by an organization or business that is licensed by the Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

CANNABIS PROCESSOR A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, and as further defined in the Cannabis Regulation and Tax Act, being 410 ILCS 705/1-1 et seq., as it may be amended from time-to- time, and regulations promulgated thereunder.

CANNABIS TRANSPORTER An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program..

CANOPY. A roof-like structure of a permanent nature that projects from the wall of a building.

CANOPY SIGN. See Subsection 9-106 E of this Code.

CARRY-OUT EATING PLACE. See Subsection 12-206 E of this Section.

CELLAR. A portion of a structure located partly or wholly underground and having half or more than half its clear floor to ceiling height over half or more than half of its floor area below grade.

CEMETERY. A burial ground including structures such as mausoleums, columbarium, incidental management offices and maintenance facilities.

CERTIFICATE OF NONCONFORMITY. See Subsection 11-402 G of this Code.

CERTIFICATE OF OCCUPANCY. See Section 11-402 of this Code.

CERTIFICATE OF ZONING COMPLIANCE. See Section 11-401 of this Code.

CHANGES TO THE REGULATORY FLOODWAY. Changes in the original regulatory floodway due to:

1. Error in physical data or mathematical model;
2. Changed conditions;
3. Public flood control projects; or
4. Relocation of floodway storage and conveyance approved by a unit of local government.

Conditional approval of such a change must be obtained from IDNR/OWR and FEMA prior to construction of the floodway change. Final approval and revision of the regulatory floodway map will occur only after acceptance by IDNR/OWR and FEMA of as-built plans, and buildings and structures may thereafter be constructed.

CHANNEL. Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or man-made drainageway, which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.

CHANNEL MODIFICATION. Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of native vegetation from the bottom or banks. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g. straightening).

CIRCULATION AISLE. The means of access to a parking or loading space for a motor vehicle.

CITY ENGINEER. The head of the Engineering Department of the City.

CITY MANAGER. The chief administrative official of the City. When used in this Code, the term City Manager shall refer either to such official or to his duly authorized delegate.

CIVIC USE OR PURPOSE. An undertaking in which citizens of a community, by their cooperative action and as their central goal, seek to promote the general welfare and common good of the community; in other words, a community movement to accomplish community goals.

CLASSIFICATION OR ZONING CLASSIFICATION. The district into which a parcel of land is placed and the body of regulations to which it is subjected by this Code and the Zoning Map.

COMMERCIAL BUILDING. A building the principal use of which is a commercial use.

COMMERCIAL DISTRICT. Any district whose designation begins with the letter "C", as set forth in Section 2-101 of this Code.

COMMERCIAL USE OR PURPOSE. Any use permitted in a Commercial District.

COMMERCIAL VEHICLE. For purposes of this Code, all commercial vehicles shall be classified as either a Class I or Class II commercial vehicle. Any trailer including, but not limited to, tar hoppers, generators, cement mixers, or any portable construction or maintenance equipment that is not a camper trailer, a travel trailer, or a recreational vehicle trailer, shall be deemed a commercial vehicle. Unless otherwise provided, any reference in this Code to commercial vehicles shall be deemed to be made to both Class I and Class II commercial vehicles.

CLASS I. Any vehicle, other than a recreational vehicle, regardless of the use to which the vehicle is put or intended or designed to serve and regardless of any other classification system made applicable to vehicles by any other governmental body, that weighs in excess of 8,000 pounds in gross weight (including vehicle and maximum load).

CLASS II. Any vehicle that is not a recreational vehicle or a Class I commercial vehicle that is operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, including, without limitation, the following:

1. Any van with no side windows other than those adjacent to the driver and passenger seats, sometimes known as panel vans; or
2. Any other vehicle with any commercial markings or any removable equipment or merchandise stored on the exterior of the vehicle.

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

1. Attributable to mental, intellectual, health or physical impairments or a combination thereof;
2. Likely to continue for a significant amount of time or indefinitely;
3. That results in a substantial impairment of a major life activity, as defined under the Americans With Disabilities Act; and

4. 4. That reflects a person's need for a combination and sequence of interdisciplinary or generic care, treatment, rehabilitation or other services which are of a life-long or extended duration.

COMPENSATORY STORAGE. An artificially excavated, hydraulically equivalent volume of flood storage within the SFHA used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the floodplain.

COMPLETELY ENCLOSED BUILDING. A building separated on all sides from the adjacent open area, or from other buildings or structures, by a permanent roof and by exterior walls or party walls, pierced only by windows or doors normally provided for the accommodation of persons, goods or vehicles. However, a parking structure that has less than 50 percent of its outer wall space open but that does not allow any parked vehicle within said structure to be seen from the exterior thereof shall be considered a completely enclosed building.

COMPREHENSIVE PLAN. See Subsection 11-201 P of this Code.

CONDITIONAL APPROVAL OF A DESIGNATED FLOODWAY MAP CHANGE. Preconstruction approval by IDNR-OWR and FEMA of a proposed change to the floodway map.

CONDITIONAL LETTER OF MAP REVISION (CLOMR). A letter which indicates that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or floodway as shown on an effective Flood Hazard Boundary Map or Flood Insurance Rate Map, once the as-built plans are submitted and approved.

CONDITIONAL USE. See Subsection 11-206 U of this Section.

CONSTRUCTION SIGN. See Subsection 9-1 of this Code.

CORNER LOT. See Subsection 12-206 L of this Section.

CUL-DE-SAC. A minor street having one end open and one end permanently terminated by a vehicular turnaround.

CURB LEVEL. The street curb height at the midpoint of a lot line. Where curb exists, the elevation of the crown of the street at the midpoint of the lot line shall be deemed to be the curb level.

D. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

DAM. All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Dams may also include weirs, restrictive culverts or impoundment structures. Underground water storage tanks are not included.

DAY CARE. Daytime care or instruction, except elementary, secondary and schools of higher education, of children or adults away from their own homes by a person other than a relative, whether or not for compensation or reward.

DAY CARE NURSERY. A place providing day care for not more than eight children, including family members, being operated as a home occupation, and retaining all necessary state and local licenses.

DAY CARE SERVICE, CHILD. A place providing day care for children and not operated as a home occupation.

DAY SPAS. Establishment providing a combination of hair, nail, massage, and skin services. Some day spa services: facials, exfoliation, microdermabrasion, hair removal, waxing, laser therapy, microblading, permanent makeup, tattooing, deep pore cleansing, massages, body wraps and packs, salt glows, body scrubs, waxing, eyebrow tinting and dyeing, makeup applications. ~~Both~~ Massage establishments ~~and tattoo parlors~~ are provided as accessory uses (see ~~subsection 9-203 and~~ Article 9 Part III-B).

DECK. A platform or structure serving a principal structure at thirty inches or more above grade and not covered by any permanent structure.

DEDICATION. The designation of land for a public use by the owner thereof.

DENSITY. The number of persons, families or dwelling units or the amount of gross floor area in a building, on a lot or in a development.

DENSITY, GROSS. The density of a development divided by the gross area of the development.

DENSITY, NET. The density of a development divided by the net area of the development.

DEPTH OF LOT. See Subsection 12-206 L of this Section.

DETENTION. Temporary storage of storm water to be released from the property at the same rate as it would be released from the property in its natural state, by means of a facility engineered for that purpose.

DEVELOPMENT. Any man-made change, other than maintenance of existing structures, paved areas or utilities, to improved or unimproved real estate, including, without limitation, the construction or installation of new, or enlargement of existing structures, streets or utilities; dredging, filling, drilling, mining, grading, paving or excavating operations; and open storage of materials.

DISPLAY SURFACE OR FACE. The area made available by a sign structure for the purpose of displaying the sign's message.

DISTANCE OF SIGN PROJECTION. The distance from the exterior wall surface of a building to the sign element farthest distant from such surface.

DISTRICT OR DISTRICT, ZONING. See Subsection 12-206 Z of this Section.

DISTRICT BOUNDARY LINE. A line on the Zoning Map separating one district from another. See also Subsection 2-103 C of this Code.

DISTRICT BOUNDARY LOT. Any lot or parcel of land any lot line of which coincides with a district boundary line or which is contiguous to a public or private right-of-way containing a district boundary line.

DRIVE-THROUGH FACILITY. An establishment or facility that provides products or services to occupants seated inside a motor vehicle, other than within a building, but not including dispensing of fuels at an automobile service station. Pick-up, drop-off, ordering and service are handled through a drive-through window.

DRIVE-THROUGH WINDOW. A window, other fenestration or other device provided within the structure of a building designed for the delivery of goods or products to a vehicle and through which compensation for such may be exchanged, including the making of change and the order of such goods.

DRIVEWAY. A private access way that provides direct access from a street to not more than one lot or one principal building or use, except as may otherwise be provided by the City Council pursuant to Section 22-60 of the Oak Forest Municipal Code (1988).

DWELLING. Any structure or portion thereof designed or used for habitation by one or more families.

DWELLING, MULTIPLE FAMILY. A dwelling, other than a single family attached dwelling, containing more than two dwelling units.

DWELLING, SINGLE FAMILY ATTACHED. See Subsection 12-206 D, "Dwelling, Townhouse."

DWELLING, SINGLE FAMILY DETACHED. A dwelling containing only one dwelling unit, situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and completely surrounded by open space.

DWELLING, TOWNHOUSE. A dwelling composed of a row of two or more, but not more than eight adjoining dwelling units, each situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and each of which is separated from the others by one or more unpierced walls extending from ground to roof.

DWELLING, TWO FAMILY. A dwelling, other than a single family attached dwelling, containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.

DWELLING UNIT. Any room or group of rooms located within a dwelling forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, cooking, eating and sanitation by one family.

E. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

EARTHBORNE VIBRATIONS. A cyclic movement of the earth due to the propagation of mechanical energy.

EASEMENT. Authorization by a property owner for the use by another, and for a specified purpose, of any designated area of his property. The term also refers to such a designated area.

EATING PLACE. An establishment where food is available to the general public primarily for consumption within a structure on the premises, where at least 50 percent of the gross floor area of the establishment is devoted to patron seating.

EATING PLACE, CARRY-OUT. An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared, ready-to-eat foods intended to be consumed off the premises.

EATING PLACE, DRIVE-IN. A drive-in establishment where food is prepared and served to persons in, or for consumption in motor vehicles.

EFFECTIVE DATE. See Section 12-107 of this Article.

ELEVATION CERTIFICATE. A form published by FEMA that is used to certify the elevation to which a building has been elevated.

ENLARGEMENT. An addition to the floor area of an existing building or an increase in the size of any other existing structure.

EROSION. The general process whereby soils are moved by flowing water or wave action.

ETHICS CODE. The City of Oak Forest Code of Ethics.

EXCEPTION. See Section 11—505 of this Code.

EXTENSION. An increase in the amount of existing floor area used for an existing use within an existing structure or an increase in that portion of a tract of land occupied by an existing use.

EXTERIOR WALL. Any wall of a building or structure one side of which is exposed to the outdoors.

F. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

FAMILY. One or more persons related by blood, marriage, legal adoption or guardianship, or not more than three persons not so related, together with gratuitous guests and domestic servants, living together as the functional equivalent of a traditional family and a single housekeeping unit.

