



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

1. Pledge of Allegiance
2. Roll call
3. Announcements
4. Motion to establish Consent Agenda
5. Consent Agenda
  - A. Approval of minutes:
    1. City Council Executive Session - January 23, 2024
  - B. Consideration of the following list of bills dated:
    1. Regular bills - FY 2023-2024
    2. Supplemental bills - FY 2024-2025
  - C. Consideration of the following minutes:
    1. Fire & Police Commission - June 10, 2024
    2. Planning and Zoning Commission - June 5, 2024



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|-------------------------------------|---|---------------|
| 3. Economic Advisory Council        | - | March 6, 2024 |
| 4. Emergency Telephone System Board | - | June 4, 2024  |
6. Administration
- A. Approval of the appointment of Paul Joseph Chocola to the position of Deputy Fire Chief at the Oak Forest Fire Department. See attached memo with supporting details from Mayor Henry Kuspa.
7. Fire Department
- A. Approval for Federal Signal to replace emergency lights on engine 139 in the unbudgeted amount of \$17,388.00. See attached memo with supporting details from Fire Chief Garrick Kasper.
8. Community Development
- A. Approval of Ordinance 2024-07-1036O authorizing a special use permit to allow an automotive parts, accessories, and tires store in the C3 – Central Business District at 15417 S. Cicero Avenue. See attached memo with supporting details from Community Planner Paul Ruane.
9. Citizen Participation: The Oak Forest City Council invites public comment at its meetings, but it generally does not have the ability to provide an immediate response to some questions raised during the Citizens Participation portion of a council meeting without some reasonable opportunity to review them. Therefore, the City Council encourages questions to also be submitted in writing in the event that they need to be referred to City staff to help assure a more thoughtful and informed response. Individual comments are limited to three (3) minutes.
10. Old business
11. New business
12. Executive session
13. Adjournment



**Notice  
Agenda Item**

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
Advantet	T56232733CLAIM MC	06/24/24	269.80	01-03-5517	PT-Physical Therapy-MC		
AIR ONE EQUIPMENT INC*	208124	06/19/24	20.00	02-18-5304	Shipping & Handling		
AIR ONE EQUIPMENT INC*	208124	06/19/24	507.00	02-18-5319	Hose for sewer trucks per estimate #35573		3653
AIRGAS USA LLC	5508696875	06/30/24	409.20	01-02-5317	FD 1 Oxygen		
AIRGAS USA LLC	5508696876	06/30/24	336.10	01-02-5317	FD2 Oxygen		
AIRGAS USA LLC	5508876742	06/30/24	755.91	02-17-5332	ACETYLENE, OXYGEN		
Align Networks Inc	GC0114600640	06/24/24	456.70	01-02-5517	PT-Physical Therapy - Alpha Bill: IC1-GGIL-293454 RB		
Align Networks Inc	GC0114612984	06/24/24	318.87	01-02-5517	PT-Physical Therapy - Alpha Bill: IC1-GGIL-293596 RB		
Align Networks Inc	GC0114625636 RB	06/24/24	370.43	01-02-5517	PT - physical therapy Alpha Bill IC1-GGIL-293548 RB		
Align Networks Inc	GC0114630714	06/24/24	370.43	01-02-5517	PT-Physical Therapy RB - Alpha bill : IC1-GGIL-293461 RB		
ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC	SP4/90477	06/28/24	80.60	01-04-5401	Plug kit		
AMAZON CAPITAL SERVICES INC*	1679-MHGM-6KPC	06/25/24	63.99	01-01-5301	file pocket folder organizer - legal		
AMAZON CAPITAL SERVICES INC*	1MQY-7YQN-L6P1	06/26/24	89.98	01-03-5312	tablecloths - navy		
AMAZON CAPITAL SERVICES INC*	13QL-9K1T-N6DC	07/03/24	9.99	01-01-5301	phone cords		
AMAZON CAPITAL SERVICES INC*	14X3-Q7JD-H437	06/23/24	275.20	89-00-5602	Desks - backup dispatch center		
AMAZON CAPITAL SERVICES INC*	19R4-RYTT-31QQ	06/20/24	25.99	01-01-5301	large manifying glass with light		
AMERICAN BODY COMPANY	SAF18493	06/24/24	156.00	01-04-5402	Single wheel axle, dual wheel axle		
AMERICAN MESSAGING	U1109710YG July 2024	07/01/24	182.87	01-04-5305	ACT# U1-109710		
AMERICAN MESSAGING	U1109710YG July 2024	07/01/24	37.95	02-17-5305	ACT# U1-109710		
AMERICAN MESSAGING	U1109710YG July 2024	07/01/24	30.36	02-18-5305	ACT# U1-109710		
AMERICAN MESSAGING	U1109710YG July 2024	07/01/24	7.59	01-11-5305	ACT# U1-109710		
AMERICAN MESSAGING	U1109710YG July 2024	07/01/24	7.59	01-11-5305	ACT# U1-109710		
Aramark Refreshment Services LLC	07144430	05/16/24	391.78	01-03-5399	JOFFREY COFFEE, TEMP ENERGY FEE		
Aramark Refreshment Services LLC	07146030	06/13/24	339.26	01-03-5399	JOFFREY COFFEE, TEMP ENERGY FEE		
AYALA, DAISY	07022024 REF AYALA	07/02/24	176.86	99-00-1115	WATER BILL REFUND- OVERPAID ON WATER BILL		0624
Basic Irrigation Services Inc	32088	06/26/24	635.00	01-04-5429	gear driven rotar head - six broken gear driven rotors		
BEACON SSI INC*	0000110237	06/28/24	200.00	01-04-5401	30 Day Walkthrough Inspection June		
Bella Brew Coffee & Beverage Co	0220264	06/20/24	288.00	01-02-5399	CARIBOU COFFEE		
BORDEN LANDSCAPING INC*	04-11-24	04/11/24	885.00	01-04-5418	2024 Restoration 14816 Mission		
BORDEN LANDSCAPING INC*	04-16-24	04/16/24	745.00	02-18-5418	2024 Restoration 6241 Boca Rio		
Brouette, Michael	06272024 Exp Reimb	06/27/24	54.93	01-03-5313	Gloves replaced - damaged during report #24-11945		
C.D.E. Collision Centers (Tinley Park)	160006080	05/10/24	2,113.72	01-03-5402	2020 Ford Interceptor - Unit 21		
CANON FINANCIAL SERVICES INC	33373947	06/30/24	255.54	02-17-5504	CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773, ImageRunner DX C3730I, C257IF		
CANON FINANCIAL SERVICES INC	33373947	06/30/24	307.63	01-03-5514	CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773, ImageRunner DX C3730I, C257IF		
CANON FINANCIAL SERVICES INC	33373947	06/30/24	1,272.96	01-01-5504	CONTRACT# 0694009-002 COPIER IRC5550III 2JG03773, ImageRunner DX C3730I, C257IF		
CED Consolidated Electrical Dist. Inc.	1028-1316899	06/24/24	177.81	01-08-5406	Jct boxes, pvc elbows, couplings, locknuts		
CEDARS INVESTMENT GROUP	23-12-1321	07/02/24	880.00	01-00-4824	RETAINER REFUND FOR 15213 PINE REMODEL PERMIT		0624
CELLEBRITE INC*	Q-396915-1	06/10/24	6,100.00	25-00-5602	UFED 4pc Ultimate Subscription		
CHICAGO MOONWALKS	168667	04/15/24	1,551.95	01-03-5320	National Night Out - festivities		3654

List of Bills July 9, 2024 FY25  
Report dates: 6/26/2024-7/9/2024

City of Oak Forest

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CHICAGO PARTS and SOUND LLC	2-0001440	06/20/24	349.00	01-03-5402 VEHICLE MAINTENANCE	Package - Docking Station		
CHICAGO SOUTHLAND CONVENTION & VISITORS	June 2024 BW	06/27/24	652.04	01-01-5512 OTHER SERVICES	Hotel Tax Remit June 2024Best Western Only		
Cintas	4197229217	06/27/24	311.01	01-08-5406 BUILDING MAINTENANCE	Payer# 18445520 2 3.5 Traffic, 5 3x10 Traffic, 2 4x6 Scraper, 6 3x10 Gray, 2 3x5 Gray, 1 4x6 Gray, 1 4x8 Logo, 1 5x6 Logo, 1 5x6 Logo		
Cintas Corporation #21	4196758070	06/24/24	150.01	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4196758070	06/24/24	51.34	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4197496239	07/01/24	177.72	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4197496239	07/01/24	51.34	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
CITY OF OAK FOREST	06242024 PEDAC MC	06/24/24	2,988.68	01-03-5517 WORKER'S COMP INSURANCE	TTD Payment PEDAC 5/31/24 thru 6/13/24 MC		
CIVIC SYSTEMS LLC	CVC25158	06/27/24	2,979.00	02-18-5404 COMPUTER MAINTENANCE	Client# 90858 Semi-Annual Software Support Fees July - December		
CIVIC SYSTEMS LLC	CVC25158	06/27/24	4,468.50	02-17-5404 COMPUTER MAINTENANCE	Client# 90858 Semi-Annual Software Support Fees July - December		
CIVIC SYSTEMS LLC	CVC25158	06/27/24	7,447.50	01-01-5404 COMPUTER MAINTENANCE	Client# 90858 Semi-Annual Software Support Fees July - December		
Comcast	8771400960005983 July 24	06/18/24	16.20	01-03-5399 MISC EXPENSE	ACT# 8771 40 096 005983		
Comcast	8771400960005991 July 24	06/18/24	10.50	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005991		
Comcast	8771400960526509 July 24	06/26/24	222.90	01-02-5404 COMPUTER MAINTENANCE	Act# 8771 40 096 0526509 July 24		
Comcast	8771400960526533 July 24	06/27/24	219.90	01-02-5404 COMPUTER MAINTENANCE	Act# 8771 40 096 0526533 July 24		
COMED	1453743000 June 24	06/21/24	170.31	01-04-5307 ELECTRICITY	Act# 1453743000 June 24		
COMED	1913765000 June 24	06/28/24	142.70	02-17-5307 ELECTRICITY	Act# 1913765000 June 24		
COMED	2035421222 June 24	06/24/24	62.16	01-04-5307 ELECTRICITY	Act #2035421222 June 24		
COMED	3310352222 June 24	06/24/24	22.44	01-04-5307 ELECTRICITY	Act# 3310352222 June 24		
COMED	3478965000 June 24	06/21/24	67.50	01-04-5307 ELECTRICITY	Act# 3478965000 June 24		
COMED	3961629111 June 24	06/21/24	26.20	01-04-5307 ELECTRICITY	Act# 3961629111 June 24		
COMED	5312524000 June 2024	06/17/24	229.56	01-04-5307 ELECTRICITY	Act# 5312524000 June 24		
COMED	9084342111 June 24	06/22/24	4,756.54	01-04-5307 ELECTRICITY	Act# 9084342111 June 24		
COMED	9466592000 June 24	06/28/24	172.89	01-04-5307 ELECTRICITY	Act# 9466592000 June 24		
CORE & MAIN*	V087765	06/17/24	2,186.55	02-17-5421 MAINTENANCE OF WATER MAINS	Marking Paint-Blue, green, Manhole hook, Hymax 2 flip couplings		
COZZOLINO, DOLORES	4th Qtr 2024	07/02/24	20.00	01-10-5213 CABLE TV COMMITTEE	QUARTERLY COMMISSION		
DEVRIES, DAVID W.	07022024 Exp reimb	07/02/24	74.26	01-03-5303 GAS AND OIL	ILEAS training - Carbondale-gas reimbursement		
DUTCH VALLEY INC*	5289	07/01/24	1,165.00	09-04-5510 LAWN CARE	July Gateway monthly mowing		
DUTCH VALLEY INC*	5290	07/01/24	1,826.00	01-04-5533 STREETScape MAINTENANCE	June Commuter Parking Lot & Entry Way Sign/ROW Planter Bed Maintenance		
Dynamic Design	24061617	06/16/24	397.00	01-03-5602 COMPUTERIZATION	Crime Free Software, 1-Year Subscription for Use, Support, Free Updates		
EAGLE UNIFORM CO INC	3755-3	03/27/24	176.00	01-03-5534 POLICE CADET PROGRAM	NAVY UNIFORM PANTS, shirt, nameplate		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
EAGLE UNIFORM CO INC	INV-18526	06/27/24	226.35	01-02-5313 UNIFORMS	Uniform pants, shirts		
EAGLE UNIFORM CO INC	INV-19613	06/27/24	68.00	01-02-5313 UNIFORMS	Uniform navy, patch, stripes		
EMPLOYEE BENEFITS CORP*	4500701	06/15/24	690.25	01-01-5504 CONTRACTUAL SERVICES	BENNY CARD ADMIN FEE, FSA FEES		
EMS MANAGEMENT & CONSULTANTS INC	EMS-004983	05/31/24	2,216.91	01-02-5509 COLLECTION SERVICE	MAY 2024 Pre Integration Payments/Integrated payments		
Engie Resources LLC	8644246	06/19/24	2,452.39	01-04-5307 ELECTRICITY	Bill Ac# 0000335214		
Engie Resources LLC	8644246	06/19/24	8,593.50	02-17-5307 ELECTRICITY	Bill Ac# 0000335214		
Engie Resources LLC	8644246	06/19/24	1,370.79	02-18-5307 ELECTRICITY	Bill Ac# 0000335214		
Engie Resources LLC	8644246	06/19/24	325.68	09-04-5307 ELECTRICITY	Bill Ac# 0000335214		
FACTORY MOTOR PARTS CO	52-567758	06/20/24	155.98	01-04-5402 VEHICLE MAINTENANCE	Mass air flow sensor - 2006 Ford F-350		
FINN, THOMAS J	4th Qtr 2024	07/02/24	20.00	01-10-5213 CABLE TV COMMITTEE	QUARTERLY COMMISSION		
Genex Services Inc	GG0114630714 RB	07/01/24	130.78	01-02-5517 WORKER'S COMP INSURANCE	EMSW Medbill service fee - RB 6/3/24		
GRANDVIEW HOMES	24-04-0413	07/02/24	760.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15026 PARK REMODEL PERMIT	0624	
HURLEY, MICHAEL	07022024 REF HURLEY	07/02/24	564.75	99-00-1115 UTILITY CASH CLEARING	WATER BILL REFUND-DOUBLE PAID ON WATER BILL	0624	
ILLINOIS DEPT OF INNOVATION & TECH	T2426464	06/17/24	330.70	01-03-5305 TELEPHONE	Billing Ac# T2220910, GUC #600044801 Communication Charges - LEADS - May 2024		
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	ILR400408 (A) 2024-2025	06/18/24	1,000.00	01-04-5424 MAINTENANCE OF SEWERS	NPDES STORMWATER-MS4		
Illinois School Resource Officers Assoc	24-107	06/20/24	240.00	01-03-5312 TRAINING & TRAVEL	2024 ILSROA Conference- Tracy Weiland		
ITSavvy LLC	05088023	06/28/24	12,105.00	01-01-5602 COMPUTERIZATION	IT Savvy Services	3626	
JOE RIZZA	081	06/27/24	130.92	01-11-5402 VEHICLE MAINTENANCE	Latch		
JOE RIZZA	446601	06/17/24	62.50	01-04-5402 VEHICLE MAINTENANCE	switch asy		
JOE RIZZA	712372	06/18/24	165.00	01-03-5402 VEHICLE MAINTENANCE	2020 Ford Explorer - #21 drivers front window repair		
JULIAN, COLLEEN*	07032024 Exp Reimb	07/03/24	26.45	01-01-5503 PROFESSIONAL SERVICES	Taxbandits electronic filing service for 941 reports - Prepaid 5 qtrs		
JULIAN, COLLEEN*	07032024 Exp Reimb	07/03/24	23.46	01-01-5312 TRAINING & TRAVEL	Sam's - cupcakes, cookies for luncheon		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	6,624.00	01-01-5506 LEGAL FEES-REGULAR	GENERAL		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	92.00	01-01-5506 LEGAL FEES-REGULAR	City Property Tax Exemption Issues		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	322.00	38-00-5506 LEGAL FEES-REGULAR	TIF NO. 6		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	418.50	01-01-5506 LEGAL FEES-REGULAR	NO CASH BID ACQUISITIONS		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	92.00	01-01-5506 LEGAL FEES-REGULAR	PSEBA Benefits and Decisions		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	356.50	40-00-5506 LEGAL FEES-REGULAR	Redevelopment of 4250 187th Street		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	239.50	01-01-5506 LEGAL FEES-REGULAR	ALDERSYDE LOT SALE		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	506.00	01-01-5506 LEGAL FEES-REGULAR	Ott Merkle Lot Access		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	161.00	01-01-5506 LEGAL FEES-REGULAR	Kensington/Aldi Closing		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	251.60	38-00-5506 LEGAL FEES-REGULAR	15229 Cicero Ave. Cigo Station		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	139.50	01-01-5506 LEGAL FEES-REGULAR	Durkin Donuts - 15900 S. Cicero		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	1,061.50	38-00-5506 LEGAL FEES-REGULAR	Purchase and Development of Site 15541 S. Cicero		
KLEIN THORPE AND JENKINS LTD*	06202024	06/20/24	500.00	01-03-5501 HEARING OFFICER	Administrative Hearing Officer Services		
Law Offices of Dennis G. Gianopolus P.C.	May 2024	06/24/24	43.15	02-17-5332 COMPRESSED GAS & CHEMICALS	Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE		
Linde Gas & Equipment Inc	43640380	06/22/24	850.00	01-11-5402 VEHICLE MAINTENANCE	#7 shaded windshield, seat back frame 2018 Ford Exp		
M & M AUTO GLASS & UPHOLSTERY	528225	06/25/24	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	VEHICLE STICKER REFUND - PURCHASED IN ERROR		0624
MAJERCAK, PAVOL	06262024 REF MAJERCAK	06/26/24					