FEMA. Federal Emergency Management Agency and its regulations at 44 CFR Parts 59-79, as amended.

FENCE. A barrier structure used as a boundary or as a means of protection, confinement or screening.

FINAL PLAT OF SUBDIVISION. A map or plan of record of a subdivision, and any accompanying materials, prepared in accordance with Article VIII of the Oak Forest Subdivision Ordinance.

FLOOD. A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD FRINGE. That portion of the floodplain outside of the designated regulatory floodway.

FLOOD FREQUENCY. A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

FLOOD INSURANCE RATE MAPS (FIRM). An official map prepared by the Federal Emergency Management Agency (FEMA) that depicts the Special Flood Hazard Areas (SFHA's) within a community. This map includes insurance rate zones and floodplains and may or may not depict floodways.

FLOOD INSURANCE STUDY. An examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.

FLOOD PLAIN. That land typically adjacent to a body of water or watercourse with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached Special Flood Hazard Areas (SFHA's), ponding areas, or areas not adjacent to a body of water or watercourse. The floodplains are those lands within the City of Oak Forest that are subject to inundation by the base flood or one hundred (100) year frequency flood. The flood plains within the City of Oak Forest are generally identified on the maps, plans and studies referenced in Section 8-204 of this Code.

FLOOD PROTECTION ELEVATION (FPE). The elevation of the base flood or one hundred (100) year frequency flood event plus one (1) foot of freeboard at any given location in the SFHA.

FLOODPROOFING. Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODPROOFING CERTIFICATE. A form published by FEMA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

FLOODWAY. See Subsection 12-206 R "Regulatory Floodway" of this Code.

FLOOR AREA, GROSS. (For determining maximum gross floor area for single family detached dwellings in SINGLE-FAMILY RESIDENTIAL DISTRICTS.) The sum of the gross horizontal areas of all floors of a building or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the center line of walls separating two buildings or uses. Gross floor area shall include, without limitation, areas such as:

1. basement floors;
2. area devoted to off-street parking or loading, whether in attached or detached structures;
3. elevator shafts and stairwells at each floor;

4. floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a cellar or on the roof; and
5. penthouses;
6. interior balconies and mezzanines;
7. enclosed porches;
8. floor space used for accessory uses; and
9. where any space has a floor to ceiling height of 14 feet or more, each 14 feet of height, or fraction thereof, shall constitute a separate floor; provided, however, for spaces with a sloping or slanting ceiling, only that portion of such space with a floor to ceiling height of 14 feet or more shall be treated as a separate floor.

Gross floor area shall exclude the following specific areas:

1. cellar floors;
2. attic floors, regardless of the clear ceiling height;
3. decks and patios;
4. open, unenclosed porches, not exceeding eight feet in depth;
5. chimneys projecting not more than two feet from an exterior wall;
6. bay windows projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 45 degrees with the wall in question; and
7. the first 200 square feet of accessory storage structures other than garages, when authorized pursuant to Paragraph 9-101 D1 of this Code.

FLOOR AREA, GROSS. (for all purposes except determining maximum gross floor area for single family detached dwellings in single-family residential districts and off-street parking and loading requirements in all districts.) The sum of the gross horizontal areas of all floors of a building or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the center line of walls separating two buildings or uses. Gross floor area shall include areas such as basement floors, but not cellar floors; elevator shafts and stairwells at each floor; floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a cellar or on the roof; penthouses; attic floors, except where the clear ceiling height is less than seven feet; interior balconies and mezzanines; enclosed porches and floor space used for accessory uses. It shall not include floor area devoted to off-street parking or loading. Where any space has a floor to ceiling height of more than 16 feet, only the first 16 feet of space shall constitute a floor for the purpose of calculating gross floor area.

FLOOR AREA, NET. (For determining off-street parking and loading requirements.) The gross floor area of a building minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; basement and attic floor space used only for bulk storage.

FLOOR AREA RATIO (FAR). The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site. (Illust. #14)

FOOT CANDLE. The illumination at all points one foot distant from a uniform point source of one candle power.

FREEBOARD. An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams, bridge openings and the hydrological effect of development within the watershed.

FRONT LOT LINE. See Subsection 12-206 L of this Section.

FRONT YARD. See Subsection 12-206 Y of this Section.

FRONT YARD LINE. See Subsection 12-206 Y of this Section.

FRONTAGE. All the property fronting on one side of a street, measured along such street, between an intersecting or intercepting street and another intersecting or intercepting street, a right-of-way in excess of 30 feet, an end of a dead-end street, a watercourse or a City boundary.

FRONTAGE, ZONING LOT. All of the property of a zoning lot fronting on a street, measured along the front and corner side lot lines.

G. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

GARAGE. A structure, or part thereof, designed or used for the parking and storage of vehicles at one or more levels.

GOVERNMENTAL SIGN. See Subsection 9-106 E of this Code.

GRADE. In all zoning districts other than single family residential districts and the Residential and Limited Commercial District, for structures more than 5 feet from any street line, the average level of the finished surface adjacent to the structure, and for structures any portion of which is located within 5 feet of a street line or lines, the curb level, or the average of the curb levels at such street line or lines.

In all single family residential districts and the Residential and Limited Commercial District, the normal contour of the land at the location of the proposed structure or development prior to the construction of such structure or development, as established by the City Engineer; provided, however, that if no normal contour can be established, then grade shall mean (1) the curb level, or the average of the curb levels, adjacent to the street line or lines, or (2) where no curbs exist, the

level of the center line of the street, or the average level of the center line of the street, adjacent to the street line or lines.

GRADING. Reshaping natural land contours using natural land materials.

GROUND SIGN. See Subsection 9-106 E of this Code.

H. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

HEIGHT. In all zoning districts other than single family residential districts and the Residential and Limited Commercial District, the vertical distance measured from grade at the front of a structure to the highest point of the roof for flat roofs, to the deck line for mansard roofs and to the mean height between eaves and ridge for gable, hip, and gambrel roofs or to the highest point of a structure without a roof. Where a parapet wall, penthouse, mechanical equipment or any similar structure is located on the roof of a building, building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Where a structure faces more than one street, the structure face with the greater height when measured as herein required shall be deemed to be the front of the structure for purposes of measuring structure height.

In all single family residential districts and the Residential and Limited Commercial District, the vertical distance measured from grade to the highest point of a structure. For the purposes of this definition in single family residential districts and the Residential and Limited Commercial District, "highest point of a structure" shall mean the point of said structure that is located at the highest vertical distance above grade. Chimneys of principal residential buildings shall not be included in determining the said highest point. Where a zoning lot has more than one grade at the location of the building or structure, the structure face with the greater height when measured as herein required shall be used for purposes of measuring structure height.

HOLIDAY DECORATIONS. See Subsection 9-106 E of this Code.

HOME OCCUPATION. See Subsection 9-102 B of this Code.

HOTEL. An establishment offering transient lodging accommodations, that is commonly known as a hotel in the community in which it is located, and that provides customary hotel services such as maid service, furnishing and laundry of linen, telephone service, desk service, bellboy service and the use and upkeep of furniture.

HOTEL, EXTENDED STAY. An establishment offering transient lodging accommodations to the general public that are, accessed through a central area or main lobby, and that have limited kitchen facilities and are rented on a weekly basis a majority of the time; provided, however, that no more than four guests shall occupy any unit of such accommodations at any one time.

HYDROLOGIC and HYDRAULIC CALCULATIONS. Engineering analysis which determine expected flood flows and flood elevations based on land characteristics and rainfall events.

I. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

IDENTIFICATION SIGN. See Subsection 9-106 E of this Code.

IDNR/OWR. The Illinois Department of Natural Resources - Office of Water Resources or the successor to its responsibilities.

IMPROVEMENT OR FACILITY, PUBLIC. A sanitary sewer, storm sewer, drainage appurtenance, water main, roadway, parkway, sidewalk, planting strip or other facility for which the City or any other governmental agency may assume maintenance or operational responsibility.

INDUSTRIAL BUILDING. Any building the principal use of which is an industrial use.

INDUSTRIAL DISTRICT. Any district whose designation begins with the letter "I" as set forth in Section 2-101 of this Code.

INDUSTRIAL USE OR PURPOSE. Any use permitted in an Industrial District.

INSTITUTIONAL BUILDING. Any building the principal use of which is an Institutional use.

INSTITUTIONAL USE OR PURPOSE. Any use permitted in the Institutional Buildings District.

INTEGRATED CENTER. A grouping of compatible uses on a single zoning lot, such uses being in either single ownership or under unified control.

INTERPRETATION. See Section 11-501 and Article XII, Part 2, of this Code.

INTERIOR LOT. See Subsection 12-206 L of this Section.

J. ~~When used in this Code, the following term shall have the meaning herein ascribed to it:~~

JOINT IDENTIFICATION SIGN. See Subsection 9-106 of this Code.

K. ~~[RESERVED FOR FUTURE USE]~~

L. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

LANDBANKING. Setting aside land area for future use. See also Subsection 9-104 E of this Code.

LEGAL NONCONFORMING LOT OF RECORD. See Subsection 12-206 N of this Section.

LEGAL NONCONFORMING STRUCTURE. See Subsection 12-206 P, "Pre-Code Structure."

LEGAL USE. See Subsection 12-206 U, "Use, Legal."

LESS RESTRICTIVE DISTRICT. See Section 2-102 of this Code.

LETTER OF MAP AMENDMENT (LOMA). An official determination by FEMA following a review of scientific or technical data that a specific property or portion of a property is not in a 100-year floodplain. The LOMA amends the FIRM.

LETTER OF MAP REVISION (LOMR). Letter that revises base flood or 100-year frequency flood elevations, flood insurance rate zones, flood boundaries or floodways as shown on an effective FIRM.

LIMITED FINANCIAL SERVICE FACILITY. A facility established by an existing banking or financial institution that offers limited financial services only to businesses conducted within the contiguous area of the district in which the Limited Financial Service Facility is located.

LIVE ENTERTAINMENT. A public performance intended to be diverting or engaging with or without the use of instrumental, electronic or mechanical accompaniment.

LOADING SPACE. An area used for the standing, loading or unloading of truck or trailer.

LOT. See "Lot of Record" and "Lot, Zoning," *infra*. Unless the context indicates otherwise, all references in this Code to a "lot" shall be deemed to mean a "zoning lot."

LOT AREA, TOTAL. The total land and water area included within lot lines, excluding, however, areas subject to easements for public or private access or egress.

LOT AREA PER UNIT. That portion of the total lot area allocated for each dwelling unit located on a lot.

LOT, BUILDABLE AREA OF A. That portion of a lot bounded by the required yards.

LOT, BUILDABLE WIDTH OF A. The width of a lot remaining as buildable after side yards and corner side yards are provided.

LOT, CORNER. A lot abutting upon two or more intersecting streets or a lot bounded on two sides by a curving street where it is possible to draw two intersecting tangents, one each commencing at each of the two points of intersection of the lot lines and street line, which intersect with each other to form an interior angle of less than 135 degrees.

LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Subsection 12-206 B, "Building Coverage" of this Section.

LOT DEPTH. The minimum straight line distance between the front and rear lot lines.

LOT, INTERIOR. A lot other than a corner lot.

LOT LINE, CORNER SIDE. Any street line of a corner lot other than its front lot line.