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
MARISCAL, JONATHAN D.	060424 Mariscal exp	06/04/24	285.30	01-02-5313 UNIFORMS	Boots - clothing reimbursement		
MARISCAL, JONATHAN D.	060624 Mariscal exp	06/06/24	289.00	01-02-5312 TRAINING & TRAVEL	Registration - EMT - continuing ed		
MARKHAM ASPHALT COMPANY*	58304	06/26/24	733.79	01-04-5415 PATCHING MATERIALS	HMA N50M SC		
MCMAHON, THOMAS*	4th Qtr 2024	07/02/24	28.00	01-10-5213 CABLE TV COMMITTEE	QUARTERLY COMMISSION		
MEADE INC*	708835	06/28/24	456.69	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	Traffic signal installations, advanced warning flasher		
MENARDS - CRESTWOOD	44546	06/17/24	19.98	01-08-5406 BUILDING MAINTENANCE	alien tape 3 pack		
MENARDS - CRESTWOOD	44605	06/18/24	53.21	01-08-5406 BUILDING MAINTENANCE	primed pine. softsoap		
MENARDS - CRESTWOOD	44695	06/19/24	167.49	01-04-5402 VEHICLE MAINTENANCE	Radi Whl 205/75-15		
MENARDS - CRESTWOOD	44713	06/19/24	8.97	01-08-5406 BUILDING MAINTENANCE	female/male hose mender		
MENARDS - CRESTWOOD	44804	06/21/24	69.98	01-04-5401 EQUIPMENT MAINTENANCE	13in low profile no flat		
MENARDS - CRESTWOOD	44977	06/24/24	349.00	01-08-5406 BUILDING MAINTENANCE	Snapper 3000 PSI GPW		
MENARDS - CRESTWOOD	44995	06/24/24	11.94	01-04-5406 BUILDING MAINTENANCE	toilet bowl cleaner		
MENARDS - CRESTWOOD	45057	06/25/24	83.94	01-08-5406 BUILDING MAINTENANCE	trash bags		
MENARDS - TINLEY PARK	60515	06/27/24	163.71	01-02-5406 BUILDING MAINTENANCE	paper towels, toilet paper, cascade, trash bags		
MIDDLETON OVERHEAD DOORS INC	100694	06/13/24	315.00	01-02-5406 BUILDING MAINTENANCE	Service call - brake assembly		
MIDDLETON OVERHEAD DOORS INC	100793	06/24/24	2,488.69	01-02-5406 BUILDING MAINTENANCE	Trolley opener 14' rail, 3 sets of photo eyes, 3 button wall station		
MITEL LEASING	905152514	06/27/24	215.78	01-01-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	43.16	01-02-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	388.41	01-03-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	86.31	01-04-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	10.79	01-05-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	37.76	01-10-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	140.26	01-11-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	37.76	01-12-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	64.74	02-17-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905152514	06/27/24	53.95	02-18-5305 TELEPHONE	Agreement #: 901-8081543-001		
NICOR GAS	53302710008 June 24	06/24/24	43.67	02-17-5306 NATURAL GAS	ACT# 53-30-27-1000 8 June 24		
NICOR GAS	56668823224 June 24	06/26/24	49.09	02-17-5306 NATURAL GAS	ACT# 56-66-88-2322 4		
NICOR GAS	94-28-74-5841 1 June 24	06/10/24	47.92	02-17-5306 NATURAL GAS	ACT# 94-28-74-5841 1		
NORTH EAST MULTIREGIONAL TRAINING	356428	06/18/24	200.00	01-03-5312 TRAINING & TRAVEL	Fight to-for-over the gun - NE		
NORTH EAST MULTIREGIONAL TRAINING	356887	06/25/24	500.00	01-03-5312 TRAINING & TRAVEL	Advanced LEO driving techniques - SD, RB		
O'CONNOR LAW OFFICES LLC*	1334 July 2024	07/01/24	1,666.66	01-01-5507 LEGAL FEES-PROSECUTOR	JULY PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE		
OMEGA EXTERIORS MIDWEST INC	23-02-0126	07/02/24	460.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 15926 LARAMIE REIMODEL PERMIT		0624
O'REILLY AUTO PARTS	3380-125325	06/20/24	28.78	01-04-5402 VEHICLE MAINTENANCE	cleaner/tube - PW #33		
O'REILLY AUTO PARTS	3380-125461	06/21/24	21.16	01-09-5402 VEHICLE MAINTENANCE	oil filters - #41 & 47		
ORLAND FIRE PROTECTION DISTRICT	14577	06/14/24	14,086.40	01-02-5512 OTHER SERVICES	Dispatch Service - May 2024 - 351 calls		
PACE SUBURBAN BUS	637993	06/25/24	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 July Vanpool Community Transit Fare 299MN		
PACE SUBURBAN BUS	638074	06/25/24	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 July Vanpool Community Transit Fare 905MN		
Park Ave Recovery LLC c/o Fundworks LLC	9259	06/21/24	350.00	01-03-5399 MISC EXPENSE	BODY REMOVAL AND TRANSPORT TO ME OFFICE		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
PARK HARDWARE - TINLEY	073250/1	06/27/24	42.98	01-04-5319 SMALL TOOLS	diab recip 9", 6"		
POSTMASTER - OAK FOREST	Post.off Ck - UB 07082024	07/01/24	1,374.91	02-17-5304 POSTAGE & FREIGHT	UB Postage		
POSTMASTER - OAK FOREST	Post.off Ck - UB 07082024	07/01/24	343.73	02-18-5304 POSTAGE & FREIGHT	UB Postage		
Pro Tree Service	11482	06/27/24	850.00	01-04-5418 LANDSCAPING REPAIRS	remove tree, grind stump - 5706 Lancaster		
PROSHRED SECURITY*	1379560	03/20/24	50.34	01-03-5399 MISC EXPENSE	Cust# 48-0000365960 Service 96 Gallon Bin		
PROSHRED SECURITY*	1379570	03/20/24	50.34	01-01-5399 MISC EXPENSE	48-0000367441 Service 64 Gallon Bin		
PROSHRED SECURITY*	1404075	04/17/24	50.34	01-03-5399 MISC EXPENSE	Cust# 48-0000365960 Service 96 Gallon Bin		
PROSOURCE SPECIALTIES LLC	42607TL	06/18/24	2,223.90	01-02-5316 ELEMENTARY AGE FIRE ED	pens, coloring books, stickers, tattoos		
PROVEN BUSINESS SYSTEMS*	1167084	04/15/24	1,822.16	01-03-5399 MISC EXPENSE	Act# 7086874050 Canon/DXC359JF overage, Toshiba/Estudio3525AC copies - click charge for 4/2023- 4/19/24 period		
PROVEN BUSINESS SYSTEMS*	1190029	06/14/24	62.84	01-03-5399 MISC EXPENSE	Act# 7086874050 Canon/DXC357JF copies		
PUBLIC SAFETY DIRECT INC*	103795	06/27/24	400.00	01-11-5402 VEHICLE MAINTENANCE	Unit 7 Ford Exp - Apply graphics		
Quench USA Inc	INV07600221	06/22/24	49.50	01-08-5406 BUILDING MAINTENANCE	Act# D322174 3i R Q-41298_D322174S 0287229		
Quench USA Inc	INV07638333	07/01/24	69.30	01-01-5399 MISC EXPENSE	4 Q-46120_D382185S 0378388		
Quench USA Inc	INV07638333	07/01/24	138.60	01-03-5399 MISC EXPENSE	4 Q-46120_D382185S 0378388		
QUILL CORPORATION	39080365	06/12/24	69.30	01-11-5399 MISC EXPENSE	4 Q-86120_D382185S 0378388		
QUILL CORPORATION	39088823	06/12/24	41.52	01-03-5301 OFFICE SUPPLIES	64Gb usb 5/pk		
RAY O'HERRON CO INC*	2351613	06/28/24	127.17	01-03-5301 OFFICE SUPPLIES	paper plates, pens		
RCN	442590301-0016954	06/28/24	788.61	01-03-5313 UNIFORMS	Vortex II G2 Vests		
RitterTech/Motion & Control Ent. LLC	D98321-001	06/24/24	945.00	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01		
RitterTech/Motion & Control Ent. LLC	d98662-001	06/25/24	49.91	02-18-5401 EQUIPMENT MAINTENANCE	Crimp Hose Assy		
RR Landscape Supply	131924	06/20/24	101.79	01-04-5402 VEHICLE MAINTENANCE	12 V50X-S		
RUSH TRUCK CENTERS*	3037652792	06/18/24	360.00	02-17-5418 LANDSCAPING REPAIRS	TOPSOIL		
Ryan LLC*	816390	07/01/24	851.35	01-04-5402 VEHICLE MAINTENANCE	Control, reman control, heater		
SAFETY-KLEEN SYSTEMS INC	94784037	07/01/24	1,015.00	39-00-5503 PROFESSIONAL SERVICES	Engagement# 585101400.003		
SAM'S CLUB/Synchrony Bank	062724 Sen Lun	06/21/24	4,803.75	38-00-5503 PROFESSIONAL SERVICES	Engagement# 585101400.004		
SANDENO EAST INC	12378	06/13/24	106.12	02-17-5303 GAS AND OIL	Oil filter waste, pick up, drop off, fuel surcharge		
SANDENO EAST INC	12405	06/20/24	67.04	01-01-5207 SR. CITIZENS COMMISSION	Oreo Bars - Senior Luncheon		
SEMMER LANDSCAPE LLC	38660	06/30/24	410.71	01-04-5415 PATCHING MATERIALS	N-50 surface 6.13 ton		
SOLUTION 3 GRAPHICS INC	145736	06/10/24	1,577.18	01-04-5415 PATCHING MATERIALS	N-50 surface		
South Suburban Hospital	C49542585300 RB	07/01/24	9,550.22	01-04-5510 LAWN CARE	June 2024 Landscape maintenance		
TOBIN, JENNIFER	05302024 REF TOBIN	05/30/24	276.00	02-17-5512 OTHER SERVICES	FOLD, STUFF, SEAL SUPPLIED June 2024 WATER BILLS		
TRAINING CONCEPTS INC	A240377	06/18/24	306.81	01-02-5517 WORKER'S COMP INSURANCE	HOSP-HOSPITAL 5/21/24-RB		
TRANSUNION RISK AND ALTERNATIVE	910851-202406-1	07/01/24	25.00	01-00-4111 VEHICLE LICENSES-PASSENGER	VEHICLE STICKER REFUND -2 STICKERS FOR SAME CAR		0624
TRUGREEN LIMITED PARTNERSHIP	194657317	06/13/24	180.00	01-02-5310 PROFESSIONAL DUES	ANNUAL AFFILIATION FEE THRU MAY 2025 FOR Mariscal, Laird, Stearns		
TRUGREEN LIMITED PARTNERSHIP	194744184	06/14/24	236.20	01-03-5399 MISC EXPENSE	Act# 910851		
TRUGREEN LIMITED PARTNERSHIP	194748497	06/14/24	752.12	01-04-5429 MAINTENANCE OF PONDS	DITCH AREAS ARROYO, BOCA RIO LAWN SERVICE		
			61.62	02-17-5406 BUILDING MAINTENANCE	WATER TOWER 15490 OAK PARK AVE LAWN SERVICE		
			61.62	02-17-5406 BUILDING MAINTENANCE	STORAGE BUILDING VICTORIA DR		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
TRUGREEN LIMITED PARTNERSHIP	194749964	06/14/24	61.62	02-17-5406 BUILDING MAINTENANCE	WATER TOWER 15300 BRIAR LN LAWN SERVICE		
Underground Pipe & Valve Co.	067205-01	06/28/24	675.00	02-17-5421 MAINTENANCE OF WATER MAINS	SS repair clamps		
Uniforms Direct LLC	P-2400728	06/21/24	19.80	01-02-5313 UNIFORMS	DE2 line name, patch		
VACHA'S FOREST FLOWERS	21467	05/27/24	75.00	01-04-5399 MISC EXPENSE	Memorial Day Wreath		
VACHA'S FOREST FLOWERS	21783	05/27/24	100.00	01-01-5311 SPECIAL EVENTS	Memorial Day Wreath		
VASQUEZ, CHRISTINE	06272024 REF VASQUEZ	06/27/24	500.00	01-00-4301 POLICE FINES	REFUND - POLICE FINE		0624
VERITAS TECHNOLOGIES LLC*	2200494357	06/21/24	3.77	01-01-5404 COMPUTER MAINTENANCE	Enterprise Vault Cloud Arch Hosted Subscription -Usage above min contracted no of users		
Verizon Wireless	9967302495	06/22/24	62.26	02-17-5305 TELEPHONE	Act# 842475133-00001		
VSP OF ILLINOIS NFP	820673455 July 2024	06/18/24	801.71	01-00-2126 INSURANCE-VISION	Client ID: 30077915, Customer Ref: 2886685, July Vision Care		
WAREHOUSE DIRECT*	5744600-0	06/24/24	112.90	01-02-5301 OFFICE SUPPLIES	Paper, cups		
WARREN OIL CO INC*	W1663709	06/26/24	1,873.91	01-02-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	1,086.45	01-11-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	10,929.84	01-03-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	1,808.04	01-04-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	319.73	01-05-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	924.86	01-09-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	2,260.05	02-17-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	1,197.83	02-18-5303 GAS AND OIL	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	1,999.29	01-00-1305 DUE FROM PARK DISTRICT	Fuel		
WARREN OIL CO INC*	W1663709	06/26/24	1,723.27	01-02-5303 GAS AND OIL	Fuel(diesel)		
WARREN OIL CO INC*	W1663709	06/26/24	13.65	01-03-5303 GAS AND OIL	Fuel(diesel)		
WARREN OIL CO INC*	W1663709	06/26/24	1,237.30	01-04-5303 GAS AND OIL	Fuel(diesel)		
WARREN OIL CO INC*	W1663709	06/26/24	899.85	02-17-5303 GAS AND OIL	Fuel(diesel)		
WARREN OIL CO INC*	W1663709	06/26/24	281.20	02-18-5303 GAS AND OIL	Fuel(diesel)		
WARREN OIL CO INC*	W1663709	06/26/24	14.43	01-00-1305 DUE FROM PARK DISTRICT	Fuel(diesel)		
WEILAND, TRACY	060724 Exp Weiland	06/24/24	131.04	01-03-5312 TRAINING & TRAVEL	Lodging expenses reimbursement for the Special Olympics Summer Games		
WEILAND, TRACY	061924 Exp reimb	06/24/24	333.76	01-03-5312 TRAINING & TRAVEL	ILSROA Conference lodging exp reimbursement		
WILLE BROTHERS CO*	318366	06/19/24	1,266.00	02-17-5416 CONCRETE REPAIRS	YD 4000 PS/A/E READY MIX		
WRIGHT MATERIALS LLC	4842	06/25/24	60.00	01-04-5326 LANDFILL	4 wheeler concrete dump		
YESCO CHICAGO/OMEGA SIGN & LIGHTING	INYC-14090	04/02/24	345.00	01-01-5404 COMPUTER MAINTENANCE	Service on sign in front of City Hall		
Z-Force Transportation Inc*	24-197716	06/19/24	2,160.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	24-197774	06/20/24	270.00	01-04-5326 LANDFILL	DUMPFEES		
Z-Force Transportation Inc*	24-197786	06/20/24	739.55	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	24-197787	06/20/24	540.00	01-04-5326 LANDFILL	DUMPFEES		
Z-Force Transportation Inc*	24-197926	06/26/24	1,490.00	01-04-5326 LANDFILL	Hauling out of Spoils		
Z-Force Transportation Inc*	24-197926	06/26/24	1,170.00	01-04-5326 LANDFILL	Cust.# CitOak Spoils to Landfill		3584
Z-Force Transportation Inc*	24-197926	06/26/24	580.00	01-04-5326 LANDFILL	Hauling out of Spoils		3412
ZOLL MEDICAL CORPORATION*	3082863 50	07/08/24	1,599.04	01-02-5609 EMERGENCY MEDICAL EQUIPMENT	Cust# 125759 X Series Monitor/Defibrillators w/Interp, ECG, Pacing, Nibp, Spo2, Spco, CPR Expansion Pack, Etc02,		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ZOLL MEDICAL CORPORATION*	3994554	06/19/24	378.84	01-02-5317 EMS SUPPLIES	Dmst - 60 Monthly Payments #50 6 ECG rectangular electrodes, 10 shelf cartons		
Grand Totals:		224	190,675.56				



# Notice Agenda Item

Vendor	Merchant Name	Invoice #	Check #	Check Dt	Amount	GL Account	Account Descrip.	Gen Description	FY
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	062724 IML CONFERENCE	122514	M 06/27/24	225.00	01-12-5312	TRAINING & TRAVEL	ANNUAL IML Conference Paul Ruane	0624
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	64963572	122516	M 06/24/24	2,590.00	01-10-5404	COMPUTER MAINTENANCE	Leightronix Inc - Total Info - T.R.	0624
ILLINOIS MUNICIPAL RETIREMENT FUND	ILLINOIS MUNICIPAL RETIREMENT FUND	05032024 MAY	122503	M 05/03/24	326.08	01-01-5020	IMRF CONTRIBUTIONS	MAY CONTRIBUTIONS	0524
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	06272024 LIEN RELEASE	122515	M 06/27/24	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Lien Release, Record Fees - M.P.	0624

Grand Totals: 3,253.33

APPROVED 6.24.24  
W. Blatchford  
W. Gericke

## CITY OF OAK FOREST

### FIRE & POLICE COMMISSION MEETING MINUTES MONDAY JUNE 10, 2024 2:00PM

#### BLUE ROOM

1. Roll Call-Roll call taken at 2:05pm. Present were Commissioners Beatty, Blatchford and Gericke. Also present was Human Resource Manager DiSanto.
2. Approval of Minutes- Meeting minutes from meeting on 5-22-24 were submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Gericke. All were in favor, motion passed.
3. Correspondence-None
4. Old Business-None
5. Review and Approval of Fire LT. Promotional List-Tabled
6. Discussion on Upcoming Police and Fire Entrance Testing-Human Resource Manager DiSanto had previously submitted to the Commission a proposal from Minority Update for advertising the upcoming Police and Fire tests. The proposal was discussed and Commissioner Blatchford motioned to proceed with advertising on the Minority Update, seconded by Commissioner Beatty. All were in favor, motion passed.
7. New Business-None
8. Citizen Participation -None
9. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Gericke. All in favor, motion passed. Meeting adjourned at 2:28pm.

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

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

Pledge of allegiance.

- PRESENT:** Chairman Jim Stuewe  
 Commissioner Jeffrey Ater  
 Commissioner Curt Kunz  
 Commissioner Rick Larson  
 Commissioner Glenn Runge
- Commissioner Michael Ziak  
 Staff Member Paul Ruane  
 City Clerk/Executive Assistant Nicole Tormey
- ABSENT:** Commissioner Mike Forbes  
 Commissioner Wayne Schroeder  
 Commissioner Frank Serna

Chairman Stuewe asked for a motion to open the meeting.

Commissioner Larson made the motion. Commissioner Runge seconded.

Roll call.

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

Motion carried 6-0, 3 absent.