LOT LINE, FRONT. In the case of an interior lot abutting upon only one street, the line separating such lot from the right-of-way of such street; in the case of a through lot, each line separating such lot from the right-of-way of a street shall be considered a front lot line; in the case of a corner lot, the shorter lot line separating such lot from the right-of-way of a street shall be considered to be the front lot line.

LOT LINE, REAR. The rear lot line is the lot line or lot lines generally opposite or most nearly parallel to the front lot line. In the case of triangular shaped lots or a lot having a rear lot line less than ten feet in length, the rear lot line shall be deemed to be an imaginary line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front line. City of

LOT LINE, SIDE. Any lot line other than a front, corner-side or rear lot line.

LOT LINES. The property lines bounding a lot; provided, however, that where a lot includes land subject to a public right-of-way easement for street purposes, the line separating such right-of-way from the rest of the lot shall be deemed to be the lot line.

LOT, MINIMUM TOTAL AREA OF. The smallest lot on which a particular use or structure may be located in a particular district.

LOT OF RECORD. A lot that is part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Deeds, or a parcel of land separately described in a recorded instrument.

LOT, THROUGH. A lot having frontages on two non-intersecting streets.

LOT, WIDTH OF. The shortest distance between side lot lines measured by a line passing through the center point of the required front yard line.

LOT, ZONING. A tract of land consisting of one or more lots of record, or parts thereof, under single fee simple title ownership or control, located entirely within a block and occupied by, or designated by its owner or developer at the time of filing for any zoning approval or building permit as a tract to be developed for, a principal building and its accessory buildings, or a principal use, together with such open spaces and yards as are designed and arranged, or required under this Code, to be used with such building or use. Notwithstanding the foregoing, sale of individual lots of record underlying individual dwelling units in an attached or two family dwelling, following issuance of a Certificate of Occupancy for such dwelling, shall not prevent treatment of the tract of land underlying such dwelling as a zoning lot and all applicable bulk, space and yard requirements shall be applied with respect to such dwelling and such zoning lot rather than with respect to individually-owned dwelling units and lots of record.

~~M. When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

MAJOR AUTOMOBILE REPAIR. See Subsection 12-206 A of this Section.

MARQUEE OR CANOPY. A roof-like structure of a permanent nature that projects from the wall of a building.

MARQUEE SIGN. See Subsection 9-106 E of this Code.

MEMORIAL SIGN. See Subsection 9-106 E of this Code.

MINIMUM LOT AREA. See Subsection 12-206 L of this Section.

MINOR AUTOMOBILE REPAIR. See Subsection 12-206 A of this Section.

MIXED RESIDENTIAL AND COMMERCIAL DISTRICT. The Multiple Family Residential and Commercial District and the Residential and Limited Commercial District as set forth in Section 2-101 of this Code.

MORE RESTRICTIVE DISTRICT. See Section 2-202 of this Code.

MOTEL. An establishment offering transient lodging accommodations that provides services similar to a hotel and that has individual entrances from the outside of the building for at least 25 percent of the lodging accommodations located therein.

MOVING SIGN. See Subsection 9-106 E of this Code.

MULTIPLE FAMILY DWELLING. See Subsection 12-206 D of this Section.

MUNICIPAL CODE. The Oak Forest Municipal Code.

N. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

NAME PLATE SIGN. See Subsection 9-106 E of this Code.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP). That program established by Congress at 42 U.S.C. Sec. 4001 et seq. to provide a means of insuring property losses caused by flood risks.

NAVD. North American Vertical Datum of 1988. NAVD 88 supersedes the National Geodetic Vertical Datum of 1929 (NGVD).

NET FLOOR AREA. See Subsection 12-206 F of this Section.

NONCONFORMING LOT OF RECORD. A lot of record that does not comply with the lot requirements for any permitted use in the district in which it is located.

NONCONFORMING LOT OF RECORD, LEGAL. A nonconforming lot of record that:

1. Was created by a plat or deed recorded and came into ownership separate from adjoining tracts of land, at a time when the creation of a lot of such size, shape, depth and width at such location would not have been prohibited by any ordinance or other regulation; and
2. Has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such a lot has been prohibited by any applicable ordinance or other regulation.

NONCONFORMING SIGN. Any sign lawfully existing on the effective date of this Code, or any amendment to it rendering such sign nonconforming, does not comply with all of the standards and regulations of this Code or any such amendment hereto.

NONCONFORMING STRUCTURE. See Subsection 12-206 P, "Pre-Code Structure."

NONCONFORMING USE. Any use lawfully being made of any land, building or structure, other than a sign, on the effective date of this Code, or any amendment to it rendering such use

nonconforming, that does not comply with all of the regulations of this Code, or any such amendment hereto, governing use for the zoning district in which such land, building or structure is located.

OAK FOREST STANDARDS AND SPECIFICATIONS. Standards and Specifications for Public and Private Improvements.

NURSING AND PERSONAL CARE FACILITY. An establishment that provides full-time nursing and health related personal care, but not hospital services, with in-patient beds for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill or surgical or obstetrical services shall be provided in such an establishment; a hospital shall not be construed to be included in this definition.

O. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

OBSOLETE DEVELOPMENT. Property used in a manner that is no longer compatible with uses on surrounding properties due to the trend of development, regardless of conformance with the regulations of this Code.

OFFICE BUILDING. Any building the principal use of which is an office use.

OFFICE DISTRICT. Any district, except the Open Space District, whose designation begins with the letter "O" as set forth in Section 2-101 of this Code.

OFFICE USE OR PURPOSE. Any use permitted in an Office District.

OFFICIAL COMPREHENSIVE PLAN. See Subsection 11-201 B of this Code.

OFFICIAL MAP. See Section 11-202 of this Code.

ON-SITE INFORMATIONAL SIGN. See Subsection 9-106 E of this Code.

ONE HUNDRED (100) YEAR FREQUENCY FLOOD ELEVATION. See Base Flood Elevation in Subsection 12-206 B of this Code.

ONE HUNDRED (100) YEAR FREQUENCY FLOOD EVENT. See Base Flood in Subsection 12-206 B of this Code.

ONE-ON-ONE PERSONAL FITNESS TRAINING FACILITY. An establishment offering only one-on-one personal fitness training, by appointment only, and no group fitness training activities. Each client must work directly with a certified personal trainer when using such an establishment, and each trainer shall work with no more than two clients at one time.

ONE-ON-ONE SCHOOLS AND EDUCATIONAL SERVICES. An establishment offering only one-on-one educational training, by appointment only, and no group tutorial activities. Each student must work directly with a personal instructor when using such an establishment, and each instructor shall work with no more than two students at one time.

OPEN SALES LOT. Land used or occupied for the purpose of buying, selling or renting merchandise out-of-doors.

OPEN SPACE AND USABLE OPEN SPACE. An area or areas of a lot, including required yards, that is:

1. Open and unobstructed from ground to sky except by facilities specifically designed, arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation;
2. Located at least five feet from any structure arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation;
3. Landscaped, maintained or otherwise treated to create a setting appropriate to recreation or relaxation; and
4. Accessible and usable by the residents of all dwellings, or the users of all nonresidential buildings, it is intended or required to serve.

OPEN SPACE, COMMON. Open space held in private ownership, regularly available for use by the occupants of more than one dwelling or the users of more than one nonresidential building.

OPEN SPACE, PRIVATE. Open space held private ownership, the use of which is normally limited to the occupants of one dwelling or the users of one nonresidential building.

OPEN SPACE, PUBLIC. Open space dedicated to or owned by any government or governmental agency or authority.

ORDINARY HIGH WATER MARK (OHWM). The point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics.

OWNER. Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by this Code, full disclosure of all legal and equitable interests in the property is required.

P. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

PARKING AREA. Any land area, not located in a garage, designed and used for the parking of not more than four vehicles.

PARKING LOT. Any land area designed or used for the parking, and associated circulation, of more than four vehicles.

PARKING SPACE. An area for the parking of a vehicle.

PARTICULATE MATTER. Material other than water that is suspended or discharged into the atmosphere in a finely divided form as a liquid or solid.

PERIMETER LANDSCAPED OPEN SPACE. A landscaped open space intended to enhance the appearance of, or screen from view, parking lots and other outdoor aesthetically unpleasant uses or areas or to create a transition between incompatible uses by means of appropriate buffering, landscaping or screening primarily along lot lines.

PERMITTED USE. See Subsection 12-206 U of this Section.

PERSONAL WIRELESS SERVICES. Commercial mobile telecommunications services, unlicensed wireless telecommunications services, and common carrier wireless telecommunications exchange access services.

PERSONAL WIRELESS SERVICES ANTENNA. An antenna used in connection with the provision of personal wireless services.

PLANNED DEVELOPMENT. See Section 11-603 of this Code.

PLAN COMMISSION. The Plan Commission of the City of Oak Forest.

POLITICAL SIGN. See Subsection 9-106 E of this Code.

PORTABLE SIGN. See Subsection 9-106 E of this Code.

PRE-CODE STRUCTURE. Any building or structure, other than a sign, lawfully existing on the effective date of this Code, or any amendment to it rendering such building or structure nonconforming, that:

1. Does not comply with all of the regulations this Code, or any such amendment thereto, governing parking, loading or bulk and space requirements for the zoning district in which such building or structure is located; or
2. Is located on a lot that does not, or is so located on a lot as not to, comply with the yard or setback requirements for the zoning district in which such building or structure is located; or
3. Both 1. and 2.; except
4. Any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a pre-code structure.

PREMISES. A lot, plot or parcel of land, together with the buildings and structures thereon.

PRINCIPAL STRUCTURE OR BUILDING. A structure or building on a zoning lot intended to be utilized for a principal use and to which any other structure on such lot must be accessory.

PRINCIPAL USE. The use of a zoning lot, whether a permitted or specially permitted use, designated by the owner of such lot as the primary or main use of such lot and to which any other use on such lot must be accessory.

PLAT, FINAL. See Subsection 12-206 F, "Final Plat."

PRIVATE RIGHT-OF-WAY. See Subsection 12-206 R of this Section.

PRIVATE SALE SIGN. See Subsection 9-106 E of this Code.

PRIVATE WARNING SIGN. See Subsection 9-106 E of this Code.

PROJECTING SIGN. See Subsection 9-106 E of this Code.

PROPERTY LINE. See "Lot Line" at Subsection 12-206 L of this Section.

PUBLIC BODY OF WATER. Any open public stream or lake capable of being navigated by watercraft, in whole or in part, for commercial uses and purposes, and any lakes, rivers, and streams which in their natural condition were capable of being improved and made navigable, or that are connected with or discharge their waters into navigable lakes or rivers within, or upon the borders of the State of Illinois, together with all bayous, sloughs, backwaters, and submerged lands that are open to the main channel or body of water directly accessible thereto.

PUBLIC FLOOD CONTROL PROJECT. A flood control project which will be operated and maintained by a public agency to reduce flood damages to existing buildings and structures which includes a hydrologic and hydraulic study of the existing and proposed conditions of the watershed. Nothing in this definition shall preclude the design, engineering, construction or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.

PUBLIC HEARING. A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act at which members of the general public must be permitted to give testimony, evidence or opinions relevant to the subject matter.

PUBLIC IMPROVEMENT OR FACILITY. See Subsection 12-206 I of this Section.

PUBLIC MEETING. A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act where members of the general public, as opposed to members of the Board or Commission and as opposed to the applicant for relief, have no right (but may be given the opportunity) to offer testimony, evidence or opinions.

PUBLIC UTILITY. Any person, firm or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water or sewage service.

PUBLIC RIGHT-OF-WAY OR PUBLIC WAY. See Subsection 12-206 R of this Section.

PYLON SIGN. See Subsection 9-106 E of this Code.

Q. ~~[RESERVED FOR FUTURE USE]~~

R. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

RAILROAD RIGHT-OF-WAY. A strip of land with tracks and auxiliary facilities track operation, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops or car yards.

REAL ESTATE SIGN. See Subsection 9-106 E of this Code.

REAR LOT LINE. See Subsection 12-206 L of this Section.

REAR YARD. See Subsection 12-206 Y of this Section.

REAR YARD LINE. See Subsection 12-206 Y of this Section.

RECREATIONAL DEVICE. A structure or outdoor facility intended primarily for recreational use by children such as, but not limited to, a play house, a swing set, a trampoline or a sand box.

RECREATIONAL FACILITY, RESIDENTIAL. An area, court, pool or facility, other than a recreational device, intended for active recreational or athletic use such as game courts, swimming pools or ball fields established as an accessory use to a residential dwelling.

RECREATIONAL VEHICLE. Every vehicle or boat originally designed for living quarters, recreation or human habitation and not used as a commercial vehicle, including, but not limited to, the following:

1. **Boat.** Any vessel used for water travel. A boat mounted on a trailer shall be considered one vehicle.
2. **Camper Trailer.** A folding or collapsible vehicle without its own motive power, designed as temporary living quarters for travel, camping, recreational, seasonal, or vacation use.
3. **Motorized Home.** A temporary dwelling designed and constructed for travel, camping, recreational, seasonal, or vacation uses as an integral part of a self-propelled vehicle.
4. **Off-the-Road Vehicle.** A vehicle intended primarily for recreational use off of roads where state vehicle licenses are required, such as a dune buggy, go-cart or snowmobile.
5. **Racing Car or Cycle.** A vehicle intended to be used in racing competition, such as a race car, stock car or racing cycle.
6. **Travel Trailer.** A vehicle without its own motive power, designed to be used as a temporary dwelling for travel, camping, recreational or vacation uses.
7. **Truck Camper.** A structure designed primarily to be mounted on a pickup or single truck chassis and designed to be used as a temporary dwelling for travel, camping,

recreational or vacation uses. When mounted on a truck, such a structure and the truck shall together be considered one vehicle.

8. Van. A general term applied to a noncommercial motor vehicle licensed by the State of Illinois as a Recreational Vehicle.
9. Vehicle Trailer. A vehicle without its own motive power that is designed to transport another vehicle, such as a boat, motorcycle or snowmobile for recreational or vacation use and that is eligible to be licensed or registered and insured for highway use. A vehicle trailer with another vehicle mounted on it shall be considered one vehicle.

REDEVELOPMENT. The significant reconstruction, alteration, expansion, or other change in a structure or use, or the division of a parcel of land into additional parcels.

REGISTERED LAND SURVEYOR. A land surveyor registered in the State of Illinois, under The Illinois Land Surveyors Act 225 ILCS 330/1 et seq.

REGISTERED PROFESSIONAL ENGINEER. An engineer registered in the State of Illinois, under The Illinois Professional Engineering Practice Act 225 ILCS 325/1 et seq.

REGULATORY FLOODWAY. The channel, including on-stream lakes, and that portion of the flood plain adjacent to a stream or watercourse as designated by IDNR/OWR, which is needed to store or convey the existing and anticipated future one hundred (100) year frequency flood discharge with no more than a one-tenth (0.1) foot increase in stage due to the loss of flood conveyance or storage, and no more than a ten percent (10%) increase in velocities. The regulatory floodways are designated for the West and Middle Forks of the North Branch of the Chicago River and their tributaries, on the maps, plans and studies referenced in Section 8-204 of this Code. Also sometimes referred to as a "Designated Floodway."

RESIDENTIAL STRUCTURE. A structure containing one or more dwelling units.

RESIDENTIAL DISTRICT. Any district the designation of which begins with the letter "R" as set forth in Section 2-201 of this Code.

RESIDENTIAL USE OR PURPOSE. Any use permitted in a Residential District.

RETENTION/DETENTION FACILITY. A retention facility stores stormwater runoff without a gravity release. A detention facility provides for storage of stormwater runoff and controlled release of this runoff during and after a flood or storm.

RIGHT-OF-WAY. A strip of land designated for use for vehicular or pedestrian access or passage or for installation of railroad tracks, utility lines or similar facilities.

RIGHT-OF-WAY, PRIVATE. A right-of-way that has not been dedicated to or accepted by any government agency.

RIGHT-OF-WAY, PUBLIC. A right-of-way that has been dedicated to and accepted by a government agency.

RIVERINE SFHA. Any SFHA subject to flooding from a river, creek, intermittent stream, brook, ditch, on-stream lake system or any other identified channel. Riverine SFHA does not include areas subject to flooding from lakes, ponding areas, areas of sheet flow, or other areas not subject to overbank flooding.

ROOF SIGN. See Subsection 9-106 E of this Code.

ROOMING UNIT. Any habitable room or group of not more than 2 habitable rooms forming a single habitable unit used for living and sleeping, but not for cooking or eating purposes.

RUNOFF. The water derived from melting snow or rain falling on the land surface, flowing over the surface of the ground or collected in channels or conduits.

S. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

SCREENING. A structure erected or vegetation planted to conceal an area from view.

SEDIMENTATION. The processes that deposit soils, debris, and other materials either on other ground surfaces or in bodies of water or watercourses.

SENIOR CITIZEN HOUSING. A dwelling unit in a dwelling:

1. Constructed, maintained and operated for the exclusive occupancy by:
 - (a) Persons who are at least 62 years of age;
 - (b) Persons who are under a disability or are handicapped as determined by the regulations of the United States Department of Housing and Urban Development; or
 - (c) 2 or more persons, one of whom meets the occupancy criteria stated in (a) or (b); provided, however, that not more than one dwelling unit in such dwelling may be occupied by a resident manager who does not meet the aforesaid occupancy criteria; and
2. Which complies with such special construction standards that may from time to time be imposed on dwellings constructed and maintained pursuant to the United States Housing Act of 1937 by federal statute or regulation and such additional special construction standards for Senior Citizen Housing as the City Council may, from time to time, approve by ordinance or resolution; and
3. Which may provide communal eating facilities for the exclusive use of the aforesaid occupants and their occasional guests.

SETBACK. The required minimum horizontal distance between a property line, or other line, and a building.

SHED. A relatively small accessory structure or building primarily for storage purposes. It is not designed to be served by heat, electricity, or plumbing.

SHOPPING CENTER. A building or group of buildings that are planned and managed as a single commercial property.

SIDE LOT LINE. See Subsection 12-206 L of this Section.

SIDE YARD. See Subsection 12-206 Y of this Section.

SIDE YARD LINE. See Subsection 12-206 Y of this Section.

SIGHT TRIANGLE. A triangular area, described by the edge of pavement lines of two intersecting streets and a line connecting said edge of pavement lines, in which the height of structures and landscaping regulation is limited to a maximum of two and one-half feet above grade in order to promote visibility at street intersections. Any leg of such triangle lying along any street in a residential district or any street forming part of an intersection that is not controlled by a traffic signal or a stop sign shall be a minimum of 45 feet in length.

SIGN. Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. For definitions of particular functional and structural types of signs, see Subsection 9-106 E of this Code.

SIGN, NONCONFORMING. Any sign that fails to conform to the regulations of Section 9-106 of this Code.

SIGN WITH BACKING. Any sign that is displayed upon, against or through any material or color surface or backing that forms an integral part of such display and differentiates the total display from the background against which it is placed.

SIGN WITHOUT BACKING. Any sign other than a sign with backing.

SINGLE FAMILY DETACHED DWELLING. See Subsection 12-206 D of this Section.

SITE PLAN REVIEW. See Section 11-604 of this Code.

SMOKE. Small gas-borne particles other than water that form a visible plume in the air.

SPECIAL FLOOD HAZARD AREA (SFHA). Any base flood area subject to flooding from a river or tributary thereof, creek, intermittent stream, brook, ditch, or any other identified channel or ponding and shown on a Flood Insurance Rate Map as Zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V, M, or E. See also Subsection 12-206 F “Floodplain” of this Code.

SPECIAL PERMIT USE. See Section 11-602 of this Code.

STABLE, PRIVATE. A detached accessory structure for the keeping of horses for the private, noncommercial use of the occupants of the premises on which such structure is located.

STANDARD FLOOD INSURANCE POLICY. The flood insurance policy issued by the Federal Insurance Administration, or an insurer pursuant to federal statutes and regulations.

STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC). The 1987 edition of the publication prepared by the Office of Management and Budget, Executive Office of the President of the United States, available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C., as amended through the effective date of this Code.

STORY. That portion of a building, other than a cellar, included between the surface on any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and ceiling next above it. The floor of a story may split levels provided that there is not more than four feet difference in elevation between the different levels of the floor. A basement shall be counted as a story; a cellar shall not be counted as a story. Any area in which the distance from one floor to the floor or ceiling above it is more than 16 feet shall be deemed to consist of one story for each 16 feet of height or major fraction thereof.

STREET. The paved portion of a right-of-way, other than a driveway, that affords the principal means of vehicular access to abutting property.

STREET LINE. A lot line separating a street right-of-way from other land.

STREET, PRIVATE. Any street other than a public street.

STREET, PUBLIC. A street that has been dedicated to and accepted by, or otherwise acquired by, a government agency.

STRUCTURAL ALTERATION. Any change, other than incidental repairs, that would prolong the life of the supporting members of a structure such as bearing walls, columns, beams, girders, or foundations or that would alter the dimensions or configurations of the roof or exterior walls of a structure or that would increase either the gross or net floor area of a structure.

STRUCTURE. Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure shall in all cases be deemed to refer to both structures and buildings. See Subsection 12-206 B of this Code.

STRUCTURE, ACCESSORY. See Section 9-101 of this Code.

STRUCTURE, NONCONFORMING. See Subsection 12-206 N of this Section.

STRUCTURE, PRINCIPAL. See Subsection 12-206 P of this Section.

SUBDIVISION ORDINANCE. The Oak Forest Subdivision Ordinance.

SUBSTATION, ELECTRICAL. A subsidiary station for the transmission of electrical current, consisting of transformers and other related safety and switching equipment that convert higher voltage electrical current received from incoming lines into lower voltage electrical current transmitted through other smaller lines.

SURFACE AREA, ANTENNA. An area determined by adding together the actual surface area of each solid element or part of an antenna or its support structure, where "solid" is defined to include all air spaces that are fully bounded by solid elements.

T. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

TEMPORARY SIGN. See Subsection 9-106 E of this Code.

TEMPORARY USES. See Section 9-103 of this Code.

TERRACE. A level plane, surfaced patio, platform or structure serving a principal building at less than thirty inches above grade and not covered by any permanent structure.