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

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

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

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

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

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

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

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

Commissioner Kunz made the motion. Commissioner Larson seconded.

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

Motion carried 6-0-0, 3 absent.

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

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

Commissioner Runge made the motion. Commissioner Larson seconded.

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

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

Chairman Stuewe asked for citizen comments. Seeing none.

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

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

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

Meeting adjourned at 7:17 p.m.

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

  
CHAIRMAN JAMES STUEWE

CITY OF OAK FOREST  
Economic Advisory Council  
Meeting Minutes  
Wednesday, March 6, 2024 – 12:00 p.m.  
City Hall, Police Conference Room  
15440 S. Central Avenue



1. Call to Order at 12:11 p.m.

Present: Member Jim Emmett  
Member Paul Hosman  
Member Kim Malecky-Iles  
Member Dan Walsh  
Chairman Don Vacha  
Community Planner Paul Ruane, staff liaison  
Clerk Sue Muller, staff

Absent: Member Patti Griffin  
Member Patrick Gericke  
Member Brian Martello  
Member Keith Tadevich

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2. Approval of Minutes from February 7, 2024.

Member Malecky-Iles made a motion to approve the minutes from February 7, 2024. Motion was seconded by Member Emmett. Minutes were approved by a vote of 5-0, with four members absent.

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3. New Business

A. Façade Grant Request – Taco Bell – 5301 W. 159<sup>th</sup> Street

Community Planner Paul Ruane presented the Taco Bell façade grant request. The property is being converted from a Kentucky Fried Chicken to Taco Bell. The applicant is requesting \$46,894.68 for exterior improvements.

Member Walsh inquired if the new sign would block the view of traffic on 159<sup>th</sup> Street. Mr. Ruane replied that the view will be improved.

Mr. Ruane presented the façade breakdown with a total eligible project cost of \$136,186.00 with a city reimbursement of \$46,894.68

Member Emmett asked if any money is going toward a fence. Mr. Ruane replied no.

Member Vacha inquired about new sidewalks and that ADA compliance are eligible. Mr. Ruane confirmed.

Member Hosman stated that residents and patrons are happy with Taco Bell.

# CITY OF OAK FOREST

## Economic Advisory Council

Meeting Minutes

Wednesday, March 6, 2024 – 12:00 p.m.

City Hall, Police Conference Room

15440 S. Central Avenue



Member Hosman inquired if we have any pending grant applications. Mr. Ruane replied that he has heard of a few but nothing definite.

Member Hosman made a motion to recommend approval of the façade grant request for Taco Bell at 5301 W. 159<sup>th</sup> Street for \$23,400.00 out of the \$46,894.68 eligible grant expenses. The motion was seconded by Member Malecky-Iles. The motion passed by a vote of 5-0, with four members absent.

4. Old Business

5. Project Updates

Mr. Ruane updated the council on the following projects:

- 167<sup>th</sup> and Cicero (Logistics Facility)
- 157<sup>th</sup> and Cicero (Mixed Use and Townhomes)
- Holiday Inn Express
- Spark By Hilton
- Be. The Cannabis Store
- Carefree Village Senior Development NW corner of 151<sup>st</sup> and Cicero
- Dunkin at 159<sup>th</sup> and Cicero

6. Adjournment

Member Emmett made a motion to adjourn. Motion seconded by Member Hosman.

The meeting was adjourned at 1:09 p.m.

Minutes prepared by: Clerk Sue Muller

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

JUNE 4, 2024

**ATTENDANCE**

Chief Reid, Fire Chief Kasper, EMA Joe Pilch, DPW Director Mike Salamowicz, IT Director Tom Rieman and Supvr. Marilyn Morgan. In attendance John Robinson.

**APPROVAL OF MINUTES**

Motion to approve the Minutes from the May 7, 2024 Meeting made by Chief Reid, seconded by Chief Kasper and agreed to by all.

**APPROVAL OF BILLS**

\$524.90 and \$478.50 – Tyler Connect In-house Training. Motion to approve made by Chief Reid, seconded by Joe Pilch and agreed to by all.

**NEW BUSINESS**

None.

**OLD BUSINESS**

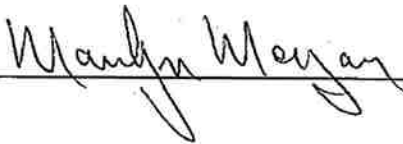
EMA Joe Pilch submitted portable radio quotes. Motion to approve made by Chief Reid, seconded by IT Director Tom Reid and agreed to by all.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Motion to adjourn at 0925 hours made by Chief Reid and seconded by Mike Salamowicz and agreed to by all. Next scheduled Meeting is Tuesday July 2, 2024 in the Oak Forest City Council Chambers.



7-2-24



ALL GOOD THINGS CLOSE TO HOME

## CITY COUNCIL AGENDA MEMO

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**DATE:** July 1, 2024  
**TO:** Oak Forest City Council  
**FROM:** Mayor Henry L. Kuspa  
**SUBJECT:** Approval of the appointment of Paul Joseph Chocola to the position of Deputy Fire Chief at the Oak Forest Fire Department.

### **Background**

The Oak Forest Fire Department has a vacancy for the Deputy Chief position for the past seven months. The Oak Forest Human Resource Department posted and internal and external job notification and staff has worked for months to fill the position. No internal candidates applied for the position and city staff and elected official interviewed external candidates for the position.

Paul Joseph Chocola has been recommended by Fire Chief Kasper, city staff, and two aldermanic members for appointment to the position. Paul has been a member of the fire service for the Village of Oak Lawn for the past 31 years. Paul's last position held at the Village of Oak Lawn was as a Battalion Chief. Paul has extensive experience in all aspects of the fire service. (see attached resume)

The salary for the position has been established at \$121,000.00 annually with all benefits and privileges offered to exempt non-union employees. The salary is within the established salary ranges that have been previously approved by the Oak Forest City Council. Paul will start his position at the Oak Forest Fire Department on July 22nd, 2024 contingent upon this approval.

### **Recommendation**

Approval of appointment

### **Action Requested**

Approval of appointment

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# PAUL CHOCOLA

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## Summary

Dynamic and accomplished Battalion Chief with 30 years of fire service experience within a very busy department, seeking the position of Deputy Fire Chief. Innovative strategic leader, along with excellent communication skills committed to ensure safety and well-being within the department and the community.

## Skills

- Assessment and Prioritization
- Budgeting Process
- Personnel Management
- Operational Efficiency
- Staff Scheduling
- Resources Allocation
- Records Management
- Training Programs
- Emergency Communications
- Emergency Management
- Community Relations
- Personnel Training
- Organizational Development
- Operational Leadership

## Experience

11/2023 - Current  
Village of Oak Lawn  
Oak Lawn, IL

### **Battalion Chief**

- Lead and coordinate emergency response efforts, ensuring efficient allocation of resources and effective communication.
- Spearhead training programs to enhance skills and readiness of firefighting personnel.
- Develop and implement strategic plans to optimize departmental operations and achieve organizational goals.
- Collaborate with local agencies and stakeholders as to foster community partnership and enhance emergency preparedness.
- Developed scheduling and coordination of shift staffing levels, changes and activities.
- Coordinated, scheduled and maintained team resources to achieve top levels of operational readiness.
- Attended meetings with city officials regarding budgetary concerns related to Fire Department operations.
- Assisted in developing departmental policies relating to fire suppression operations or other related activities.

02/2023 - 11/2023  
Village of Oak Lawn  
Oak Lawn, IL

### **Fire Captain**

- Managed day-to-day operations, overseeing personnel, equipment, and budgetary consideration.
- Implementing innovative firefighting techniques and technologies to enhance departmental efficiency.
- Conduct thorough incident investigations, providing detailed reports for analysis and improvement.
- Ensured that firefighter safety protocols were followed on all emergency scenes.

04/2017 - 02/2023  
Village of Oak Lawn

### **Fire Lieutenant**

- Led team in fighting fires and exercised considerable judgement in deciding best way to extinguish

Oak Lawn, IL

based on type of fuel and environment.

- Responded to daily emergencies and worked alongside firemen and EMTs.
- Conducted periodic firefighter written performance evaluations and completed written recommendations on probationary firefighters.
- Directed and coordinated firefighting operations to ensure safety of personnel, property, and the public.
- Developed and Implemented training programs for firefighters.

11/2012 - 04/2017

Village of Oak Lawn

**Fire Engineer**

- Operated hoses, pumps, ladders and other firefighting equipment.
- Effectively supported fire suppression by setting up and maintaining water supply lines.
- Assisted with regular maintenance of firefighting equipment.
- Inspected apparatus, equipment, grounds, and stations for proper order and condition.

04/1993 - 11/2012

Village of Oak Lawn

Oak Lawn, IL

**Firefighter/Paramedic**

- Evaluated situation at emergency sites to determine and execute most effective methods for saving life and property.
- Initiated first aid measures to alleviate further injury and prepared victims for transport to medical facilities.
- Operated fire hoses, hydrants and extinguishers to eliminate fire and prevent from spreading.
- Participated in training drills and exercises to maintain proficiency in fire suppression tactics.
- Trained continuously to maintain required physical fitness for demanding work.

## Education and Training

05/1992

Grand Forks, ND

**Bachelor of Science** in Aeronautical Studies/Meteorology

University of North Dakota

- Professional development completed in Airline Transport Pilot

## Certifications

- EMT-Paramedic
- Specialized Technical Rescue Instructor
- FD Safety Officer
- Lead Instructor EMS
- NIMS ICS100-200-300-400-700-800
- Advanced Fire Officer
- Training Program Manager
- Instructor 1, 2, & 3
- Rescue Task Force Instructor
- Fire Apparatus Engineer Instructor IDOT
- Local 3405 Health and Safety Advisor
- NFPA 1403 Instructor
- Hazardous Material Incident Command and Technician

## Accomplishments

- VFW Local and the State of Illinois Firefighter of the Year Award(1999)
- Lions Club Firefighter of the Year Award(2015)
- Numerous Company Accommodation Awards



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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DATE: July 9, 2024  
TO: Mayor Kuspa, City Council  
FROM: Garrick Kasper, Fire Chief  
SUBJECT: APPROVAL FOR FEDERAL SIGNAL TO REPLACE EMERGENCY LIGHTS ON ENGINE 139 IN THE AMOUNT OF \$17,388.00

## Background

Engine 139 is a 1999 reserve engine. With Truck 40 no longer in service, Engine 139 goes into service whenever one of our front-line fire vehicles is out of service. Engine 139 is 25 years old. We are unable to get replacement parts that are compatible with the outdated emergency lighting. Currently there are only half of the emergency lights working. This is a safety issue for us, as the vehicle does get pressed into service frequently. I attempted to get 3 quotes. The only company that was willing to get the parts and do the install was Federal Signal. Federal Signal is a part of the GSA Schedule, also known as the Federal Supply Schedule, and Multiple Award Schedule. This is a long-term government wide contract that allows companies to do business with government pricing provided to millions of commercial products and services. It is my professional opinion that using the same vendor for the parts and install is the best option. Federal Signal specializes in emergency vehicles. This project was not budgeted for.

## Recommendation

I respectfully request approval allowing Federal Signal to replace and install the updated emergency lighting at the cost of \$17,388.00.

## Action Requested

It is my recommendation the Council approve Federal Signal to replace the emergency lighting on Engine 139 at the cost of \$17,388.00. This would come from line item 01-02-5402 (Vehicle Maintenance). Please feel free to contact me with any concerns or questions. Thank you.

---

Date: Monday, February 19, 2024

To : OAK FOREST FIRE



**FEDERAL SIGNAL**



2645 Federal Signal Drive University Park, IL 60466

SALESPERSON	JOB	NOTES :
Greg Roberts	ENGINE 139	LIGHT UPGRADE

QTY	PRODUCT	DESCRIPTION	PRICE PER UNIT	TOTAL
1	PF200R	SIREN CONTROLLER	\$825.00	\$ 825.00
1	VSLR8S-CHI3	LIGHTBAR	\$4,250.00	\$ 4,250.00
1	COMX-S-120-570	COMMANDER SCENE LIGHT	\$ 3,025.00	\$ 3,025.00
1	QL64-GG	OFFICER SIDE LIGHT	\$ 77.00	\$ 77.00
1	QL64-RR	ENGINEER SIDE LIGHT	\$ 77.00	\$ 77.00
2	QL64-ARROW	TURN SIGNAL	\$ 77.00	\$ 154.00
2	QL97SCENE-SB	SIDE SCENE LIGHTS	\$77.00	\$ 154.00
4	QL73-RR	SIDE LOWER LIGHTS	\$77.00	\$ 308.00
4	QL73MC	CHROME BEZELS	\$ 11.00	\$ 44.00
2	QL73-AA	MIDDLE SIDE LIGHT	\$ 77.00	\$ 154.00
2	QL73MC	CHROME BEZELS	\$ 11.00	\$ 22.00
1	300TMP-R	TOP REAR BEACON	\$ 196.00	\$ 196.00
1	300TMP-A	TOP REAR BEACON	\$196.00	\$ 196.00
2	QL97SCENE-SB	REAR SCENE LIGHTS	\$191.00	\$ 382.00
1	QL64-GG	OFFICER SIDE REAR	\$ 77.00	\$ 77.00
1	QL64-RR	DRIVER SIDE REAR	\$ 77.00	\$ 77.00
2	QL64MC	CHROME BEZELS	\$ 11.00	\$ 22.00
1	QL644V-LEFT	LEFT STOP TURN SCENE FLASH	\$699.00	\$ 699.00
1	QL644V-RIGHT	RIGHT STOP TURN SCENE FLASH	\$699.00	\$ 699.00
2	QL644V	CHROME BEZELS	\$ 175.00	\$ 350.00
<b>SUB TOTAL</b>				<b>\$ 11,788.00</b>

LABOR	HR PER VEHICLE	NO. OF VEHICLES	HOURLY RATE	SUB TOTAL COST
	<b>45</b>	<b>1</b>	<b>\$115.00</b>	<b>\$ 5,175.00</b>

WIRES, CONECTOR, HARNESS	COST PER VEHICLE	NO. OF VEHICLES		SUB TOTAL COST
	<b>425</b>	<b>1</b>		<b>\$ 425.00</b>

<b>PRODUCT AND LABOR TOTAL :</b>	<b>\$ 17,388.00</b>
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**ALL GOOD THINGS CLOSE TO HOME**

# **CITY COUNCIL AGENDA MEMO**

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**DATE:** July 9, 2024  
**TO:** Mayor Kuspa, City Council  
**FROM:** Paul Ruane, Community Planner  
**SUBJECT:** Approval of Ordinance 2024-07-1036O, authorizing a special use permit to allow an automotive parts, accessories, and tires store in the C3 – Central Business District at 15417 S. Cicero Avenue

## **Background**

The applicant, Vander Engines & Services, is requesting a special use permit as a prospective tenant. The proposed use would allow the business to sell, transfer, deliver, and allow pick-up of used or rebuilt engines and transmissions for automobiles, SUVs, and light trucks. The intent is to hold a minimum of 3 to 6 of both engines and transmissions. Contact and sale coordination for the business will be completed online.

The proposed business plans to utilize half pallets with the engines or transmissions shrink wrapped and secured and delivered through the rear entrance. The hours of the business will be from 12PM to 5PM Monday – Friday and Saturdays as needed. The refurbishing and rebuilding of the parts are all completed off site. The applicant is not proposing to modify the site in any way. Through the conditions of the approval the site updates will bring the property further into conformance. The future land use map designated this area as Commercial Use, which is cohesive with the proposed use.

## **Recommendation**

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

## **Action Requested**

Approval of Ordinance 2024-07-1036O.

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CITY OF OAK FOREST

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ORDINANCE NO. 2024-07-1036O

---

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN AUTOMOTIVE  
PARTS, ACCESSORIES, AND TIRES STORE IN THE C3 – CENTRAL BUSINESS DISTRICT  
AT 15417 S. CICERO AVENUE

(Vander Engines & Services – SUP - ZC# 24-016)

Passed by the City Council, \_\_\_\_\_, 2024

Printed and Published, \_\_\_\_\_, 2024

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

CITY OF OAK FOREST  
COOK COUNTY, ILLINOIS

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

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City Clerk

ORDINANCE NO. 2024-07-10360

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

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW AN AUTOMOTIVE PARTS, ACCESSORIES, AND TIRES STORE IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15417 S. CICERO AVENUE

(Vander Engines & Services – SUP - ZC# 24-016)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Vander Engine & Services, (*"Petitioner"*), has applied for a special use permit to allow an automotive parts, accessories, and tires store (*"Requested Relief"*), at the property commonly known as 15417 S. Cicero Avenue which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (*"Property"*).

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on June 18, 2024 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on July 3, 2024, on which date the PZC adopted PZC Resolution 24-16, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR AN AUTOMOTIVE PARTS, ACCESSORIES, AND TIRES STORE.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for an automotive parts, accessories, and tires store is hereby granted to the Petitioner pursuant to the Zoning Ordinance and the City's home rule authority.

Section 4. CONDITIONS.

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

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

2. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
3. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
4. Limitation of Approval. The special use is limited to the property.
5. Other.
  - a. The rear parking lot is required to be paved and striped prior to occupancy of the building.
  - b. Provide an application for a plat of consolidation to consolidate the existing 2 parcels into 1 parcel prior to occupancy.

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

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

Section 6. EFFECTIVE DATE.

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

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

D. the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Petitioners will bear the full cost of this recordation.

ADOPTED

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

APPROVED By Me

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

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

ATTEST:

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

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

**EXHIBIT A**  
Legal Description of Property

Legal Description:

LOT 26 (EXCEPT THE EAST 35 FEET) AND LOT 27 IN BLOCK 18 IN A.T. MCINTOSH AND COMPANY'S CICERO AVENUE SUBDIVISION OF THE WEST ½ IN SECTION 15 AND THE EAST ½ IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 15417-27 S. Cicero Avenue, Oak Forest, Illinois 60452

**PINs: 28-15-117-013-0000 & 28-15-117-013-0000**

**EXHIBIT B**  
Unconditional Agreement and Consent

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

WHEREAS, Vander Engines & Service, (*Petitioner*) has sought a special use permit to allow an automotive parts, accessories, and tires store (*Requested Relief*); and

WHEREAS, Ordinance No. 2024-07-1036O, adopted by the Oak Forest City Council on July 9, 2024, grants approval of the Requested Relief, subject to certain conditions (*Ordinance*); and

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

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

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

Vander Engines & Services

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

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

SUBSCRIBED and SWORN to

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

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

Notary Public

<seal>



CITY OF OAK FOREST  
PLANNING & ZONING COMMISSION  
Staff Report

July 3, 2024

**TITLE:** VANDER ENGINES & SERVICES SPECIAL USE PERMIT

**CASE NUMBER:** ZC #24-016

**REQUEST:** SPECIAL USE PERMIT  
The applicant requests review and recommendation of approval for a special use permit to allow an automotive parts, accessories, and tires store in the C3 – Central Business District at 15417 S. Cicero Avenue.

**LOCATION:** 15417 S. Cicero Avenue

**APPLICANT INFORMATION**

**APPLICANT:** Derrick Jones, Vander Engines & Services

**MEETING DATE:** July 3, 2024

**NOTICE PUBLISHED:** June 18, 2024  
Daily Southtown

**STAFF:** Paul Ruane, Community Planner

**I. REQUEST**

The applicant requests review and recommendation of approval for a special use permit to allow an automotive parts, accessories, and tires store and such other and further zoning relief as may be required in the C3 – Central Business District at 15417 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 is requesting a special use permit as a prospective tenant. The proposed use would allow the business to sell, transfer, deliver, and allow pick-up of used or rebuilt engines and transmissions for automobiles, SUVs, and light trucks. The intent is to hold a minimum of 3 to 6 of both engines and transmissions. Contact and sale coordination for the business will be completed online.

**III. EXISTING CONDITIONS**

<b>Zoning</b>	C3 – Central Business District
<b>Current Use</b>	Commercial
<b>Future Land Use</b>	Commercial
<b>Area &amp; Dimensions</b>	<p><u>Frontage:</u> 100 feet</p> <p><u>Total area:</u> approximately 0.655 acres (28,553 square feet)</p> <p><u>Total depth:</u> 285.53 feet</p>
<b>Existing Site Features - Property</b>	<p><u>Parking</u> The current parking lot offers 20 on-site parking spaces.</p> <p><u>Access</u> The subject property currently provides one point of access in total off Cicero Avenue.</p>

**IV. CONTEXT**

<b>Surrounding Zoning &amp; Uses</b> C3- Central Business District	<p><u>North:</u> C3 – 15411 S. Cicero Avenue (Commercial) Fairview Realty</p> <p><u>South:</u> C3 – 15339 S. Cicero Avenue (Commercial) ReStore</p> <p><u>West:</u> C3 – 15426 S. Cicero Avenue (Commercial) Vacant Land</p> <p><u>East:</u> R3 – 15430 Kilpatrick Avenue (Single Family) Single Family</p>
-----------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Exhibit 1: Aerial



V. ANALYSIS

The proposed business plans to utilize half pallets with the engines or transmissions shrink wrapped and secured and delivered through the rear entrance. The hours of the business will be from 12PM to 5PM Monday – Friday and Saturdays as needed. The refurbishing and rebuilding of the parts are all completed off site. The applicant is not proposing to modify the site in any way. Through the conditions of the approval the site updates will bring the property further into conformance. The future land use map designated this area as Commercial Use, which is cohesive with the proposed use.

**VI. CONCLUSION**

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

**VII. PZC MOTION**

Motion to affirm PZC Resolution 24-16 recommending approval for a special use permit to allow an automotive parts, accessories, and tires store in the C3 – Central Business District at 15417 S. Cicero Avenue with conditions.

CITY OF OAK FOREST  
PLANNING AND ZONING COMMISSION

PZC RESOLUTION NO. 24-16

WHEREAS, Vander Engines & Services ("*Applicant*") filed an application for a special use permit request to allow an automotive parts, accessories, and tires store and such other and further zoning relief as may be required in the C3 – Central Business District; and such other and further zoning relief as may be required ("*Zoning Relief*"); and

WHEREAS, the Applicant's requested Zoning Relief is for the property commonly known as 15417 S. Cicero Avenue ("*Property*"); and

WHEREAS, a public notice was duly published in the Daily Southtown on June 18, 2024, and a public hearing was convened before the Planning and Zoning Commission ("*PZC*") on July 3, 2024; and

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

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

Section 1.     FINDINGS.

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

Section 2.     RECOMMENDATION.

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

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

- B. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.
- C. Compliance with Plans. The development, maintenance, and operation of the Property will be in substantial compliance with those documents and plans submitted in the application, except for minor changes and site work approved by the Community Development Director in accordance with all applicable City rules, regulations, and ordinances.
- D. Limitation of Approval. The special use is limited to the property.
- E. Other.
  - 1. The rear parking lot is required to be paved and striped prior to occupancy of the building.
  - 2. Provide an application for a plat of consolidation to consolidate the existing 2 parcels into 1 parcel prior to occupancy.

ADOPTED THIS 3rd day of July, 2024

AYES: (6)

NAYS: (0)

ABSENT: (2)

ABSTAIN: (0)

  
\_\_\_\_\_  
Chairman, Oak Forest PZC

EXHIBIT A  
Findings of Fact

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



**Written Request for Special Lease Permit**

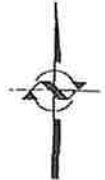
- 1). I Derrick R. Jones, owner of VanDer Engines & Services, am requesting a special use permit for the purpose of opening a business dealing in the sale/transfer/delivery & pick-up of used and rebuilt engines & transmissions for auto mobiles, SUV's & Light trucks. This business shall be within uniformity with other automotive related businesses along Cicero Ave.
- 2). VanDer Engines & Services shall have no undue nor adverse impact on the surrounding area businesses or residents, as I only plan to have a very small inventory of product that has been previously purchased and is awaiting pick-up by customers or their agents.
- 3). VanDer Engines & Services shall have no interference on any surrounding neighboring properties. It shall remain within the confines of the rental property itself and not outside the walls thereof Vander Engines & Services.
- 4). This business shall have adequate public facilities.
- 5). VanDer Engines & Services will not impact the normal flow of traffic as our customer base will be small and nay inventory kept at a minimum of 3-6 units of each, engines, or transmissions, at any given time.
- 6). VanDer Engines & Services will not result in destruction, loss of damage of natural, scenic, or historic feature of significant importance.
- 7). VanDer Engines & Services will comply with all additional standards imposed on it by the particular provision of this code authorizing such use.

R.H. GRANATH  
 SURVEYING SERVICE P.C.  
 PH: (708) 371-4478  
 FAX (708) 371-3922

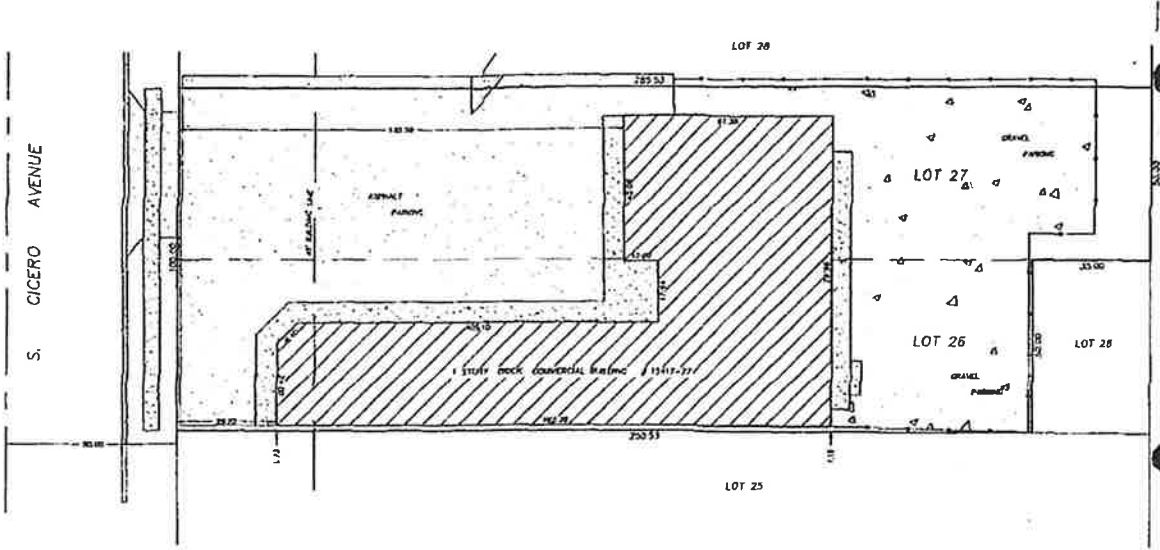
# PLAT OF SURVEY

R.H. GRANATH  
 SURVEYING SERVICE P.C.  
 5544 W. 147TH STREET  
 OAK FOREST, IL 60452

LOT 26 (EXCEPT THE 6' X 25' FEET) AND LOT 27 IN BLOCK 18 IN R. L. MORTON AND COMPANY'S CHEROKEE AVENUE SUBDIVISION OF THE WEST 1/2 IN SECTION 13 AND THE EAST 1/2 IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1"=20'



STATE OF ILLINOIS }  
 COUNTY OF COOK } 55

THIS IS TO CERTIFY THAT I, STEVEN R. GRANATH AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE HEREON SUBMITTED PLAT, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAID ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

*Steven R. Granath*  
 STEVEN R. GRANATH, L.S. No. 036-003168  
 ILLINOIS ONLY IF DUBOISD 2024 IS AFFIXED

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE AFTER TO DEED OR TITLE POLICY FOR BUILDING LINES OR EASEMENTS

R.H. GRANATH SURVEYING SERVICE, P.C.	
DATE: DECEMBER 26, 2023	DRAWN BY: CAD/MAG
DRAWING NO: 0003-12-007	
PROJECT: 15417-27 S. CICERO AVE.	
LOCATION: OAK FOREST, ILLINOIS	
CLIENT: STELLCO PROPERTIES	

April 30, 2024

**To: The Oak Forest Village Board**

My name as stated in my request for a special use permit is: Derrick R. Jones: Owner of VanDer Engines & Services. Website: [Vanderenginesandservices@gmail.com](mailto:Vanderenginesandservices@gmail.com)

My request for this facility is as follows:

- We will not be repairing, rebuilding, overhauling, nor performing any type of mechanics on these premises.
- As we will be using this facility basically as a pick-up/drop-off point for customers who order our engines and transmissions on-line.
- I do not anticipate having at anytime more than 6-12 engines and/or transmissions on the property at any one time. Also, all products will be thoroughly sealed, shrink wrapped and secured to half pallets so that they can easily fit thru the rear entrance. We will use pallet jacks to transfer products to and from delivery vehicles.
- These premises are to be primarily for the use of our customers who wants personal contact. The hours of operation initially will be from 12 noon- 5pm, Mon-Fri. and some Saturdays on call for deliveries or pickup by customers.
  - After we have established our presence, my presence in the store will be cut to 1-2 days per week, as all our sales are done on-line.
- The store will exist for customers who want to pay by cashier's checks or money orders only. We will **not** under any circumstances handle any cash.
- Finally, our business is done entirely on-line or by phone and all mechanical refurbishing, rebuilding etc. is done in our warehouse in Mississippi. The engines and transmissions arrive here to me ready for immediate transfer to installations facilities.

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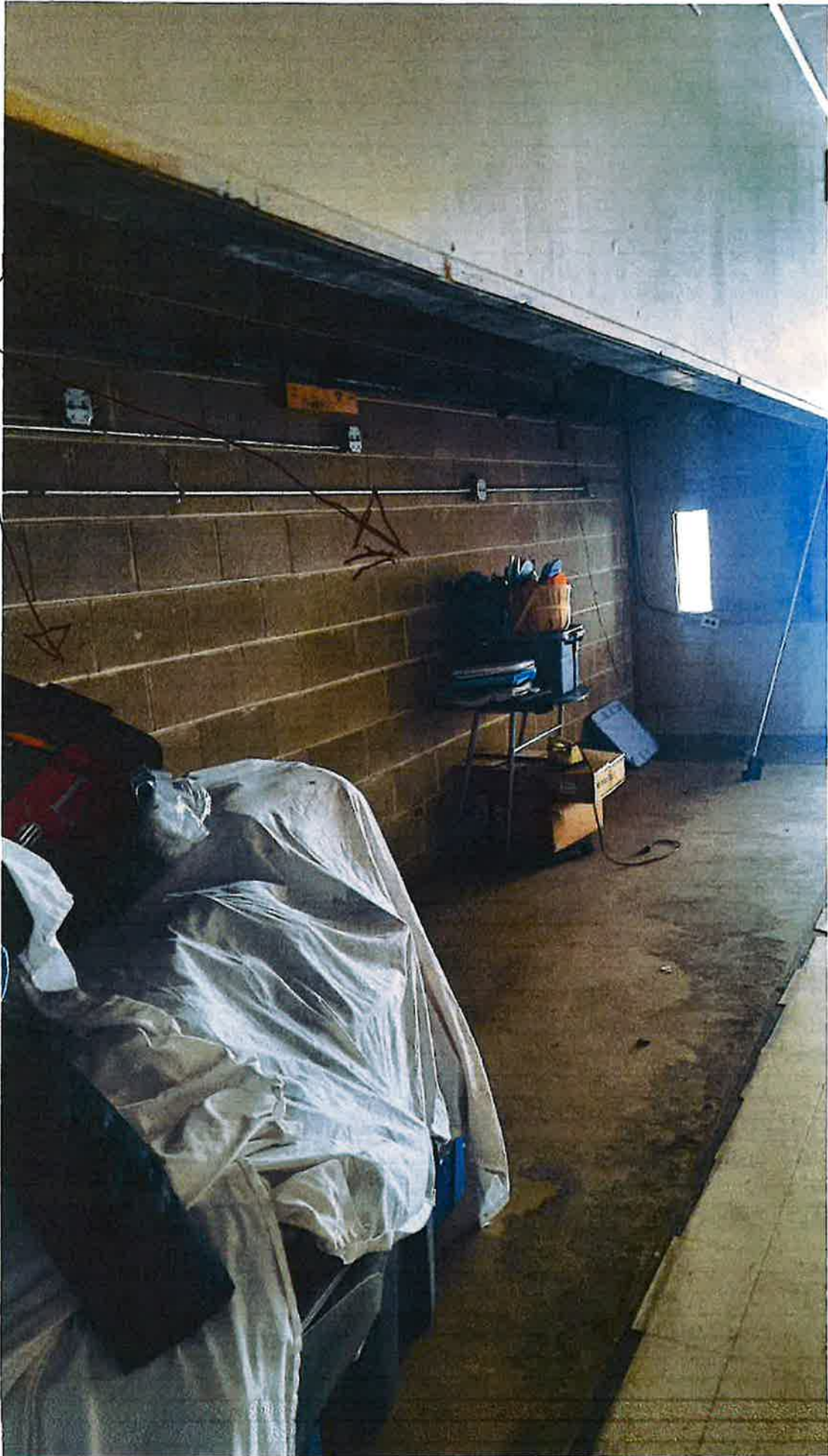


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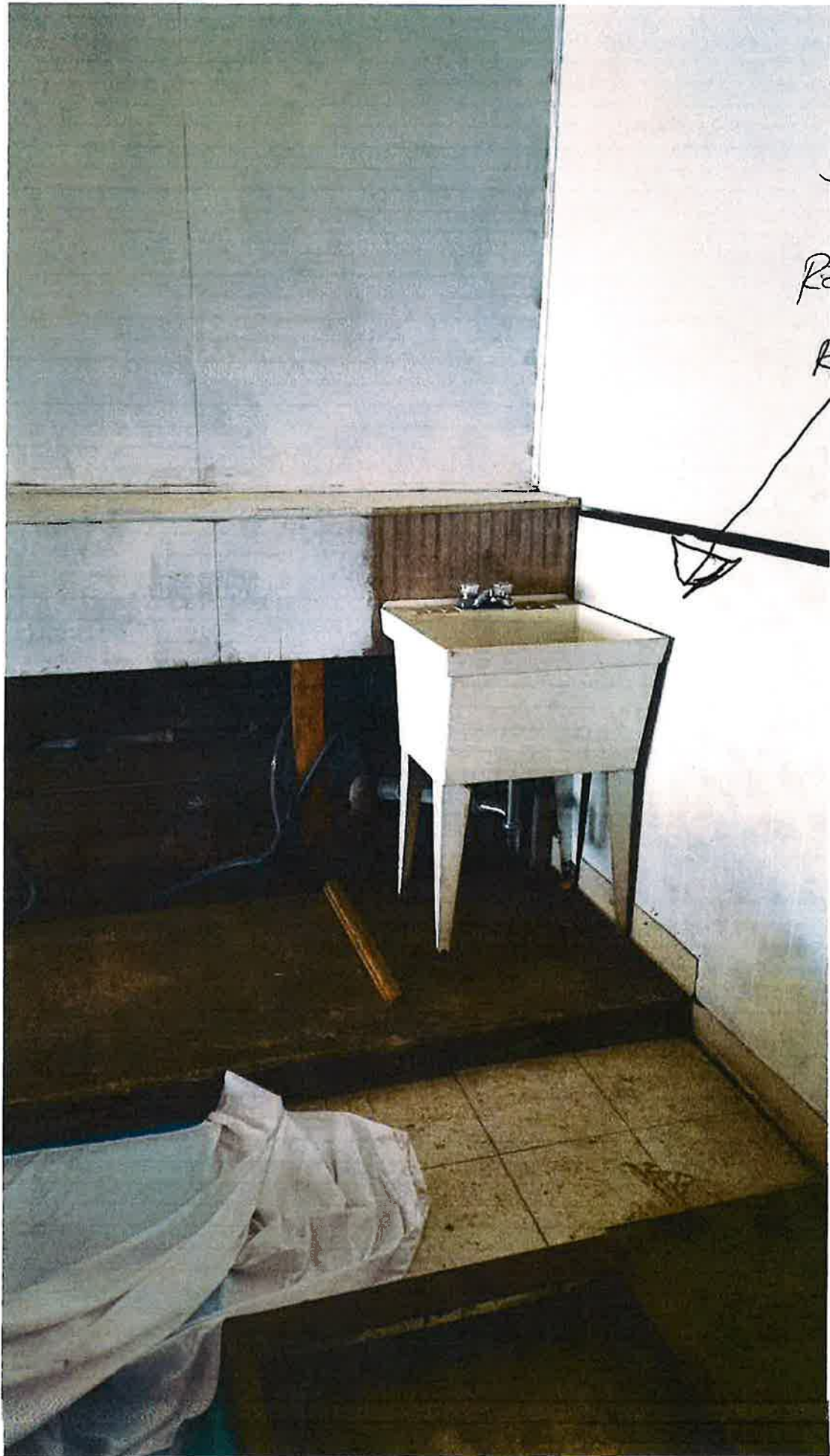
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