TOWNHOUSE. See Subsection 12-206 D, "Dwelling, Townhouse."

TRANSITIONAL PARKING LOT OR GARAGE. A parking lot or garage accessory to a nonresidential use but located in a residential district pursuant to a special permit.

TWO FAMILY DWELLING. See Subsection 12-206 D, "Dwelling, Two Family."

U. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

UNDERDEVELOPMENT. Property not used to the fullest extent permitted by this Code.

USABLE OPEN SPACE. See Subsection 12-206 O of this Section.

USE. The purpose or activity for which a structure or land is designed, arranged or intended, or for which it is occupied or maintained.

USE, ACCESSORY. See Section 9-101 of this Code.

USE, CONDITIONAL. A use that appears as a conditional use in the "Use List" of a particular zoning district and is subject to additional standards set forth in this Code. Unless specifically provided otherwise in this Code, a Conditional Use shall be treated as a Permitted Use for purposes of this Code.

USE INTERPRETATION. An interpretation of the use lists established by this Code for the purpose of allowing a use not expressly mentioned in those lists to be established in a zoning district found to be appropriate for such use by application of the standards established in Subsection 11-501 E of this Code.

USE, LEGAL. Any use being made of any land, building or structure, other than a sign, on or after the effective date of this Code or any amendment thereof, that complies with all of the applicable regulations of this Code and any amendment thereof and was legally and validly instituted.

USE, NONCONFORMING. See Subsection 12-206 N of this Section.

USE, PERMITTED. A use that appears as a permitted use on the "Use List" list of a particular zoning district.

USE, PRINCIPAL. See Subsection 12-206 P of this Section.

USE, SPECIAL PERMIT. A use that appears as a special permit use on the "Use List" of a particular zoning district. See Subsection 11-602 of this Code.

USE, TEMPORARY. See Section 9-103 of this Code.

V. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

VARIATION. See Section 11-503 of this Code.

VEHICLE. Any device for carrying passengers, goods or equipment including, but not limited to, passenger automobiles, vans, trucks, buses, recreational vehicles, commercial vehicles and vehicles used for governmental purposes.

VEHICLE, COMMERCIAL. See Subsection 12-206 C of this Section.

VEHICLE, RECREATIONAL. See Subsection 12-206 R of this Section.

W. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

WALL SIGN. See Subsection 9-106 E of this Code.

WAREHOUSE, AUTOMATED. See Subsection 12-206 A, "Automated Warehouse."

WARNING SIGN. See Subsection 9-106 E of this Code.

WATERCOURSE. See Section 8-204 of this Code.

WHOLESALE TRADE. A business engaged in the sale of commodities in quantity, usually for resale or business use chiefly to retailers, other businesses, industries and institutions rather than to the ultimate consumer.

WIDTH OF LOT. See Subsection 12-206 of this Section.

WINDOW SIGN. See Subsection 9-106 E of this Code.

X. ~~[RESERVED FOR FUTURE USE]~~

Y. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

YARD. A required open space on a lot between a lot line and a yard line that is unoccupied and unobstructed from grade to the sky.

YARD, CORNER SIDE. A yard extending from the front yard line to the rear lot line between the corner side lot line of the lot and the corner side yard line.

YARD, FRONT. A yard extending across the entire front of a lot between the front lot line of the lot and the front yard line.

YARD LINE, CORNER SIDE. A line drawn parallel to a side lot line abutting a street right-of-way at a distance therefrom equal to the depth of the required corner side yard.

YARD LINE, FRONT. A line drawn parallel to a front lot line at a distance therefrom equal to the depth of the required front yard.

YARD LINE, REAR. A line drawn parallel to a rear lot line at a distance therefrom equal to the depth of the required rear yard.

YARD LINE, SIDE. A line drawn parallel to a side lot line at a distance therefrom equal to the depth of the required side yard.

YARD, PERIMETER. A yard within, and abutting the boundary of, a planned development.

YARD, REAR. A yard extending along the full length of the rear lot line between the side lot lines, except that in the case of a corner lot the rear yard shall extend from the inner side lot line to the corner side yard line.

YARD REQUIRED. The minimum yard depth designated in the regulations of this Code establishing minimum front, corner side, side and rear yard requirements for various uses, structures and districts.

YARD, SIDE. A yard extending along a side lot line from the front yard to the rear yard between the side lot line and the side yard line.

Z. ~~When used in this Code, the following terms shall have the meanings herein ascribed to them:~~

ZONING BOARD. The Zoning Board of Appeals of the City.

ZONING CLASSIFICATION. See Subsection 12-206 C of this Section.

ZONING CODE. The Oak Forest Zoning Code; that is, this Code. Unless the context specifically requires otherwise, all references to this Code shall be deemed to refer to any certificate, permit, approval, resolution or ordinance granted or adopted pursuant to this Code.

ZONING DISTRICT. A part of the corporate area of the City wherein regulations of this Zoning Code are uniform. See also Section 2-101 of this Code.

ZONING DISTRICT MAP OR ZONING MAP. See Section 2-103 of this Code. ZONING ENFORCEMENT OFFICIAL. The Community Development Director.



Title: Zoning Table of Uses Text Amendment

Case Number: ZC #25-15

Request: TEXT AMENDMENT
The applicant requests review and consideration of comprehensive updates to the City of Oak Forest Zoning Code

Application Information:

Applicant: City of Oak Forest

Meeting Date: July 2nd, 2025

Notice Published: June 17, 2025
Daily Southtown

Staff: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and consideration of comprehensive updates to the City of Oak Forest Zoning Code

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

II. ZONING TEXT AMENDMENT

See Exhibit B in the accompanying Resolution 25-16.

III. ANALYSIS

During a month-long time period between May 12th and June 18th there were 15 businesses who expressed in interest in coming to Oak Forest, and were told their use was either not allowed or required special approval. Of those 15 businesses, 12 or 80% decided to not move forward in the process and seek permission from the Planning and Zoning and City Council. These businesses would have brought additional tax revenue and jobs to Oak Forest which now are going to other municipalities.

This impact can be seen through the amount of building permits issued. While Oak Forest issues on average 5.6 building permits per year for new constructions in the past 10 years, Orland Park issued 30 building permits for new construction in 2024. Moreover, the value on average for all building permits in Oak Forest is \$24,449,612 whereas, Orland Park issued building permits for \$298,620,236 of construction. This increases the property tax base and allows for more money for city services while keeping taxes low.

Many of the businesses who chose to walk away from Oak Forest, were likely to be approved. For example, a musical instruction business next to the high school on Central Avenue, was not an allowed use and would have had to come to Planning and Zoning Commission, and City Council for a text amendment to be able to open their business, but instead decided to find a new location.

Thus, by updating our allowed uses in the Use Table to better match what the city does and does not want, we make Oak Forest more business friendly, raise more tax revenue for the city, and reduce administrative burden on the Planning and Zoning Commission and City Council.

IV. CONCLUSION

STANDARDS FOR TEXT AMENDMENT	
<i>Code Consistency.</i>	<p><i>The consistency of the proposed amendment with the purposes of this code.</i></p> <p>Met. The text amendment would be consistent with the general Zoning Code requirements in other districts.</p>
<i>Community Need.</i>	<p><i>The community need for the proposed amendment and for the uses and development it would allow.</i></p> <p>Met. The text amendment would make Oak Forest more business friendly and create opportunity for more types of businesses in Oak Forest</p>

TOTAL MET: 2 of 2 standards

V. PZC MOTION

Motion to affirm PZC Resolution 25-16 recommending approval of a text amendment of comprehensive updates to the City of Oak Forest Zoning Code

CITY OF OAK FOREST

PZC RESOLUTION NO. 25-16

A RESOLUTION APPROVING A TEXT AMENDMENT OF COMPREHENSIVE UPDATES TO THE
CITY OF OAK FOREST ZONING CODE
(Zoning Table of Uses Text Amendment – ZC# 25-15)

Passed by the Planning and Zoning Commission, July 2, 2025

CITY OF OAK FOREST
COOK COUNTY, ILLINOIS

PZC RESOLUTION NO. 25-16

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

A RESOLUTION APPROVING A TEXT AMENDMENT OF COMPREHENSIVE UPDATES TO THE CITY OF OAK FOREST ZONING CODE
(Zoning Table of Uses Text Amendment – ZC# 25-15)

shall be, and is hereby, adopted as follows:

WHEREAS, City of Oak Forest (“Applicant”) filed an application for text amendments to City of Oak Forest Zoning Code: Appendix A: Zoning Table of Uses, Section 3-102: Permitted Uses, Section 4-102: Permitted Uses, and Section 9-204 Community Residences Regulation

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

WHEREAS, a public notice was duly published in the Daily Southtown on June 17, 2025 and a public hearing was convened before the Planning and Zoning Commission (“PZC”) on July 2, 2025; and

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

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

Section 1. **FINDINGS.**

Based on the evidence presented at the public hearing, the PZC hereby finds that the public good demands or requires the Applicant’s proposed amendments set forth in **Exhibit B**.

Section 2. **RECOMMENDATION.**

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

ADOPTED

This 2nd Day of July, 2025

APPROVED By Chairman

This 2nd Day of July, 2025

MIKE ZIAK, CHAIRMAN

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

Exhibit A:
Findings of Fact

STANDARDS FOR TEXT AMENDMENT	
<i>Code Consistency.</i>	<i>The consistency of the proposed amendment with the purposes of this code.</i> Met. The text amendment would be consistent with the general Zoning Code requirements in other districts.
<i>Community Need.</i>	<i>The community need for the proposed amendment and for the uses and development it would allow.</i> Met. The text amendment would make Oak Forest more business friendly and create opportunity for more types of businesses in Oak Forest
TOTAL MET: 2 of 2 standards	

Existing Allowances in Black

Changes in Red

City of Oak Forest – Zoning Code Appendix A: Zoning Table of Uses¹ For further explanation of uses visit: www.census.gov/eos/www/naics/	C = Commercial Districts	LEGEND	
	GRD = Gateway Redevelopment District		
	O = Office District	S	Special Use Permit
	I = Industrial District		
	OS = Open Space	P	Permitted
	IB = Institutional Buildings		
R = Residential Districts			

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
------	------------	----	----	----	-----	----	----	----	----	----	----	----	----	----	----

Accommodations

Hotels (except casino hotels)	721110	SP	SP	SP	S	P	SP								
Hotel, Extended Stay	-	SP	SP	SP	S	P	SP								
Motel	721110	SP	SP	SP	S	P	SP								
Motel, Extended Stay	-	SP	SP	SP	S	P	SP								

Arts, Entertainment and Recreation

Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures	711410	P	P	P	P	P	P								
Boarding Horses	115210							S							
Bowling Centers	71395	P	P	P	P	P	P								
Fitness and Recreational Sports Centers, excluding outdoor Swimming Pools and Wave Pools	713940	P	P	P	P	P	P	P							
Golf Courses and Country Clubs	713910							P							
Golf Courses, Miniature	713990	SP	SP	SP	P	P	P	P							
Horseback Riding Recreational	713990							S							
All Other Indoor Amusement & Recreation Industries (Indoor)	713990	P	SP	P	P	P	P								
Archery or Shooting Range	713990	S	S	S	S	S	S	S							
Horseshow Organizers with Facilities	711310							S							
Promoters of Performing Arts, Sports, and similar events without facilities	711320	P	P	P	P	P	P								
Training Horses	115210							S							
Video Game Arcades (excluding gambling)	713120	P	P	P	P	P	P	S							

Administrative and Support and Waste Management and Remediation Services

All Other Travel Arrangement and Reservation Services	561599	P	P	P	P	P	P								
Credit Bureaus	561450	P	P	P	P	P	P								
Document Duplicating Services	561439	P	P	P	P	P	P								
Document Preparation Services	561410	P	P	P	P	P	P								
Employment Services	5613	P	P	P	P	P	P								
Locksmiths	561622	P	P	P	P	P	P								
Office Administrative Services	5611	P	P	P	P	P	P								
Security Systems Services	56162	P	P	P	P	P	P								
Services to Buildings and Dwellings	5617	P	P	P	P	P	P								
Telemarketing Bureaus	561422	P	P	P	P	P	P								
Travel Agencies	56151	P	P	P	P	P	P								

Construction

Building Finishing Specialty Trade Contractors (excluding outdoor storage)	23839	P	P	P	P	P	P								
Building Finishing Contractors (including outdoor storage)	2383						P								
Electrical Contractors (excluding outdoor storage)	23821	P	P	P			P	P							

Existing Allowances in Black
Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Electrical Contractors (including outdoor storage)	23821						P								
Foundation, Structure, and Building Exterior Contractors (excluding outdoor storage)	2381	P	P	P		P	P								
Foundation, Structure, and Building Exterior Contractors (including outdoor storage)	2381						P								
Other Building Equipment Contractors (excluding outdoor storage)	23829	P	P	P		P	P								
Other Building Equipment Contractors (including outdoor storage)	23829						P								
Other Specialty Trade Contractors (excluding outdoor storage)	2389	P	P	P		P	P								
Other Specialty Trade Contractors (including outdoor storage)	2389						P								
Plumbing, Heating, and Air Conditioning Contractors (excluding outdoor storage)	23822	P	P	P		P	P								
Plumbing, Heating, and Air Conditioning Contractors (including outdoor storage)	23822						P								
Educational Services															
All Other Schools and Miscellaneous Instruction (excluding Life Guard Training and Survival Training Instruction)	611699	P	P	P	P	SP	SP		P	S	S	S	S	S	S
Business Secretarial Schools	611410	P	P	P	P	S	S		P	S	S	S	S	S	S
Colleges, Universities, and Professional Schools	6113	S	S	S	S	S	S		P	S	S	S	S	S	S
Computer Training	611420	P	P	P	P	P	P		P	S	S	S	S	S	S
Cosmetology and Barber Schools	611511	P	P	P	P	P	P		P	S	S	S	S	S	S
Educational Support Services	611710	P	P	P	P	P	P		P	S	S	S	S	S	S
Elementary and Secondary Schools	6111	S	S	S	S	S	S		P	S	S	S	S	S	S
Exam Preparation and Tutoring	611691	P	P	P	P	P	P		P	S	S	S	S	S	S
Fine Arts Schools (except academic)	611610	P	P	P	P	P	S		P	S	S	S	S	S	S
Junior Colleges	6112	S	S	S	S	S	S		P	S	S	S	S	S	S
Language Schools	611630	P	P	P	P	P	S		P	S	S	S	S	S	S
Professional and Management Development Training	611430	P	P	P	P	P	P		P	S	S	S	S	S	S
Sports and Recreation Instruction (excluding Skiing, Scuba, Skin and Sky Diving, and Riding Instruction)	611620	P	P	P	P	P	P		P	S	S	S	S	S	S
Finance and Insurance															

Existing Allowances in Black
Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Check Cashing Services	522390	S P	S P	S P	P	P	P								
Commercial Banking, Savings Institutions, and Credit Unions	5221	P	P	P	P	P	P								
Funds, Trusts, and other Financial Vehicles	525	P	P	P	P	P	P								
Insurance Activities and Related Activities	524	P	P	P	P	P	P								
Mortgage and Nonmortgage Loan Brokers	522310	P	P	P	P	P	P								
Nondepository Credit Intermediation (excluding Consumer Lending (522291))	5222	P	P	P	P	P	P								
Pawnshops and Short-Term Inventory Credit Lending ⁵	522298	P	S P	P	P	P	P								
Securities, Commodity Contracts, and Other Financial Investments and Related Activities (excluding Miscellaneous Intermediation (523910) and Miscellaneous Financial Investment Activities (523999))	523	P	P	P	P	P	P								
Food Services and Drinking Places															
Banquet Halls with Catering Staff	722320	S	S	S	S	S	S								
Caterers	722320	P	P	P	P	P	P								
Full Service Restaurants	7221	P	P	P	P	P	P			S	S	S	S	P	P
Hall and Banquet Room, non-residential rental or leasing	531120	S	S	S	S	S	S								
Limited Service Eating Places	7222	P	P	P	P	P	P			S	S	S	S	P	P
Healthcare and Social Assistance															
Child Day Care Services ¹⁰ (excluding babysitting services in providers own home)	6244	S	S	S	S	S	S		S	S	S	S	S	P	P
Community Care Facilities for the Elderly	6233	S P	S P	S P	P	P	S		S	S	S	S	S	S	S
General Medicine and Surgical Hospitals	6223	S P	S P	S P	P	P	S		S	S	S	S	S	S	S
Home Health Care Services	6216	P	P	P	P	P	S								
Medical and Diagnostic Laboratories	6215	S P	S P	S P	P	P	S								
Nursing Homes ⁹	6231	S P	S P	S P	P	P	S		S	S	S	S	S	S	S
Offices of Dentists	6212	P	P	P	P	P	S								
Offices of Other Health Practitioners	6213	P	P	P	P	P	S								
Offices of Physicians	6211	P	P	P	P	P	S								
Information															
Internet Publishing and Broadcasting	516	P	P	P	P	P	P			S	S	S	S	S	S
Libraries	519120	S P	S P	S P	P	P	P		P	S	S	S	S	S	S
Movie Theaters	512131	S P	S P	S P	S P	P	P								
Movie Theaters Drive-In	512132	S P	S P	S P		P	P								
Newspapers, Periodical, Book, and Directory Publishers (excluding printing)	511	P	P	P	P	P	P		S	S	S	S	S	S	S
Newspapers, Periodical, Book, and Directory Publishers (including printing)	511	P	P	P	P	P	P		S						
Radio and Television Broadcasting	515112	P	P	P	P	P	P		S	S	S	S	S	S	S
Wired Telecommunications Carriers	5171	Subject to the provisions set forth in Chapter 156 and Article IX.													
Wireless Telecommunication Carriers	5172	Subject to the provisions set forth in Chapter 156 and Article IX.													
Manufacturing															
Apparel	315						P								
Asphalt Paving, Roofing, and Saturated Materials	32412						P								
Beverage	3121						P								
Cannabis Craft Grower ⁶	-	S	S	S	S	S	S P								

Existing Allowances in Black
Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Cannabis Cultivation Center ⁶	-						P								
Cannabis Processor Center ⁶	-						P								
Cannabis Infusion Facility ⁶	-						S P								
Cement and Concrete Product	3273						P								
Ceramic Wall and Floor Tile	327122						P								
Clay Building Material and Refractories	32712						P								
Computer and Electric Product	334						P								
Cut Stone and Stone Product	327991						P								
Cutlery and Handtool	3322						P								
Electrical Equipment, Appliance, and Component	335						P								
Food	311						P								
Furniture and Related Product	337						P								
Glass and Glass Product	3272						P								
Leather and Allied Product	316						P								
Machinery	333						P								
Miscellaneous	339						P								
Motorcycle, Bicycle, and Parts	336991						P								
Motor Vehicle Body and Trailer	3362						P								
Motor Vehicle Parts	3363						P								
Motor Vehicle	3361						P								
Other Wood Product	3219						P								
Paint, Coating, and Adhesive	3255						P								
Paper	322						P								
Plastics and Rubber Product	326						P								
Pottery, Ceramics, and Plumbing Fixture	32711						P								
Printing Ink	32591						P								
Printing and Related Support Activities	323						P								
Sawmills and Wood Preservation	3211						P								
Soap, Cleaning Compound, and Toilet Preparation	3256						P								
Textile Mills	313						P								
Textile Product Mills	314						P								
Veneer, Plywood, and Engineered Wood Product	3212						P								
Other Services															
Specialty Trade Contractors	238	P	P	P	P	P	P	P							
Administrative and Support Services	561	P	P	P	P	P	P	P							
Animal Grooming Services	812910	P	P	P	P	P	P	P							
Appliance Repair and Maintenance	811412	P	P	P	P	P	P	P							
Automotive Body, Paint, and Interior Repair and Maintenance	811121	S	S	S			S	P							
Automotive Glass Replacement Shops	811122	S	S	S			S	P							
Automotive Mechanical and Electrical Repair and Maintenance	811111	S	S	S			S	P							
Automotive Oil Change and Lubrication Shops	811191	S	S	S			S	P							
Business Associations	813910	P S	P S	P S	P S	P S	S	S	P	S	S	S	S	P	P
Cannabis Lounge ⁶		P	P	P	P	P	P	P							
Car Washes	811192	S	S	S			S	S							
Cemeteries and Crematories	812220							S		S	S	S	S	S	S
Clothing Repair Shops, alterations only	811490	P	P	P	P	P	P	P							

Existing Allowances in Black

Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Coin Operated Laundries and Drycleaners	812310	P	P	P	P	P	P								
Consumer Electronics Repair and Maintenance	811211	P	P	P	P	P	P								
Consumer and Industrial Machinery and Equipment Maintenance and Repair	811310						P								
Day Spas	812199	P	P	P	P	P	P								
Diet and Weight Reducing Centers, non-medical	812191	P	P	P	P	P	P								
Dry-cleaning and Laundry Services	812320	P	P	P	P		P								
Footwear and Leather Repair	81143	P	P	P	P	P	P								
Funeral Homes	812210	S	S	S	S	S	S								
Hair, Nails, and Skin Care Services	81211	P	P	P	P	P									
Industrial Launderers	812332						P								
Jewelry Repair Shops without retailing new jewelry	811490	P	P	P	P	P	P								
Parking Garages, automobile (privately owned)	812930	S	S	S	P	S	S		S						
Parking Garages, automobile (publicly owned)	812930	P	P	P	P	P	S		S	S	S	S	S	S	S
Pet Boarding Services	81291	P	P	P	S	P	P								
Psychic Readings	812990	S P	S P	S P	P	P	P								
Religious, Non-for-Profit, Professional, Fraternal and Civic Organizations	813	S	S	S	S	S	S		S P	S	S	S	S	P	P
Reupholstery and Furniture Repair	81142	P	P	P	P	P	P								
Tanning Salons	812199	P	P	P	P	P	P								

Existing Allowances in Black
Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Tattoo Parlor ³	812199	S P	S P	S P	P	P	P								
Other															
Accessory Uses	-	Subject to the provisions set forth in Article IX.													
Drive-in or Drive-up Drive Thru facilities associated with retail establishment	-	S	S	S	S	S	S								
Outdoor storage accessory to a retail trade located in the C1 thru C3 districts of this zoning ordinance	-	S	S	S	S	S	S		P						
Planned Unit Development	-	S	S	S	S	S	S		S	S	S	S	S	S	S
Public Parks and Playgrounds	-	S P	S P	P	P	P	P	P	P	S P	S P	S P	S P	S P	S P
Home Occupation	-	Subject to the provisions set forth in Section 9-102.													
Outdoor Eating Patios when accessory to commercial establishment ¹²	-	S P	S P	S P	S P	P	P			S	S	S	S	S	S
Outdoor Beer Garden, when accessory to commercial establishment	-	S	S	S	S										
Temporary Uses	-	Subject to the provisions set forth in Section 9-103.													
Public Administration															
Fire Departments	922160	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Other General Government Support	921190	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Mayor's Offices	921110	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Police Departments	922120	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Public Works Facilities	-	P	P	P	P	P	P	S	P	S	S	S	S	S	S
Professional, Scientific, and Technical Service															
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	5412	P	P	P	P	P	P								
Administrative and Management and General Management Consulting Services	541611	P	P	P	P	P	P								
Advertising Agencies	541810	P	P	P	P	P	P								
Animal Hospitals	541940	P	P	P	P	P	P								
Architectural, Engineering, and Related Services, excluding Testing Laboratories (541380)	5413	P	P	P	P	P	P								
Commercial Photography Services	541922	P	P	P	P	P	P								
Corporate, Subsidiary, and Regional Managing Offices	551114	P	P	P	P	P	P								
Environmental Consulting Services	541620	P	P	P	P	P	P								
Human Resources and Executive Search Consulting Services	541612	P	P	P	P	P	P								
Legal Services	5411	P	P	P	P	P	P								
Marketing Consulting Services	541613	P	P	P	P	P	P								
Public Relations Agencies	541820	P	P	P	P	P	P								
Specialized Design Services	5414	P	P	P	P	P	P								
Real Estate Rental, and Leasing															
Consumer Electronics and Appliances Rental	53221	P	P	P	P	P	P								
Formal Wear and Costume Rental	53222	P	P	P	P	P	P								
Office Machinery and Equipment Rental and Leasing	53242	P	P	P	P	P	P								
Offices of Real Estate Agents and Brokers	531210	P	P	P	P	P	P								
Passenger Car Rental and Leasing	5321	S	S	S		S	S								
Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	53212	S	S	S		S	S								

Existing Allowances in Black
Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Video Tape and Disc Rental	53223	P	P	P	P	P	P								
Retail Trade															
All Other Miscellaneous Store Retailers (except Firework Shops (453998))	453998	P	P	P	P	P	P								
Art Dealers	45392	P	P	P	P	P	P								
Automobile Dealers ⁸	441		S	S			S								
Automotive Parts, Accessories, and Tires Stores	4413	S P	P	S P			P								
Beer, Wine, and Liquor Stores	4453	P	P	P	S P	P	P			S	S	S	S	P	P
Boat Dealers	441222		S	S			S								
Clothing and Clothing Accessories Stores	448	P	P	P	P	P	P								
Cosmetics, Beauty Supplies, and Perfume Stores	44612	P	P	P	P	P	P								
Electronics and Appliance Stores	443	P	P	P	P	P	P								
Electronic Shopping and Mail Order Houses	454	P	P	P	P	P	P								
Florists	4531	P	P	P	P	P	P								
Food and Beverage Stores (excluding Beer, Wine, and Liquor Stores (445310))	445	P	P	P	P	P	P			S	S	S	S	P	P
Food (Health) Supplement Stores	446191	P	P	P	P	P	P								
Furniture and Home Furnishing Stores	442	P	P	P	P	P	P								
Garden Centers	444220	P	P	P	P	P	P								
Gasoline Stations with Convenience Stores	447110	S	S	S			S								
Gasoline Stations without Convenience Stores	447190	S	S	S			S								
General Merchandise Stores (excluding Home and Auto Supply Stores (452990))	452	P	P	P	P	P	P								
Hardware Stores	444130	P	P	P	P	P	P								
Home Improvement Centers	44411	P	P	P	P	P	P								
Marijuana Stores, Medical or Recreational ⁶	453998	S P	S P	S P	P	P	S P								
Office Supplies, Stationary, and Gift Stores	4532	P	P	P	P	P	P								
Optical Goods Stores	44613	P	P	P	P	P	P								
Other Building Material Dealers	444190	S	P	P	P	P	P								
Paint and Wallpaper Stores	44412	P	P	P	P	P	P								
Pet and Pet Supplies Stores	45391	P	P	P	P	P	P								
Pharmacies and Drug Stores	4461	P	P	P	P	P	P								
Recreational Vehicle Dealers	441210		S	S			S								
Sexually Oriented Businesses ¹¹	3256						S								
Sporting Goods, Hobby, Book, and Music Stores (excluding Gun Shops and Gunsmith Shops retailing guns (451110), and the retail sale of firearms and ammunition)	451	P	P	P	P	P	P								
Gun Shops & Gunsmith Shops ¹	451110	S	S	S	S	S	S								
Tobacco Stores ⁷	453991	P	P	P	P	P	P								
Used Merchandise Stores	453	P	P	P	S P	P	P								
Residential															
Mobile Home Parks	-	Subject to the provisions set forth in Chapter 158.													
Senior Citizen Housing ¹²	-													S	S
Multi-Family Dwellings (including townhomes) (subject to the regulations of a planned unit development)	-	S	S	S	P	S	S			S	S	S	S	P	P
Mixed-Use		P	P	P	P	S	S			S	S	S	S	P	P
Two-family Dwellings		S	S	S	P	S	S			P	P	P	P	P	P

Existing Allowances in Black
Changes in Red

USES	NAICS Code	C1	C2	C3	GRD	O1	I1	OS	IB	R1	R2	R3	R4	R5	R6
Community Residences⁴										P	P	P	P	P	P
Single-Family Dwellings	-			P ¹³						P	P	P	P	P	P
Transportation and Warehousing															
Cannabis Transporter⁶							P								
General Warehousing and Storage	49311		S				P								
Lessors of Miniwarehouses & Self Storage Units	531130	S	S	S		S	SP								
Motor Vehicle Towing, when accessory to an automotive repair and maintenance facility	48841	S	S	S		S	P								
Packing and Crating	488991						P								
Postal Services	491	P	P	P	P	P	P		P	S	S	S	S	S	S
Refrigerated Warehousing and Storage (excluding farm product warehousing and storage)	49312						P								
Health Care and Social Assistance															
Support Group Service Centers	624190						S								
Wholesale Trade															
Wholesale Trade - Durable Goods (not including ammunition, firearms, guns (423910, 423990), or fireworks (423920))	423						P								
Wholesale Trade - Nondurable Goods (not including farm product raw materials (44420), or petroleum and petroleum products (425120, 424720))	424						P								

¹ Notwithstanding anything to the contrary in this Appendix A, any property that is (1) located in I1 Industrial District and (2) has frontage along either Harlem Avenue or 167th Street may be used in accordance with the use and bulk regulations set forth Article V.

² All Gun shops must be ancillary to "NAICS 713990 Archery or Shooting Range" or "NAICS 451 - Sporting Goods Retail"

³ Any new tattoo parlor must be located at minimum 2,000 feet from any other existing tattoo parlor.

⁴ Community Residence are subject to the provisions set forth in Section 9-203.

⁵ All subject uses shall not be located within 3,000 feet of any other subject use and shall not be located within 250 feet of any residential district parcel line, which shall be measured in a straight line from the nearest exterior wall of the existing subject use establishment to the proposed establishment or district line.

⁶ Adult-Use Cannabis Business Establishments are subject to the provisions set forth in Article 9 Part IV

⁷ Any person entering NAICS 453991 Tobacco Stores must be 21 and older unless accompanied by an adult 21 or older.

⁸ Automobile Dealerships both new and used are subject to the provisions set forth in Section 9-202. Industrial uses are exempt from these provisions.

⁹ Nursing Homes are subject to the provisions set forth in Section 9-205.

¹⁰ Child Day Care Service are subject to the provisions set forth in Section 9-204.

¹¹ Sexually Oriented Uses are subject to the provisions set forth in Section 9-301.

¹¹ Senior Citizen Housing Regulations are subject to the provisions set forth in Section 9-206

¹² Outdoor Patios are subject to the provisions set forth in Section 9-207

¹³ A minimum of 80% of the building's ground floor frontage must be non-residential space in non-residential districts

¹² Single-family residential is permitted subject to the provisions in Section 5-108(B)

¹³ Single Family Detached Dwelling Units are permitted subject to regulations in 5-108 (B)



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: July 8, 2025

TO: Mayor Hortsman, City Council

FROM: Michael Salamowicz, Director of Public Works

SUBJECT: Approval of Resolution No. 2025-07-0494R, Authorizing the Execution of a Ride Along Agreement, between the City of Oak Forest and the Cook County Department of Animal Control and Rabies Control

Background

The Cook County Department of Animal Control and Rabies Control is responsible for: preventing the transmission of rabies from animal to man through vaccination, registration, education, legislation and surveillance; decreasing pet overpopulation by promoting spay/neuter programs; and, ensuring the compliance of quarantine protocol for all animal bite incidents to prevent the transmission of rabies. In addition, the Cook County Department of Animal Control and Rabies Control is a law enforcement agency that enforces animal welfare and control laws and municipal ordinances and ensures public safety by enforcing animal related violations, picking up stray animals, injured animals and animals caught in Oak Forest Public Works (Animal Control) traps and by assisting residents with animal problems in their homes.

The Oak Forest Public Works Department is seeking to provide our animal control staff with additional training involving the handling and care of animals. To facilitate this training, Public Works is seeking to have our Animal Control staff ride along with Cook County Department of Animal Control and Rabies Control warden(s) to learn from the experiences of Cook County Department of Animal Control and Rabies Control through observation.

Recommendation

Approval of Resolution No. 2025-07-0494R, authorizing the execution of a Ride Along Agreement, between the City of Oak Forest and the Cook County Department of Animal Control and Rabies Control.

Action Requested

Staff recommends the approval of Resolution No. 2025-07-0494R, authorizing the execution of a Ride Along Agreement between the City of Oak Forest and the Cook County Department of Animal Control and Rabies Control.

RESOLUTION NO. 2025-07-0494R

**RESOLUTION AUTHORIZING THE EXECUTION OF
AGREEMENT BETWEEN THE CITY OF OAK FOREST AND COUNTY OF COOK**

WHEREAS, the Corporate Authorities of the City of Oak Forest, Cook County, Illinois, on behalf of its Public Works Department (“OPFW”) have considered a RIDE ALONG AGREEMENT (“Agreement”) with the County of Cook on behalf of its Department of Animal and Rabies Control (“CCARC”); and

WHEREAS, a true and correct copy of the Agreement is attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the corporate authorities of the City of Oak Forest, Cook County, Illinois, have determined that it is in the best interests of the City that said agreement be entered into by the City of Oak Forest for the purpose of facilitating observation by animal control officers in training.

NOW, THEREFORE, Be It Resolved by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this Mayor and City Council of the City of Oak Forest hereby find that it is in the best interests of the City of Oak Forest and its OPFW training and operations that the Agreement be entered into and executed by the City of Oak Forest, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the Director of Public Works of the City of Oak Forest, Michael Salamowicz, is hereby authorized to execute for and behalf of said City of Oak Forest the attached Agreement. The Director of Public Works and the Chief of Police are hereby each further authorized to take such further

actions or execute such additional documentation as may be necessary to implement the provisions of the attached Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this ____ day of _____, 2025, by the Corporate Authorities of the City of Oak Forest on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2025, by the Mayor of the City of Oak Forest.

Mayor

ATTEST:

City Clerk

RIDE ALONG AGREEMENT
FOR THE PURPOSE OF FACILITATING

OBSERVATION BY ANIMAL CONTROL OFFICERS IN TRAINING

This Ride Along Agreement (“Agreement”) is made and entered into between and among the **Jane Sharp**, on behalf of its Police, **Oak Forest Public Works** (“OFPW”) and County of Cook on behalf of its Department of Animal and Rabies Control (“CCARC”). OFPW and CCARC may be referred to individually as “Party” and collectively as “Parties.”

WHEREAS, CCARC is responsible for preventing the transmission of rabies from animal to man through vaccination, registration, education, legislation and surveillance; decreasing pet overpopulation by promoting spay/neuter programs; and, ensuring the compliance of quarantine protocol for all animal bite incidents to prevent the transmission of rabies; and

WHEREAS, OFPW is a law enforcement agency that enforces animal welfare and control laws and municipal ordinances, and ensures public safety by enforcing animal related violations, picking up stray animals, injured animals and animals caught in OFPW traps, and by assisting residents with animal problems in their homes; and

WHEREAS, OFPW wishes to have its animal control officer(s) ride along with CCARC warden(s) to learn from the experiences of CCARC through observation; and

WHEREAS, CCARC is a site suitable to provide ride along experiences for animal control officers, and CCARC is willing to make its wardens available to OFPW animal control officers for that purpose.

NOW, THEREFORE, and in furtherance thereof, CCARC and OFPW hereby mutually agree to facilitate ride along experiences with CCARC for OFPW’s animal control officers, subject to and as further described in this Agreement.

A. Recitals

The above recitals are incorporated into this Agreement as if fully set forth herein.

B. Mutual Roles and Responsibilities

1. The Parties will each designate one or more representatives to coordinate and cooperate with the other in the development and implementation of ride along experiences of animal control officers (each a “Participant” and collectively “Participants”) with CCARC.
2. The Parties, in their dealings with each other and their conduct relating to this Agreement, each will show respect for the mission of the other and will work together to maintain their mutually desired goals of an environment of quality services and an environment of quality education.

3. The Parties agree that the relationship formed between a Participant and CCARC, by virtue of that Participant participating in a ride along experience at CCARC, is educational in nature and it shall not be considered an employment relationship in any form or manner. The Parties agree that neither of them will engage in any conduct that would result in or create the appearance that a Participant is an employee of CCARC while that Participant is participating in a ride along experience at CCARC.
4. The Parties will each remain responsible for the conduct of their respective employees and agents while acting within the scope of their employment or agency relationship in accordance with the terms of this Agreement, subject to applicable law.

C. Roles and Responsibilities of OFPW

1. OFPW shall submit a written request identifying the Participants who will attend the ride along, the duration and frequency of their ride along; and, the OFPW personnel with supervisory responsibilities for the Participants.
2. OFPW will notify Participant(s) of the following conditions of participation in the ride along experience at CCARC:
 - a. Participant acknowledges and agrees that he/she will not be considered an employee of CCARC for any purpose whatsoever and that there is no contract of hire or apprenticeship, express or implied, between the Participant and CCARC and no employer-employee relationship between CCARC and the Participant.
 - b. Participant's activities at the CCARC are for the purpose of obtaining ride along experience in furtherance of the Participant's training and are not performed in furtherance of the business of the CCARC.
 - c. Participant will receive no payment or compensation from CCARC and has no expectation of any payment or compensation.
 - d. Participant must comply with the policies and procedures of CCARC.
 - e. Participant must maintain as confidential all CCARC records and information, in accordance with CCARC policies and procedures, and must sign a confidentiality agreement.
 - f. Participant must either maintain health insurance coverage or sign a waiver acknowledging they have been advised to obtain health insurance and have decided not to obtain coverage and may be required to provide proof of such coverage or waiver to CCARC.

- a. By Mutual Consent. The parties may terminate this Agreement at any time by mutual written consent and such termination shall be effective upon the date stated in the consent.
 - b. Without Cause. This Agreement may be terminated by either party at any time for any reason by giving 7 days prior written notice to the other party.
 - c. For Cause. Any party shall have the right to terminate this Agreement for cause, by giving 14 days prior written notice upon the violation by another party of any material provision of this Agreement provided that, following receipt of written notice by the other party specifying such violation with reasonable particularity, such violation is not cured prior to the effective date of termination stated in such notice.
3. Independent Contractor Relationship. OFPW and CCARC are and intend to remain independent and separate legal entities. The Parties expressly agree that the nature of their relationship is that of independent contractors, and not that of employer and employee, partners, joint venturers, or any other relationship. No Party hereto shall have the right to bind the other, to transact any business in any other party's name, or to make any promises or representations on behalf of any other party. In no event shall any Party be liable for the debts or obligations of any other Party hereto.
 4. Insurance. In entering this agreement, each Party agrees to maintain insurance coverage and limits which will satisfactorily insure the Parties against claims and liabilities which arise or could arise because of the performance of the services, consistent with the usual and customary industry practices for similarly situated businesses and/or entities. Each Party shall comply with applicable laws governing workers' compensation and mandatory insurance for vehicles. Each Party agrees to exchange copies of its letter of insurance upon request.
 5. Indemnity. Each Party to this Agreement shall be responsible for claims and damages to persons or property resulting from acts or omissions on the part of itself, its employees, or its officers. Neither Party assumes any responsibility to the other Party for the consequences of any act or omission of any person, firm or corporation not a Party to this Agreement.
 6. No Personal Liability. No member, official, director, employee or agent of OFPW or CCARC shall be individually or personally liable in connection with this Agreement.
 7. Employment Compensation; Workers' Compensation and Occupational Disease Benefits. OFPW shall be responsible for the payment of any and all compensation owed to Participants arising out of their participation in this Agreement including, but not limited to, wages, salary, health insurance and fringe benefits. Further, OFPW shall be responsible for the payment of workers' compensation and occupational disease benefits, if any is owed, to Participant(s), in the event of compensable injuries or

illnesses arising out of their assignment to the CCARC pursuant to this Agreement. Irrespective of any assertion that the County and OFPW are a "borrowing employer" and "loaning employer," respectively, within the meaning of the Illinois Workers' Compensation and Occupational Disease Acts, OFPW shall be responsible for payment of any workers' compensation or occupational disease benefits due to Participant(s) as a result of illness or injury arising out of and in the course of their activities in the ride-along experiences at CCARC, if any is owed, and shall reimburse the County for the full Agreement of any reasonable settlement, award or judgment for workers' compensation or occupational disease benefits, plus costs and expenses.

8. Amendment. This Agreement may be changed only by written amendment signed by both Parties thereto. Any attempt to amend this Agreement without mutual written consent shall be void.
9. Assignment. This Agreement may not be assigned without the express written consent of both Parties. Any attempt to assign this Agreement without mutual written consent shall be void. This Agreement shall inure to the benefit of and shall be binding upon OFPW and CCARC and their respective successors and permitted assigns.
10. Governing Law and Venue. This Agreement shall be governed by the laws of the County of Cook and State of Illinois.
11. Notice. Notice which any party is required to, or may wish to, serve upon the other party in connection with this Agreement must be in writing and delivered electronically and sent by registered or certified mail with return receipt requested and postage prepaid, addressed to the authorized official(s) from each Party designated below:

If to CCARC:

Attention: Mamadou Diakhate, DVM
Administrator

Email: Mamadou.Diakhate@cookcountyil.gov
Cc: Mark.Rosenthal@cookcountyil.gov

Address: Cook County Animal and Rabies Control
10220 S 76th Ave. 251
Bridgeview, Illinois 60455

If to OFPW:

Attention: Michael Salamowicz

Email: msalamowicz@oak-forest.org

Address: Oak Forest Public Works
15440 Central Avenue, Oak Forest, Illinois 60452

12. Non-discrimination. Neither party shall discriminate against any Participant on the basis of race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity or housing status, or any other protected category established by law, statute or ordinance.
13. No Political Consideration Certification. With respect to all Cook County jobs under the jurisdiction of the Cook County Board President that are not exempt under *Shakman et al. v. County of Cook, et al.* (United States District Court for the Northern District of Illinois Eastern Division Case Number 69 C 2145), OFPW certifies it is aware that it is strictly prohibited from conditioning, basing or knowingly prejudicing or affecting any term or aspect of County employment, hiring, or internship upon or because of any political reason or factor or knowingly inducing, aiding, abetting, participating in, cooperating with or threatening any act which is proscribed by Shakman. The OFPW further agrees to adhere to this requirement and execute any corresponding certification for student participation.
14. Compliance with Laws. At all times, each party expressly agrees to abide by any and all applicable federal, state, and local laws, rules, and regulations now in effect or later adopted relating to the services provided under this Agreement. A party shall promptly notify the other party if it receives notice of any actual or alleged infraction, violation, default, or breach of the same.
15. Records. All records, other than the embalming case reports, pertaining to services rendered by Participants, if any, while at the CCARC shall remain the sole property, and in the custody, of the CCARC.
16. Confidentiality. The parties shall at all times preserve the confidentiality of patient records and of confidential patient information in compliance with all applicable requirements, federal, state, or local law, and the principles of professional ethics of the American Medical Association. A party shall immediately notify the other party of any violation of the covenants of this paragraph 10.
17. Amendments. This Agreement may be amended only by written agreement of each of the parties hereto.
18. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and supersedes all proposals or prior agreements, oral or written, and all other communications, oral or written. No third parties shall be deemed to be beneficiaries of any provisions of this Agreement.
19. Binding Effect. This Agreement shall be binding upon the parties hereto and their respective successors and permitted assigns.

20. Descriptive Headings. The descriptive headings in this Agreement are inserted for convenience of reference only and do not constitute a part of this Agreement.

21. Severability. To the extent that a court of competent jurisdiction shall determine that any part or provision of this Agreement is void or unenforceable as a matter of law, such part will be treated as severable, leaving valid the remainder of this Agreement notwithstanding the part or parts found void or unenforceable. In such event, the parties hereto agree that the court in which any such provision hereof is determined to be void or unenforceable shall reform the offending provision in such a manner as to cause it, if at all possible, to be valid and enforceable while at the same time accomplishing, as nearly as possible, the parties' original intent in including such provision in this Agreement.

22. Governing Law. This Agreement shall be interpreted under and governed by the laws of the State of Illinois. Venue shall lie in a court of competent jurisdiction located within the Circuit Court of Cook County, Illinois.

IN WITNESS WHEREOF, each of us, on behalf of their organization, by signing below, agrees to this Agreement and fully understands the terms set forth herein.

COOK COUNTY DEPARTMENT OF ANIMAL AND RABIES CONTROL

By: _____
Name: Mamadou Diakhate, DVM
Title: Administrator
Date:

OAK FOREST PUBLIC WORKS

By:
Name:
Title:
Date: