

CITY OF OAK FOREST
City Council Meeting

Meeting Agenda

Tuesday, August 12, 2025 – 7:30 p.m.

City Council Chambers



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

| | | |
|---------------------------|---------------------------------|---------------------------------------|
| 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. Swearing-in of newly promoted Police Patrol Officer Ryan Grab to the rank of Police Sergeant
5. Motion to establish Consent Agenda
6. 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. City Council | - | May 27 & June 10, 2025 |
| 2. Planning & Zoning Commission | - | June 18 & July 2, 2025 |
| 3. Civil Service Commission | - | July 17, 2025 |
| 4. Fire and Police Commission | - | July 12, 2025 |

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- C. Approval of Resolution 2025-07-0496R, authorizing settlement of the proceeding Humbert V. City of Oak Forest, et. al. (Case No. 23 L 7758)

7. Police

- A. Consideration of the approval of the renewal of Motorola Solutions Body Worn Camera 5-Year Contract in the amount of \$186,300. See attached memorandum with supporting details from Chief of Police Scott Durano.

8. Public Works

- A. Consideration of the approval of a revised proposal from Calumet City Plumbing in the amount of \$89,000 related to the emergency replacement of a city storm sewer located at 15401 Natalie Drive. See attached memorandum with supporting details from Public Works Director Michael Salamowicz.

9. Administration

- A. Consideration of the approval of a Major Special Event Permit – Chicago Gaelic Park’s Gaelic Park Irish Fest: August 22-25, 2025
- B. Consideration of the approval of a Major Special Event Permit – Oak Forest Park District’s Old Times Family Picnic: August 31, 2025
- C. Approval of Ordinance No. 2025-07-11000, Authorizing an Amendment to the Code of Oak Forest Regarding Number of Authorized Liquor Licenses. See attached memorandum with supporting details from City Administrator Moses Amidei.
- D. Approval of Ordinance No. 2025-08-11060, Authorizing the Issuance of a Class F Liquor License to Hanumant, Inc. – 14717 South Central Avenue. See attached memorandum with supporting details from City Administrator Moses Amidei.

10. Community Development

- A. Approval of Ordinance 2025-08-11020, Authorizing a Variation Request to Allow Additional Signage in the C2 – General Service Commercial District at 4152 West 167th Street. See attached memorandum with supporting details from Assistant Community Development Director Paul Ruane.
- B. Approval of Ordinance 2025-08-11030, Authorizing a Special Use Permit to Allow an Automobile Dealership in the C3 – Central Business District at 15360 South Cicero Avenue. See attached memorandum with supporting details from Assistant Community Development Director Paul Ruane.

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- C. Approval of Ordinance 2025-08-11050, Authorizing an Amendment to Section 32.449 Façade Improvement Grant Program of the Oak Forest City Code. See attached memorandum with supporting details from Assistant Community Development Director Paul Ruane.
11. 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.
12. Old Business
13. New Business
14. Executive Session
15. Adjournment



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12th, 2025
TO: Mayor James Hortsman, City Council
FROM: Scott Durano, Chief of Police
SUBJECT: PROMOTION OF RYAN GRAB TO POLICE SERGEANT

Background

Officer Ryan Grab is the next candidate on the final eligibility Sergeant promotional list that was established by the Oak Forest Board of Fire and Police Commissioners. A recent retirement by a Chief of Police at the Oak Forest Police Department has created a vacancy for a Sergeants position.

Recommendation

Administer the Oath of Office to Sergeant Ryan Grab

Action Requested

Administer the Oath of Office to Sergeant Ryan Grab



| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|--------------------------------|--------------------------|----------|------------|---|---|------|------|
| 1-800-Got-Junk | 16656598 | 07/23/25 | 7,668.00 | 01-11-5504 CONTRACTUAL SERVICES | Interior cleanout of 16417 Blair | 3865 | |
| 7-ELEVEN INC | 07302025 REF 7-ELEVEN | 07/30/25 | 1,000.00 | 01-00-4108 LIQUOR LICENSES | REFUND-PARTIAL LIQUOR LICENSE-8 MONTHS | | 0825 |
| AARDSMA, DIRK | 25-07-0877 | 07/31/25 | 150.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 5912 SCHOOL ST POOL PERMIT | | 0825 |
| ABSOLUTE SOLUTIONS | 00013591 SS Vchr 523 | 07/28/25 | 289.73 | 01-02-5517 WORKER'S COMP INSURANCE | XRAY-RADIOLOGY- Claim # 250507W019 - SS - 6/16/25 - Voucher #523 | | |
| ADVANCE AUTO PARTS | 6825520634905 | 07/25/25 | 14.69 | 01-04-5402 VEHICLE MAINTENANCE | rocker switch | | |
| ADVOCATE OCCUPATIONAL HEALTH | 20097653 | 07/13/25 | 161.00 | 01-01-5503 PROFESSIONAL SERVICES | Act# 2600001788 - PW pre employment-RN | | |
| ADVOCATE OCCUPATIONAL HEALTH | 20097654 | 07/13/25 | 20.00 | 01-04-5515 UNION HEALTH BENEFITS | Act# 200001789-PW-exam-JL | | |
| AFLAC | 764589 | 07/25/25 | 441.56 | 01-00-2131 INSURANCE - AFLAC | ACT# CK146 | | |
| AIR ONE EQUIPMENT INC* | 223789 | 07/01/25 | 165.00 | 01-02-5401 EQUIPMENT MAINTENANCE | breathing air quality test | | |
| AIR ONE EQUIPMENT INC* | 224118 | 07/28/25 | 155.00 | 01-02-5401 EQUIPMENT MAINTENANCE | Meter Calibration Inc Gas | | |
| AIR ONE EQUIPMENT INC* | 224226 | 07/30/25 | 311.00 | 01-02-5314 FF PROTECTIVE GEAR | Globe guard hood - 3, shipping | | |
| AIRGAS USA LLC | 5517883914 | 07/31/25 | 418.37 | 01-02-5317 EMS SUPPLIES | Payer: 3439471 FD1 Oxygen | | |
| AIRGAS USA LLC | 5517884076 | 07/31/25 | 383.03 | 01-02-5317 EMS SUPPLIES | Payer: 3439471 FD2 Oxygen | | |
| AIRGAS USA LLC | 5518083186 | 07/31/25 | 911.21 | 02-17-5332 COMPRESSED GAS & CHEMICALS | Payer: 2059598 Acetylene, Oxygen | | |
| Align Networks Inc | GG0116263025 MW Vchr 509 | 07/21/25 | 318.83 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 6/13/25- Voucher # 509 | | |
| Align Networks Inc | GG0116298138 MW Vchr 511 | 07/21/25 | 318.83 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 6/23/25- Voucher # 511 | | |
| Align Networks Inc | GG0116323617 Mw Vchr 510 | 07/21/25 | 318.83 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 6/27/25- Voucher # 510 | | |
| Align Networks Inc | GG0116329181 MW Vchr 512 | 07/21/25 | 446.01 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 6/30/25- Voucher # 512 | | |
| Align Networks Inc | GG0116342873 MW Vchr 531 | 08/04/25 | 380.03 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 -MW- 7/02/25- Voucher # 531 | | |
| Align Networks Inc | GG0116355650 MW Vchr 532 | 08/04/25 | 380.03 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 7/7/25-MW- Voucher # 532 | | |
| Align Networks Inc | GG0116369496 MW Vchr 533 | 08/04/25 | 380.03 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 7/9/25-MW- Voucher # 533 | | |
| Align Networks Inc | GG0116387478 MW Vchr 534 | 08/04/25 | 380.03 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 7/14/25-MW- Voucher # 534 | | |
| Align Networks Inc | GG0116401145 MW Vchr 530 | 08/04/25 | 380.03 | 01-02-5517 WORKER'S COMP INSURANCE | PT-Physical Therapy - Claim #250225W023 - 7/16/25-MW- Voucher # 530 | | |
| Alliant Insurance Services Inc | 3181659 | 07/22/25 | 200.00 | 01-01-5518 LIABILITY INSURANCE | OakFore-04 Moses Amidei Bond #285077421 | | |
| AMAZON CAPITAL SERVICES INC* | 13WR-X7HH-RJ6W | 07/31/25 | 285.89 | 01-04-5401 EQUIPMENT MAINTENANCE | repair plugs, 5 trimmer heads, rocker switches | | |
| AMAZON CAPITAL SERVICES INC* | 17X1-Y64T-3HLD | 07/18/25 | 49.99 | 01-01-5301 OFFICE SUPPLIES | air filters for air purifier-front office | | |
| AMAZON CAPITAL SERVICES INC* | 1DNT-Q7TQ-9MYQ | 07/21/25 | 113.58 | 01-01-5301 OFFICE SUPPLIES | carpet sweeper, letter tray, chair mat | | |
| AMAZON CAPITAL SERVICES INC* | 1FR9-K9T1-9NDH | 07/21/25 | 31.46 | 01-04-5319 SMALL TOOLS | hex bit socket set | | |
| AMAZON CAPITAL SERVICES INC* | 1KNQ-Y1NT-6QHP | 07/23/25 | 19.90 | 01-01-5301 OFFICE SUPPLIES | 200W car power inverter | | |
| AMAZON CAPITAL SERVICES INC* | 1L6G-FPRT-CGYF | 07/21/25 | 14.55 | 01-01-5301 OFFICE SUPPLIES | display port cable, HDMI cable | | |
| AMAZON CAPITAL SERVICES INC* | 1LFR-PPTW-XTQG | 07/23/25 | 26.99 | 01-01-5301 OFFICE SUPPLIES | Avery-mailing labels | | |
| AMAZON CAPITAL SERVICES INC* | 1P6H-THX4-3VJV | 08/04/25 | 99.99 | 01-01-5301 OFFICE SUPPLIES | Cordless vacuum cleaner | | |
| AMAZON CAPITAL SERVICES INC* | 1YGN-33QP-9JMF | 07/21/25 | 9.99 | 01-01-5301 OFFICE SUPPLIES | USB c cable | | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|---|---------------------------|----------|------------|---|--|-----|------|
| AMERICAN BODY COMPANY* | SAF19724 | 07/31/25 | 156.00 | 01-04-5402 VEHICLE MAINTENANCE | Single wheel axle, dual wheel axle - #24, #20, #26, #41 | | |
| AMERICAN MESSAGING | U1109710ZH | 08/01/25 | 196.03 | 01-04-5305 TELEPHONE | ACT# U1-109710 | | |
| AMERICAN MESSAGING | U1109710ZH | 08/01/25 | 40.85 | 02-17-5305 TELEPHONE | ACT# U1-109710 | | |
| AMERICAN MESSAGING | U1109710ZH | 08/01/25 | 33.52 | 02-18-5305 TELEPHONE | ACT# U1-109710 | | |
| AMERICAN MESSAGING | U1109710ZH | 08/01/25 | 7.97 | 01-01-5305 TELEPHONE | ACT# U1-109710 | | |
| AMERICAN MESSAGING | U1109710ZH | 08/01/25 | 7.97 | 01-11-5305 TELEPHONE | ACT# U1-109710 | | |
| AMIDEI, MOSES* | 07312025 EXP AMIDEI | 07/31/25 | 1,460.66 | 01-01-5312 TRAINING & TRAVEL | EXP Reimbursement - ICMA Conference - Tampa FL - Oct 25 -29 | | |
| ARMISTEAD, BRIAN | 23-04-0335 | 07/31/25 | 90.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 4905 LORIN POOL PERMIT | | 0825 |
| Bella Brew Coffee & Beverage Co | 0232735 | 04/10/25 | 210.00 | 01-02-5399 MISC EXPENSE | ILLY K-CUP CLASSICO, INTENSO, DECAF | | |
| Bella Brew Coffee & Beverage Co | 733271 | 07/31/25 | 210.00 | 01-02-5399 MISC EXPENSE | ILLY K-CUP Classico , decaf | | |
| BETTENHAUSEN AUTOMOTIVE | DOCS778034 | 07/17/25 | 420.00 | 01-03-5402 VEHICLE MAINTENANCE | repairs - battery-23 Dodge Durango | | |
| BOUND TREE MEDICAL LLC | 85853149 | 07/22/25 | 348.01 | 01-02-5317 EMS SUPPLIES | drug lock, finger pulse oximeter, Dart | | |
| BOUND TREE MEDICAL LLC | 85857672 | 07/25/25 | 35.19 | 01-02-5317 EMS SUPPLIES | forceps | | |
| BOUND TREE MEDICAL LLC | 85866632 | 08/01/25 | 103.74 | 01-02-5317 EMS SUPPLIES | Curaplex OB kits sealed standard with head warmer-6 | | |
| BREMEN TOWNSHIP | 24-06-0952 | 07/31/25 | 880.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 15350 OAK PARK ADDITION PERMIT | | 0825 |
| BRIDGESTONE RETAIL OPERATIONS | 192377 | 07/14/25 | 1,671.84 | 01-03-5402 VEHICLE MAINTENANCE | 8 tires - PD | | |
| C & M PIPE & SUPPLY CO INC | 26623 | 07/29/25 | 2,448.00 | 02-18-5424 MAINTENANCE OF SEWERS | corrugated metal pipe, connecting band, tiger tooth blades | | |
| C.O.P.S. and F.I.R.E. Personnel Testing | 1355 | 05/01/25 | 968.42 | 01-01-5209 POLICE & FIRE COMMISSION | Advertising cost, Online applications-#7 - Firefighter/paramedic | | |
| C.O.P.S. and F.I.R.E. Personnel Testing | 1676 | 08/04/25 | 1,000.00 | 01-01-5209 POLICE & FIRE COMMISSION | Law Enforcement Pre-employment Psychological - D.R., A.C. | | |
| CANON FINANCIAL SERVICES INC | 41584026 | 07/31/25 | 311.05 | 01-03-5514 EQUIPMENT RENTAL | Contract # 694009-1 | | |
| CANON FINANCIAL SERVICES INC | 41584026 | 07/31/25 | 275.32 | 02-17-5504 CONTRACTUAL SERVICES | Contract #694009-2 | | |
| CANON FINANCIAL SERVICES INC | 41584026 | 07/31/25 | 1,157.72 | 01-01-5504 CONTRACTUAL SERVICES | CONTRACT#694009-4 | | |
| CANON FINANCIAL SERVICES INC | 41584027 | 07/31/25 | 215.51 | 01-03-5514 EQUIPMENT RENTAL | Contract# 694009-3 E-Studio Color Copiers Series | | |
| CANON FINANCIAL SERVICES INC | 41584027 | 07/31/25 | 215.51 | 01-03-5514 EQUIPMENT RENTAL | Contract# 694009-3 E-Studio Color Copiers Series | | |
| CANON FINANCIAL SERVICES INC | 41584027 | 07/31/25 | 215.51 | 01-11-5504 CONTRACTUAL SERVICES | Contract# 694009-3 E-Studio Color Copiers Series | | |
| CANON FINANCIAL SERVICES INC | 41584027 | 07/31/25 | 215.51 | 01-02-5604 MISC EQUIPMENT | Contract# 694009-3 E-Studio Color Copiers Series | | |
| Cintas Corporation #21 | 4237546951 | 07/21/25 | 215.73 | 01-04-5406 BUILDING MAINTENANCE | Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS | | |
| Cintas Corporation #21 | 4237546951 | 07/21/25 | 64.97 | 01-04-5313 UNIFORMS | Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS | | |
| Cintas Corporation #21 | 4238277068 | 07/28/25 | 215.73 | 01-04-5406 BUILDING MAINTENANCE | Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS | | |
| Cintas Corporation #21 | 4238277068 | 07/28/25 | 64.97 | 01-04-5313 UNIFORMS | Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS | | |
| Cintas Corporation #21 | 4239003310 | 08/04/25 | 212.90 | 01-04-5406 BUILDING MAINTENANCE | Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS | | |
| Cintas Corporation #21 | 4239003310 | 08/04/25 | 108.88 | 01-04-5313 UNIFORMS | Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS | | |
| CITY OF OAK FOREST | 07282025 PEDA MW Vchr 524 | 07/28/25 | 3,047.32 | 01-02-5517 WORKER'S COMP INSURANCE | PEDA-PEDA PAYMENTS 6/28/25-7/11/25 - MW Voucher #524 | | |
| CITY OF OAK FOREST | 07282025 PEDA SS Vchr 525 | 07/28/25 | 3,461.00 | 01-02-5517 WORKER'S COMP INSURANCE | PEDA-PEDA PAYMENTS 7/11/25-7/14/25 - SS- Voucher #525 | | |
| Comcast | 8771400960005983 Aug 25 | 07/18/25 | 27.73 | 01-03-5399 MISC EXPENSE | Act# 8771 40 096 0005983 Aug 2025 | | |
| Comcast | 8771400960005991 Aug 25 | 07/18/25 | 10.73 | 01-03-5399 MISC EXPENSE | Act# 8771 40 096 0005991 Aug 25 | | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|---------------------------|-------------------------|----------|------------|---------------------------------------|--|------|----|
| Comcast | 8771400960526509 Aug 25 | 07/26/25 | 231.35 | 01-02-5404 COMPUTER MAINTENANCE | Act# 8771 40 096 0526509 Aug 25 | | |
| Comcast | 8771400960526533 Aug 25 | 07/27/25 | 219.90 | 01-02-5404 COMPUTER MAINTENANCE | Act# 8771 40096 0526533 Aug 25 | | |
| COMED | 0433921222 July 25 | 07/25/25 | 38.59 | 01-04-5307 ELECTRICITY | Act# 0433921222 July 25 | | |
| COMED | 0708206000 June 25 | 07/08/25 | 90.98 | 02-17-5307 ELECTRICITY | Act# 0708206000 June 25 | | |
| COMED | 0973764111 July 25 | 07/28/25 | 82.37 | 02-17-5307 ELECTRICITY | Act# 0973764111 July 25 | | |
| COMED | 1167911222 June 25 | 07/08/25 | 436.14 | 01-04-5307 ELECTRICITY | Act# 1167911222 June 25 | | |
| COMED | 1375594000 June 25 | 07/08/25 | 85.73 | 02-17-5307 ELECTRICITY | Act# 1375594000 June 25 | | |
| COMED | 1425423333 June 25 | 07/08/25 | 170.41 | 01-04-5307 ELECTRICITY | Act# 1425423333 June 25 | | |
| COMED | 1453743000 July 25 | 07/24/25 | 167.79 | 01-04-5307 ELECTRICITY | Act# 1453743000 July 25 | | |
| COMED | 1913765000 July 25 | 07/31/25 | 92.61 | 02-17-5307 ELECTRICITY | Act# 1913765000 July 25 | | |
| COMED | 2035421222 July 25 | 07/25/25 | 60.39 | 01-04-5307 ELECTRICITY | Act# 2035421222 July 25 | | |
| COMED | 2643525111 June 25 | 07/08/25 | 81.95 | 02-18-5307 ELECTRICITY | Act# 2643525111 June 25 | | |
| COMED | 3310352222 July 25 | 07/25/25 | 26.95 | 01-04-5307 ELECTRICITY | Act# 3310352222 July 25 | | |
| COMED | 3478965000 July 25 | 07/24/25 | 80.57 | 01-04-5307 ELECTRICITY | Act# 3478965000 July 25 | | |
| COMED | 3733637000 June 25 | 07/08/25 | 74.04 | 02-18-5307 ELECTRICITY | Act# 3733637000 June 25 | | |
| COMED | 3961629111 July 25 | 07/24/25 | 31.78 | 01-04-5307 ELECTRICITY | Act# 3961629111 July 25 | | |
| COMED | 4941375000 June 25 | 07/08/25 | 157.04 | 02-18-5307 ELECTRICITY | Act# 4941375000 June 25 | | |
| COMED | 5281239000 July 25 | 07/25/25 | 54.57 | 02-17-5307 ELECTRICITY | Act# 5281239000 July 25 | | |
| COMED | 5350762000 June 25 | 07/08/25 | 606.75 | 01-04-5307 ELECTRICITY | Act# 5350762000 June 25 | | |
| COMED | 5842134000 June 25 | 07/08/25 | 653.76 | 02-18-5307 ELECTRICITY | Act# 5842134000 June 25 | | |
| COMED | 6037597000 June 25 | 07/08/25 | 176.80 | 02-17-5307 ELECTRICITY | Act# 6037597000 June 25 | | |
| COMED | 6671716000 June 25 | 07/08/25 | 71.56 | 02-17-5307 ELECTRICITY | Act# 6671716000 June 25 | | |
| COMED | 6729862222 July 25 | 07/25/25 | 40.11 | 01-04-5307 ELECTRICITY | Act# 6729862222 July 25 | | |
| COMED | 7190812000 June 25 | 07/08/25 | 147.10 | 02-17-5307 ELECTRICITY | Act# 7190812000 June 25 | | |
| COMED | 7847842222 July 25 | 07/25/25 | 125.53 | 01-04-5307 ELECTRICITY | Act# 7847842222 July 25 | | |
| COMED | 8346857000 June 25 | 07/17/25 | 31.30 | 02-17-5307 ELECTRICITY | Act# 8346857000 June 25 | | |
| COMED | 8672116000 June 25 | 07/08/25 | 584.10 | 02-17-5307 ELECTRICITY | Act# 8672116000 June 25 | | |
| COMED | 9084342111 | 07/25/25 | 5,441.14 | 01-04-5307 ELECTRICITY | Act# 9084342111 July 25 | | |
| COMED | 9466592000 July 25 | 07/31/25 | 205.95 | 01-04-5307 ELECTRICITY | Act# 9466592000 July 25 | | |
| Community Title Co | 07292025 Prop Rep | 07/29/25 | 2,400.00 | 01-12-5503 PROFESSIONAL SERVICES | 16- updated property reports @ \$150.00 each | | |
| COMPEX LEGAL SERVICES INC | 32771699 JB Vchr 526 | 07/28/25 | 141.50 | 01-02-5517 WORKER'S COMP INSURANCE | COPY-Copy services - JB Claim #250221W037 7/11/25- Voucher #526 | | |
| CONSERV FS | 66065088 | 07/17/25 | 249.00 | 02-17-5418 LANDSCAPING REPAIRS | Sunny glamour coated 100LB | | |
| COOK COUNTY TREASURER | 2025-2 | 07/03/25 | 2,708.98 | 08-00-5414 TRAFFIC SIGNAL MAINTENANCE | Contract# EMIM 2025 JACK HILLE MIDDLE SCHOOL, OAK PARK AVE, KILBOURN AVE, 151st ST | | |
| CORE & MAIN* | X155127 | 07/22/25 | 13,724.00 | 02-17-5421 MAINTENANCE OF WATER MAINS | Smart Shoring System for repair of Sewer & Water lines. | 3846 | |
| CORE & MAIN* | X155127 | 07/22/25 | 7,000.00 | 02-18-5424 MAINTENANCE OF SEWERS | Smart Shoring System for repair of Sewer & Water lines. | 3846 | |
| CORE & MAIN* | X335285 | 07/14/25 | 391.58 | 02-17-5421 MAINTENANCE OF WATER MAINS | marking paints - manholes | | |
| CORE & MAIN* | X349153 | 07/16/25 | 2,121.50 | 02-17-5504 CONTRACTUAL SERVICES | Sensus command link 2 | | |
| CORONA, MICHAEL* | 07282025 TTD-MC-Vchr | | | | | | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|--|------------------------------|----------|------------|------------|------------------------------|--|------|
| | 527 | 07/28/25 | 2,988.68 | 01-03-5517 | WORKER'S COMP INSURANCE | TTD-Temp. Total Dis-Claim#240212W030-MC-6/27/25-7/10/25-Voucher# 527 | |
| Dacra Adjudication System* | DT 2025-07-073 | 07/31/25 | 2,350.00 | 01-03-5509 | COLLECTION SERVICE | DACRA MONTHLY SERVICE FEE | |
| EAGLE UNIFORM CO INC* | 33795-3 | 07/17/25 | 61.00 | 01-03-5313 | UNIFORMS | Uniform - West | |
| EAGLE UNIFORM CO INC* | 33983-3 | 07/21/25 | 352.00 | 01-03-5313 | UNIFORMS | uniform-pants, polos | |
| EAGLE UNIFORM CO INC* | 34741-3 | 08/04/25 | 143.00 | 01-03-5313 | UNIFORMS | flag patch, fleece jacket -LW | |
| EAGLE UNIFORM CO INC* | 34996-3 | 08/05/25 | 183.00 | 01-03-5313 | UNIFORMS | pants-uniform | |
| ECKERT, JEREMY | 25-07-0832 | 07/31/25 | 150.00 | 01-00-4824 | COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 15038 RIDGEWOOD POOL PERMIT | 0825 |
| EMS MANAGEMENT & CONSULTANTS INC* | EMS-017173 | 06/30/25 | 1,766.74 | 01-02-5509 | COLLECTION SERVICE | June 2025 Integrated Payments | |
| ENCOMPASS SPECIALTY NETWORK LLC | 5212122591 DD Vchr 535 | 08/04/25 | 4,751.02 | 02-18-5517 | WORKER'S COMP INSURANCE | HOSP-Hospital - Claim #250117W005 DD-3/20/25-4/17/25 Voucher #535 | |
| ETP LABS INC* | 25-137833 | 07/11/25 | 720.00 | 02-17-5503 | PROFESSIONAL SERVICES | 40 TOTAL COLIFORM TESTS | |
| FEDEX | 8-932-16470 | 07/23/25 | 32.37 | 01-02-5304 | POSTAGE & FREIGHT | POSTAGE & FREIGHT | |
| Fitness Equipment Rx LLC* | 3195 | 07/24/25 | 1,669.00 | 01-03-5401 | EQUIPMENT MAINTENANCE | preventative maintenance repairs - fitness equip | |
| FRANCISCAN HEALTH OLYMPIA | 5212583340 DD Vchr 513 | 07/21/25 | 2,784.06 | 02-18-5517 | WORKER'S COMP INSURANCE | HOSP-Hospital-Claim #250117W005-DD-5/19/25 to 6/11/25-Voucher #513 | |
| FRANKOVELGIA, KYM | 06-09-25 Sr ENTERTN | 06/09/25 | 275.00 | 01-01-5207 | SR. CITIZENS COMMISSION | SENIOR LUNCHEON ENTERTAINMENT - 09-25-25 | |
| GALLAGHER MATERIALS INC* | 39741 | 07/17/25 | 149.48 | 09-04-5415 | PATCHING MATERIALS | UPM HIGH PERF COLD PATCH | |
| Genex Services Inc | GG0116401145 MW Vchr 539 | 08/04/25 | 791.50 | 01-02-5517 | WORKER'S COMP INSURANCE | EMSW-Medbill service fee - Claim 3250225W023-MW-7/16/25-Voucher #539 | |
| GUARDIAN PEST CONTROL | 510820 | 07/24/25 | 200.00 | 01-04-5512 | OTHER SERVICES | Hornet Nest Removal/Treatment | |
| GZA GEOENVIRONMENTAL INC | 0907639 | 07/30/25 | 1,218.75 | 02-17-5503 | PROFESSIONAL SERVICES | #81.0220821.00 Oak Forest KMNO4 Consultation | |
| HR Green Inc. | 189998 | 07/14/25 | 16,680.00 | 08-00-5412 | STREET RESURFACING | 2025 MFT Road Program - Construction Engineering | 3878 |
| HR Green Inc. | 190145 | 07/16/25 | 1,227.50 | 01-04-5503 | PROFESSIONAL SERVICES | #2502364-0000 NPDES Updates 2025 | |
| HR Green Inc. | 190430 | 07/22/25 | 2,394.00 | 01-04-5503 | PROFESSIONAL SERVICES | Bridge Inspections | 3851 |
| HR Green Inc. | 190776 | 07/25/25 | 12,017.25 | 02-18-5638 | SEWERS | Engineerring Services to replace the Crescent Green Lift Station | 3819 |
| IFMK LAW LTD | 100050.3992_Stmt_15 JB V 514 | 07/21/25 | 80.00 | 01-02-5517 | WORKER'S COMP INSURANCE | LGLW-Legal-Claim #231128W032-JB-6/30/25-Voucher #514 | |
| IFMK LAW LTD | 100050.4177_Stmt_9 DP V 515 | 07/21/25 | 560.00 | 01-02-5517 | WORKER'S COMP INSURANCE | LGLW-Legal - DP Claim #240924W016 - 6/30/25-Voucher #515 | |
| IFMK LAW LTD | 100050.4185_sTmt_9 MC V 516 | 07/21/25 | 80.00 | 01-03-5517 | WORKER'S COMP INSURANCE | LGLW-Legal - MC Claim #240212W030 - 6/30/25-Voucher #516 | |
| IFMK LAW LTD | 100050.4295_Stmt_4 RH V517 | 07/21/25 | 560.00 | 01-03-5517 | WORKER'S COMP INSURANCE | LGLW-Legal-RH Claim #231023W035-6/30/25-Voucher#517 | |
| IFMK LAW LTD | 100050.4306_Stmt_4 TW V518 | 07/21/25 | 20.00 | 01-03-5517 | WORKER'S COMP INSURANCE | LGLW-Legal-TW-Claim #250116W038-6/30/25-Voucher #518 | |
| IFMK LAW LTD | 100050.4357_Stmt_2 JB V519 | 07/21/25 | 9.50 | 01-02-5517 | WORKER'S COMP INSURANCE | LGLW-Legal - JB - Claim #250221W037 - 6/30/25-Voucher #519 | |
| ILLINOIS FIRE CHIEF'S ASSOCIATION | 8704 | 08/04/25 | 525.00 | 01-02-5312 | TRAINING & TRAVEL | Class-ISO-M. Weinke | |
| INTERSTATE BATTERY OF CENTRAL CHICAGO* | 368004 | 07/30/25 | 134.87 | 01-04-5401 | EQUIPMENT MAINTENANCE | FAGYZ20HL, MCCORE | |
| Interstate Power Systems Inc | C042079819:01 | 07/18/25 | 55.00 | 01-02-5402 | VEHICLE MAINTENANCE | C-Hose, freight | |
| IPMG | 20250701-138 JB Vchr 522 | 07/21/25 | 517.50 | 01-02-5517 | WORKER'S COMP INSURANCE | MCMW-Med Case Mgmt-Claim #250221W037-JB-Voucher | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|-------------------------------|--------------------|----------|------------|---|---|-----|------|
| | | | | | #522 | | |
| JDR GARDEN CENTER INC | 37528 | 07/15/25 | 38.50 | 01-08-5406 BUILDING MAINTENANCE | 1 yard brown | | |
| JDR GARDEN CENTER INC | 37545 | 07/16/25 | 38.50 | 01-04-5510 LAWN CARE | 1 mulch | | |
| JDR GARDEN CENTER INC | 37557 | 07/16/25 | 38.50 | 01-04-5510 LAWN CARE | 1 mulch | | |
| JDR GARDEN CENTER INC | 37578 | 07/17/25 | 19.25 | 01-08-5406 BUILDING MAINTENANCE | 1/2 mulch | | |
| JOE RIZZA | 452878 | 07/15/25 | 187.81 | 01-04-5402 VEHICLE MAINTENANCE | thermostat, seal, connection, cap, tank-asy - PW #10 | | |
| JOE RIZZA | 452982 | 07/22/25 | 260.06 | 01-04-5402 VEHICLE MAINTENANCE | lamp asy-black exp | | |
| JOE RIZZA | 452983 | 07/22/25 | 27.96 | 01-04-5402 VEHICLE MAINTENANCE | kit-brake | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 4,368.00 | 01-01-5506 LEGAL FEES-REGULAR | General | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 2,470.00 | 01-01-5506 LEGAL FEES-REGULAR | Labor | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 312.00 | 38-00-5506 LEGAL FEES-REGULAR | 15541 S. Cicero Avenue | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 1,471.16 | 01-01-5506 LEGAL FEES-REGULAR | PROPERTY MAINTENANCE LIENS | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 408.00 | 26-00-5506 LEGAL FEES-REGULAR | Deshe Development Agreement (157th & Cicero) | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 589.50 | 01-01-5506 LEGAL FEES-REGULAR | CULVERS | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 1,523.00 | 38-00-5506 LEGAL FEES-REGULAR | Purchase and Development of Site 15541 S. Cicero | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 7,178.43 | 01-01-5506 LEGAL FEES-REGULAR | Merkle Lawsuit | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 1,430.00 | 01-01-5506 LEGAL FEES-REGULAR | Complaint for Injunctive Relief-16417 Blair Land | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 75.00 | 39-00-5506 LEGAL FEES-REGULAR | EM8 Lamon/157th Street | | |
| KLEIN THORPE AND JENKINS LTD* | 07312025 | 07/31/25 | 3,925.10 | 01-01-5506 LEGAL FEES-REGULAR | 2025 Property Maintenance Lien Foreclosures | | |
| LAPORTE, CHIRSTOPHER | 25-07-0862 | 07/31/25 | 150.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 15224 OAK POOL PERMIT | | 0825 |
| Linde Gas & Equipment Inc | 51032633 | 07/22/25 | 52.25 | 02-17-5332 COMPRESSED GAS & CHEMICALS | Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE | | |
| MATTHEWS, BRIAN | 25-03-0251 | 07/31/25 | 150.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 6104 LAGRANDE POOL PERMIT | | 0825 |
| MATYS, DANIEL* | 07282025 EXP Matys | 07/28/25 | 41.00 | 01-02-5312 TRAINING & TRAVEL | EXP reimbursement-paramedic license renewal | | |
| MATYS, DANIEL* | 07282025 EXP Matys | 07/28/25 | 20.00 | 01-02-5314 FF PROTECTIVE GEAR | Chest light- clothing | | |
| MATYS, DANIEL* | 07282025 EXP Matys | 07/28/25 | 56.45 | 01-02-5314 FF PROTECTIVE GEAR | flashlight | | |
| MAZIUR, PETE | 25-07-0884 | 07/31/25 | 150.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 5001 152ND ST POOL PERMIT | | 0825 |
| McCANN INDUSTRIES INC* | P38578 | 07/22/25 | 312.14 | 01-04-5416 CONCRETE REPAIRS | Flexible floor scraper, wood stake bundles, fiber exp joints, rebar | | |
| McCANN INDUSTRIES INC* | P38736 | 07/31/25 | 306.03 | 02-17-5401 EQUIPMENT MAINTENANCE | 2 gal safety gas can w/funnel - 3 | | |
| McCANN INDUSTRIES INC* | W20561 | 07/21/25 | 534.00 | 01-04-5401 EQUIPMENT MAINTENANCE | tractor loader - repairs | | |
| MCDONALD'S RESTAURANT* | April 2025 Meals | 07/21/25 | 107.25 | 01-03-5399 MISC EXPENSE | Prisoner Meals April | | |
| MCDONALD'S RESTAURANT* | June 2025 Meals | 07/21/25 | 181.53 | 01-03-5399 MISC EXPENSE | Prisoner Meals June | | |
| MCDONALD'S RESTAURANT* | May 2025 Meals | 07/21/25 | 254.14 | 01-03-5399 MISC EXPENSE | Prisoner Meals May | | |
| MEADE INC* | 713557 | 07/22/25 | 2,203.99 | 01-04-5409 PROPERTY DAMAGE | Street light knockdown- 15331 Cicero | | |
| MEADE INC* | 713631 | 07/31/25 | 476.32 | 08-00-5414 TRAFFIC SIGNAL MAINTENANCE | TRAFFIC SIGNAL INSTALLATIONS, WARNING FLASHER | | |
| MENARDS - CRESTWOOD | 69805 | 07/11/25 | 30.46 | 01-08-5406 BUILDING MAINTENANCE | gloves, fly ribbon, trash bags | | |
| MENARDS - CRESTWOOD | 70190 | 07/17/25 | 7.00 | 01-08-5406 BUILDING MAINTENANCE | windex | | |
| MENARDS - CRESTWOOD | 70270 | 07/18/25 | 11.99 | 26-00-5663 159TH & CICERO GATEWAY | graffiti remover spray | | |
| MENARDS - CRESTWOOD | 70412 | 07/21/25 | 127.65 | 01-04-5429 MAINTENANCE OF PONDS | 5 gal pails-10, 5-pickup and reach tools, lid for bucket | | |
| MENARDS - CRESTWOOD | 70416 | 07/21/25 | 32.98 | 01-08-5406 BUILDING MAINTENANCE | brawny | | |
| MENARDS - CRESTWOOD | 70420 | 07/21/25 | 92.36 | 01-04-5429 MAINTENANCE OF PONDS | skimmer head, telescoping pole, lid | | |
| MENARDS - CRESTWOOD | 70489 | 07/22/25 | 110.30 | 01-08-5408 BLDG MAINT-KENNEL | food container, air filters, toilet tissue, paper towels, soap, | | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|-------------------------------------|-------------------------|----------|------------|--------------------------------------|---|-----|----|
| MENARDS - CRESTWOOD | 70496 | 07/22/25 | 154.14 | 01-04-5399 MISC EXPENSE | peroxide, dawn, can opener wasp & hornet spray, recip blades | | |
| MENARDS - CRESTWOOD | 70631 | 07/24/25 | 15.93 | 01-08-5406 BUILDING MAINTENANCE | 100 ct ven pf vinyl, lysol | | |
| MENARDS - CRESTWOOD | 70745 | 07/25/25 | 26.96 | 01-08-5406 BUILDING MAINTENANCE | nitrile gloves | | |
| MENARDS - CRESTWOOD | 70761 | 07/25/25 | 9.95 | 01-01-5311 SPECIAL EVENTS | trash can lids-5 - Nat Night Out | | |
| MENARDS - CRESTWOOD | 70903 | 07/28/25 | 14.42 | 01-08-5406 BUILDING MAINTENANCE | swiffer cleaner, zep hand cleaner | | |
| MENARDS - CRESTWOOD | 71000 | 07/29/25 | 69.97 | 01-04-5327 SAFETY-OSHA REQUIREMENTS | 3M pro-protect hearing | | |
| MENARDS - CRESTWOOD | 71149 | 07/31/25 | 32.98 | 01-08-5406 BUILDING MAINTENANCE | brawny | | |
| MENARDS - CRESTWOOD | 71150 | 07/31/25 | 95.95 | 01-09-5402 VEHICLE MAINTENANCE | on board maintainer, multifloor transitions, seam binder | | |
| MENARDS - CRESTWOOD | 71174 | 07/31/25 | 13.56 | 01-08-5336 FLAGS & DECORATIONS | 8"X12" US Flags | | |
| MENARDS - TINLEY PARK | 77527 | 06/15/25 | 33.89 | 01-02-5406 BUILDING MAINTENANCE | tide pods, 20X24X1 merv 8 green | | |
| MENARDS - TINLEY PARK | 79444 | 07/25/25 | 92.48 | 02-17-5399 MISC EXPENSE | map/pro gas 14.1 oz, galv couplings, galv nipples | | |
| MENARDS - TINLEY PARK | 79490 | 07/26/25 | 11.96 | 01-02-5406 BUILDING MAINTENANCE | water | | |
| MENARDS - TINLEY PARK | 79610 | 07/28/25 | 139.02 | 01-02-5406 BUILDING MAINTENANCE | elegance coat/hat, batteries, hex key set, socket set, sledge hammer | | |
| MENARDS - TINLEY PARK | 79816 | 08/01/25 | 272.68 | 01-02-5406 BUILDING MAINTENANCE | utility step, 4' LED strip, bounty, charmin, 18" tool bag, wrench roll, tool roll, paste wax | | |
| MENARDS - TINLEY PARK | 79932 | 08/04/25 | 240.68 | 01-02-5406 BUILDING MAINTENANCE | bounty, coffeemate, dawn, glass cleaner, dryer sheets | | |
| Midwest Animal Hospital | 1322154 | 08/04/25 | 223.05 | 01-01-5224 FRIENDS OF ANIMAL CONTROL | Client ID# 67294, Patient #193673 feral cat package | | |
| MITEL LEASING | 905680164 | 07/28/25 | 215.78 | 01-01-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 43.16 | 01-02-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 388.41 | 01-03-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 86.31 | 01-04-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 10.79 | 01-05-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 37.76 | 01-10-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 140.26 | 01-11-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 37.76 | 01-12-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 64.74 | 02-17-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL LEASING | 905680164 | 07/28/25 | 53.95 | 02-18-5305 TELEPHONE | Agreement #: 901-8081543-001 | | |
| MITEL TECHNOLOGIES INC | 980102585 | 07/25/25 | 301.50 | 89-00-5305 TELEPHONE | tag prisoner line phone rm E911 | | |
| MONROE TRUCK EQUIPMENT INC | 347034 | 07/25/25 | 105.30 | 02-18-5402 VEHICLE MAINTENANCE | gauge | | |
| NEIFERT, RONALD* | 05012025 EXP NEIFERT | 07/28/25 | 41.00 | 01-09-5302 PRINTING | EXP reimbursement - Driving Record abstract - bus driver | | |
| NICOR GAS | 52-82-53-1000 7 July 25 | 07/25/25 | 54.54 | 02-17-5306 NATURAL GAS | Act# 52-82-53-1000 7 July 25 | | |
| NICOR GAS | 53-30-27-1000 8 July 25 | 07/25/25 | 54.54 | 02-17-5306 NATURAL GAS | Act# 53-30-27-1000 8 July 25 | | |
| Nyhart / Ascensus | 153351HW_202507 | 07/31/25 | 2,450.00 | 01-01-5503 PROFESSIONAL SERVICES | Cust# 153351HW Project 2025 GASB 75 Report FULL | | |
| O'CONNOR LAW OFFICES LLC* | 1547 | 08/01/25 | 1,666.66 | 01-01-5507 LEGAL FEES-PROSECUTOR | AUGUST PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE | | |
| ODP Business Solutions/Office Depot | 431759075001 | 07/16/25 | 151.75 | 01-11-5301 OFFICE SUPPLIES | Acct# 30031050 - index cards, mousepad, caddy, sanitizer, wipes, markers | | |
| ODP Business Solutions/Office Depot | 431764898001 | 07/16/25 | 20.16 | 01-11-5301 OFFICE SUPPLIES | Acct# 30031050 - soap | | |
| Optimal Recovery LLC | 10267 ML Vchr 528 | 07/28/25 | 2,000.00 | 01-03-5517 WORKER'S COMP INSURANCE | HCMW-Health Management- Claim# 250619W015-ML-7/2/25 -Voucher #528 | | |
| Optimal Recovery LLC | Claim | | | | | | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|---|---------------------------|----------|------------|------------------------------------|--|-----|------|
| | 250507W019-06052025 | 07/21/25 | 2,000.00 | 01-02-5517 WORKER'S COMP INSURANCE | TAHP-TAHP Invoices - Claim #250507W019-SS-6/5/25-Voucher #520 | | |
| O'REILLY AUTO PARTS | 3380-160152 | 04/29/25 | 54.32 | 01-05-5402 VEHICLE MAINTENANCE | spark plugs | | |
| O'REILLY AUTO PARTS | 3380-169456 | 07/15/25 | 39.96 | 02-18-5402 VEHICLE MAINTENANCE | O'reilly def-stock | | |
| O'REILLY AUTO PARTS | 3380-169457 | 07/15/25 | 41.88 | 01-03-5402 VEHICLE MAINTENANCE | 14oz brakeclean - PD stock | | |
| O'REILLY AUTO PARTS | 3380-169583 | 07/16/25 | 51.98 | 01-02-5402 VEHICLE MAINTENANCE | blue def | | |
| O'REILLY AUTO PARTS | 3380-169593 | 07/16/25 | 51.98 | 01-02-5402 VEHICLE MAINTENANCE | blue def 2.5gal | | |
| O'REILLY AUTO PARTS | 3380-170290 | 07/22/25 | 38.44 | 01-04-5402 VEHICLE MAINTENANCE | rocker, freight | | |
| O'REILLY AUTO PARTS | 3380-170396 - CREDIT | 07/23/25 | 38.44 | 01-04-5402 VEHICLE MAINTENANCE | CREDIT-return of rocker, freight | | |
| O'REILLY AUTO PARTS | 3380-170606 | 07/25/25 | 354.96 | 01-03-5402 VEHICLE MAINTENANCE | fluids - PD #9 | | |
| O'REILLY AUTO PARTS | 3380-171267 | 07/31/25 | 23.09 | 01-09-5402 VEHICLE MAINTENANCE | ss tail pipe, muffler clamp | | |
| OrthoMidwest PLLC | 3944302V12576 Rh Vchr 536 | 08/04/25 | 71.47 | 01-03-5517 WORKER'S COMP INSURANCE | MD-Physician-Claim #231023W035-RH-6/5/25-Voucher #536 | | |
| PACE SUBURBAN BUS | 655269 | 07/25/25 | 100.00 | 01-09-5513 LEASE PAYMENTS | ACT# 1586 August Vanpool Community Transit Fare 299MN | | |
| PACE SUBURBAN BUS | 655348 | 07/25/25 | 100.00 | 01-09-5513 LEASE PAYMENTS | ACT# 1586 August Vanpool Community Transit Fare 905MN | | |
| PAHCS II/NORTHWESTERN MED OCC HEALTH | 564586 ML Vchr 529 | 07/28/25 | 316.09 | 01-03-5517 WORKER'S COMP INSURANCE | OV-Office visit - ML-Claim # 250619W015-6/25/25-Voucher #529 | | |
| Park Ave Recovery LLC c/o Fundworks LLC | 9984 | 07/17/25 | 350.00 | 01-03-5399 MISC EXPENSE | BODY REMOVAL AND TRANSPORT TO ME OFFICE | | |
| PILCH, JOSEPH J* | 07312025 EXP PILCH | 07/31/25 | 11.68 | 01-05-5402 VEHICLE MAINTENANCE | EXP reimbursement -Sutton Ford -Lamp asy-rear | | |
| PROGRESSIVE MEDICAL LLC DBA OPTUM | 1964098 DD Vchr 537 | 08/04/25 | 416.42 | 02-18-5517 WORKER'S COMP INSURANCE | DME-Durable Medical Equi - Claim# 250117W005-3/17/25-DD-Voucher# 537 | | |
| PUBLIC SAFETY DIRECT INC* | 105860 | 08/06/25 | 30.00 | 01-04-5410 STREET MAINT/SIGNS | reflective street signs | | |
| Quench USA Inc | INV09285936 | 07/22/25 | 51.98 | 01-08-5406 BUILDING MAINTENANCE | Act# D322174 3i R Q-41298_D322174S 0287229 | | |
| Quench USA Inc | INV09326141 | 08/01/25 | 72.77 | 01-11-5399 MISC EXPENSE | 4 Q-86120_D382185S 0378388 | | |
| Quench USA Inc | INV09326141 | 08/01/25 | 72.77 | 01-01-5399 MISC EXPENSE | 4 Q-86120_D382185S 0378388 | | |
| Quench USA Inc | INV09326141 | 08/01/25 | 145.54 | 01-03-5399 MISC EXPENSE | 4 Q-86120_D382185S 0378388 | | |
| QUILL CORPORATION | 44821719 | 07/09/25 | 161.75 | 01-03-5301 OFFICE SUPPLIES | paper plates, knives, creamer, paper clips | | |
| RAY O'HERRON CO INC* | 2422857 | 07/18/25 | 769.24 | 01-03-5313 UNIFORMS | Vortex II G2 Vest | | |
| RKON LLC | INV-RI-118080 | 07/28/25 | 655.27 | 01-01-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 737.95 | 01-02-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 2,106.68 | 01-03-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 251.09 | 01-04-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 119.42 | 01-05-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 119.42 | 01-10-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 248.03 | 01-11-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 88.80 | 01-12-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 195.97 | 02-17-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RKON LLC | INV-RI-118080 | 07/28/25 | 104.12 | 02-18-5404 COMPUTER MAINTENANCE | SentinelOne Annual Renewal | | 3867 |
| RR Landscape Supply | 133531 | 07/14/25 | 204.00 | 02-17-5418 LANDSCAPING REPAIRS | pulverized topsoil | | |
| RR Landscape Supply | 133533 | 07/14/25 | 204.00 | 02-17-5418 LANDSCAPING REPAIRS | pulverized topsoil | | |
| RR Landscape Supply | 133557 | 07/17/25 | 238.00 | 02-17-5418 LANDSCAPING REPAIRS | Pulverized topsoil - bulk 2000 pounds-7 cu yd | | |
| RR Landscape Supply | 133591 | 07/24/25 | 204.00 | 02-17-5418 LANDSCAPING REPAIRS | Pulverized topsoil - bulk 2000 pounds-6 cu yd | | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|---|------------------------|----------|------------|---|---|------|------|
| RR Landscape Supply | 133609 | 07/30/25 | 204.00 | 02-17-5418 LANDSCAPING REPAIRS | Pulverized topsoil - bulk 2000 pounds-6 cu yd | | |
| RR Landscape Supply | 133612 | 07/30/25 | 204.00 | 02-17-5418 LANDSCAPING REPAIRS | Pulverized topsoil - bulk 2000 pounds-6 cu yd | | |
| SANDENO EAST INC | 13924 | 07/14/25 | 1,593.93 | 01-04-5415 PATCHING MATERIALS | N-50 surface | | |
| SANDENO EAST INC | 14023 | 07/29/25 | 473.02 | 01-04-5415 PATCHING MATERIALS | N-50 surface | | |
| SANDOVAL, RAFAEL | 25-03-0162 | 07/17/25 | 1,000.00 | 01-00-4824 COMMUNITY DEV. REIMBURSEMENT | RETAINER REFUND FOR 15409 KILPATRICK PERMIT | | 0825 |
| SEMMER LANDSCAPE LLC* | 46274 | 08/01/25 | 7,966.67 | 01-04-5533 STREETSCAPE MAINTENANCE | Semmer Planter Boxes Contract | 3873 | |
| SIGN GROUP (THE) | 1912 | 07/14/25 | 1,127.50 | 01-01-5311 SPECIAL EVENTS | 2025 Beautification Awards | | |
| SIKICH LLP* | 104335 | 07/30/25 | 2,587.00 | 02-18-5505 AUDIT | Contract# 19606 - audit for year ending 4-30-2025 | | |
| SIKICH LLP* | 104335 | 07/30/25 | 3,880.50 | 02-17-5505 AUDIT | Contract# 19606 - audit for year ending 4-30-2025 | | |
| SIKICH LLP* | 104335 | 07/30/25 | 6,467.50 | 01-01-5505 AUDIT | Contract# 19606 - audit for year ending 4-30-2025 | | |
| SMITTY'S TREE SERVICE | 264870 | 07/24/25 | 150.00 | 01-04-5533 STREETSCAPE MAINTENANCE | Red Mulch | | |
| STANDARD EQUIPMENT CO* | U00241 | 07/22/25 | 660,530.00 | 02-17-5647 PW MACHINERY | Purchase of new Vactor Truck approved by City Council 5/13/2025 | 3827 | |
| STATE TREASURER ILL. DEPT TRANSPORTATION | 66866 | 07/07/25 | 1,874.01 | 08-00-5414 TRAFFIC SIGNAL MAINTENANCE | Res.Code: 9170 Payer# 3770000001634: US6/159th@Arroyo; IL50/Cicero@151st; IL50/Cicero@155th; IL50/Cicero@Fieldcrest | | |
| STRYKER SALES LLC | 9209684812 | 07/02/25 | 6,001.00 | 01-02-5401 EQUIPMENT MAINTENANCE | POWER LOAD - REPAIRED SERIAL # 121240845 (COT SYSTEM) | 3869 | |
| SUNBELT RENTALS INC | 171290125-0001 | 07/10/25 | 1,294.85 | 01-04-5514 EQUIPMENT RENTAL | 22' deck 2 axle tilt trailer, track skidsteer cab, mulcher head for skidsteer, doors for skidsteer | | |
| Thomas Dodge Chrysler Jeep of Highland | F47016-54 | 07/29/25 | 118,821.00 | 01-03-5601 VEHICLE PURCHASES | Dodge Durango Pursuit | 3880 | |
| Thomas Dodge Chrysler Jeep of Highland | F47016-54 | 07/29/25 | 79,190.00 | 01-03-5601 VEHICLE PURCHASES | Dodge Durango Inv. Package | 3880 | |
| THOMPSON ELEVATOR INSPECTION SERVICE | 25-1533 | 07/08/25 | 43.00 | 01-11-5503 PROFESSIONAL SERVICES | 1 elevator code reinspection | | |
| TRAINING CONCEPTS INC | A250422 | 07/09/25 | 180.00 | 01-02-5312 TRAINING & TRAVEL | ANNUAL AFFILIATION FEE THRU MAY 2026 FOR Mariscal, Laird, Stearns | | |
| UCHICAGO MEDICINE ADVENTHEALTH MED GRP | A006948579 SS Vchr 521 | 07/21/25 | 309.88 | 01-02-5517 WORKER'S COMP INSURANCE | OV- Office Visit-Claim #250507W019-SS-6/16/25-Voucher #521 | | |
| UCHICAGO MEDICINE ADVENTHEALTH MED GRP | A006958338 SS Vchr 538 | 08/04/25 | 1,007.00 | 01-02-5517 WORKER'S COMP INSURANCE | SURG-Surgeon-Claim #250507W019-SS- 7/10/25-Voucher #538 | | |
| UChicago Medicine Ingalls Hospital | 2025.503 | 05/12/25 | 180.00 | 01-02-5312 TRAINING & TRAVEL | In station continuing education sessions - 3 | | |
| Uniforms Direct LLC* | 01004904 | 07/24/25 | 51.00 | 01-02-5313 UNIFORMS | uniform - cap, shorts | | |
| Uniforms Direct LLC* | 01004982 | 07/24/25 | 30.50 | 01-02-5313 UNIFORMS | uniform-cap, shorts | | |
| Uniforms Direct LLC* | 01004983 | 07/24/25 | 114.00 | 01-02-5313 UNIFORMS | cap, pant - uniforms | | |
| Uniforms Direct LLC* | 01005025 | 07/24/25 | 344.50 | 01-02-5313 UNIFORMS | uniform-cap, shirt, short, pant, shorts | | |
| Uniforms Direct LLC* | 01005230 | 07/24/25 | 11.75 | 01-02-5313 UNIFORMS | patch-uniform | | |
| Verizon Wireless | 6119231551 | 07/22/25 | 63.68 | 02-17-5305 TELEPHONE | Act# 842475133-00001 | | |
| Veterinary Clinic of Tinley Park | 314257 | 06/06/25 | 57.00 | 01-04-5324 KENNEL SUPPLIES | Act# 6889 Gry Tiger - euthanasia, communal cremation | | |
| WILLE BROTHERS CO* | 3118 | 07/23/25 | 1,485.00 | 01-04-5416 CONCRETE REPAIRS | YD 4000 PSI A/E READY MIX, FUEL SURCHARGE | | |
| Witmer Public Safety Group Inc | INV721550 | 07/24/25 | 218.51 | 01-02-5313 UNIFORMS | suspenders snap attachments | | |
| WRIGHT MATERIALS LLC | 10098 | 07/23/25 | 20.00 | 01-04-5326 LANDFILL | 1-4 wheeler concrete dump | | |
| WRIGHT MATERIALS LLC | 9993 | 07/17/25 | 20.00 | 01-04-5326 LANDFILL | 1-4 wheeler concrete dump | | |
| Z-Force Transportation Inc* | 25-205066 | 07/15/25 | 1,996.68 | 02-17-5421 MAINTENANCE OF WATER MAINS | CA7 BEDDING BACKFILL | | |
| Z-Force Transportation Inc* | 25-205067 | 07/15/25 | 4,860.00 | 01-04-5326 LANDFILL | Hauling out of Spoils | 3822 | |

| Name | Invoice Number | Inv Date | Inv Amount | GL Account | Description | PO# | FY |
|-----------------------------|----------------|----------|--------------|---------------------------------------|----------------------|------|----|
| Z-Force Transportation Inc* | 25-205175 | 07/22/25 | 2,703.00 | 02-17-5421 MAINTENANCE OF WATER MAINS | CA7 BEDDING BACKFILL | 3879 | |
| Grand Totals: | | 288 | 1,087,983.62 | | | | |



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 | 07032025 ADOBE | 125283 | M 07/03/25 | 79.99 | 01-01-5503 | PROFESSIONAL SERVICES | Adobe Stock - 40 Assets a Month - C.M. | 0725 |
| FIFTH THIRD BANK CREDIT CARD 1204 | FIFTH THIRD BANK CREDIT CARD 1204 | 07052025 CREDIT - POTBELLY | 125284 | M 07/05/25 | 5.20 | 01-12-5312 | TRAINING & TRAVEL | Credit-Potbelly-easy savings | 0725 |
| POSTMASTER - OAK FOREST | POSTMASTER - OAK FOREST | 08042025 UB POSTAGE | 125295 | 08/06/25 | 1,853.26 | 02-17-5304 | POSTAGE & FREIGHT | UB POSTAGE AUG 2025 | 0825 |
| PRINCIPAL LIFE INSURANCE CO* | PRINCIPAL LIFE INSURANCE CO* | August 2025 | 21299 | 07/23/25 | 2,644.19 | 02-18-5519 | EMPLOYEE INSURANCE BENEFITS | ACT# 1029994-10001 LIFE INSURANCE | 0725 |
| Simplifile E-recording - Cook County | Simplifile E-recording - Cook County | 07282025 ILTKMM | 125296 | M 07/28/25 | 186.50 | 01-11-5504 | CONTRACTUAL SERVICES | Simplifile E-recording: Lien Release, Record Fees - M.P. | 0725 |
| VSP OF ILLINOIS NFP | VSP OF ILLINOIS NFP | 823246957 | 125282 | 07/23/25 | 915.03 | 01-00-2126 | INSURANCE-VISION | Client ID: 30077915, Customer Ref: 2886685, August Vision Care | 0725 |
| Grand Totals: | | | | | 5,673.77 | | | | |



Mayor Jim Hortsman called the City Council meeting to order at 7:32 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Mayor Hortsman
Mayor for the Day Addie Herron
Alderman Keeler
Alderman Wolf
Alderman Kunz
Alderman Emmett
Alderman Stuewe
Alderman Danihel

Absent: Alderman McCarthy

Also Present: City Clerk Nicole Tormey
Treasurer JoAnn Kelly
Police Chief Scott Durano
Deputy Police Chief Ryan Burnett
Community and Economic Development Asst. Director Paul Ruane
Public Safety Communications Manager Aaron Beatty

3. **Announcements**

Mayor Hortsman read the announcements.

4. **Motion to Establish Consent Agenda**

Alderman Emmett made the motion. Alderman Danihel seconded.

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------|-------------|----------------|-------------------|
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |

The motion carried 6/0, 1 absent.



5. Consent Agenda

A. Approval of minutes:

- 1. Committee of the Whole - April 8, 2025

B. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2024-2025
- 2. Supplemental bills - FY 2024-2025
- 3. Regular bills - FY 2025-2026
- 4. Supplemental bills - FY 2025-2026

C. Consideration of the following minutes:

- 1. Emergency Telephone System Board - April 1, 2025
- 2. Cable Commission - May 8, 2025
- 3. Veterans Commission - April 17, 2025
- 4. Consumer Protection Commission - May 4, 2025
- 5. Planning and Zoning Commission - May 7, 2025
- 6. Civil Service Commission - April 10, 2025

Alderman Danihel made the motion. Alderman Wolf seconded.

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------|-------------|----------------|-------------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| Alderman Emmett | | | |
| Alderman Stuewe | | | |

The motion carried 6/0, 1 absent.

6. Administration

A. Approval of removal of Vince Joyce from the Oak Forest Planning and Zoning



Commission.

Alderman Emmett made the motion. Alderman Wolf seconded.

Assistant Director Paul Ruane noted unexcused absences. Proper notification to the Commissioner was made.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|-------------------|
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |

The motion carried 6/0, 1 absent.

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

Alderman Danihel made the motion. Alderman Stuewe seconded.

Robert McGrath approached the podium and thanked the Council for their consideration.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|-------------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| Alderman Emmett | | | |
| Alderman Stuewe | | | |



The motion carried 6/0, 1 absent.

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

Alderman Emmett made the motion. Alderman Danihel seconded.

Bryan LaRoche approached the podium. He appreciates the opportunity.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|-------------------|
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |

The motion carried 6/0, 1 absent.

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

Alderman Emmett made the motion. Alderman Wolf seconded.

Donald Guisinger approached the podium. He looks forward to helping in anyway he can.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|-------------------|
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| | | | Alderman McCarthy |
| Alderman Wolf | | | |



Alderman Kunz

The motion carried 6/0, 1 absent.

E. Approval of Ordinance 2025-05-10910 authorizing a Class F liquor license ownership change for RDK Ventures LLC d/b/a Circle K #4706880, 6798 W. 159th Street.

Alderman Wolf made the motion. Alderman Stuewe seconded.

Alderman Wolf asked if this is a continuation of cleaning up the records. Mayor Hortsman replied yes.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|---------------|
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |

Alderman McCarthy

The motion carried 6/0, 1 absent.

F. Approval of Ordinance 2025-05-10920 authorizing a Class F liquor license ownership change for RDK Ventures LLC d/b/a Circle K #4706823, 5600 W. 159th Street.

Alderman Wolf made the motion. Alderman Danihel seconded.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|---------------|
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |



Alderman Keeler

Alderman McCarthy

The motion carried 6/0, 1 absent.

G. Approval of Ordinance 2025-05-10930 authorizing a Class B liquor license ownership change for Sake Bob & BBQ Japanese Restaurant, 6210 W. 159th Street.

Alderman Danihel made the motion. Alderman Wolf seconded.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|-------------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| Alderman Emmett | | | |
| Alderman Stuewe | | | |

The motion carried 6/0, 1 absent.

7. Information Technology

A. Approval to enter into agreement with Verizon Connect's Fleet Management application in the amount of \$14,775.24.

Alderman Emmett made the motion. Alderman Danihel seconded.

Deputy Chief Ryan Burnett reported the current software is difficult to use, not user-friendly and does not work with the Dodge Durango fleet. Verizon software will allow them to track vehicle maintenance, alerts for emergency repairs, assign cost of maintenance and gps vehicle. The current software cost \$17,280.00 per year. Verizon is \$14,775.24. This is for a one year contract.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|-------------|-------------|----------------|---------------|
|-------------|-------------|----------------|---------------|



Alderman Emmett
Alderman Stuewe
Alderman Danihel
Alderman Keeler

Alderman McCarthy

Alderman Wolf
Alderman Kunz

The motion carried 6/0, 1 absent.

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

Alderman Danihel made the motion. Alderman Wolf seconded.

Aaron Beatty reported it is routine recycling. Currently there are five pallets to be recycled.

Alderman Emmett asked if this meets the qualifications by the state. Aaron replied yes.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|-------------|-------------|----------------|---------------|
|-------------|-------------|----------------|---------------|

Alderman Danihel
Alderman Keeler

Alderman McCarthy

Alderman Wolf
Alderman Kunz
Alderman Emmett
Alderman Stuewe

The motion carried 6/0, 1 absent.

8. **Community Development**

A. Approval of Ordinance 2025-05-10880 authorizing a variation request to allow the reduction of 15 parking spaces to 36 spaces where 51 are required in the C1 – Central Business District at 14741 S. Central Avenue.

Alderman Emmett made the motion. Alderman Wolf seconded.



Assistant Director Paul Ruane reported the existing business dates back a number of years and predates our current codes. The restaurant would require 51 parking spaces and they currently have 36 parking spaces on site for a reduction of 15 spaces. The applicant is not looking to make any changes to the interior. There is overlap parking with the strip mall parking.

Mayor Hortsman clarified the owner of the strip mall stated at the Planning and Zoning meeting that he would like to develop the grass space eventually.

Alderman Wolf asked if it was the owner of New Horizon. Paul stated no it is the owner of the strip mall where 7 Eleven is located.

Mayor Hortsman asked for any other questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|------------------|-------------|----------------|-------------------|
| Alderman Emmett | | | |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| | | | Alderman McCarthy |
| Alderman Wolf | | | |
| Alderman Kunz | | | |

The motion carried 6/0, 1 absent.

B. Approval of Ordinance 2025-05-10890 authorizing a variation request to allow a third garage in the R2 – Single Family District at 5310 W. 149th Street.

Alderman Emmett made the motion. Alderman Stuewe seconded.

Assistant Director Paul Ruane reported the applicant is asking for two requests. The first is a variance to allow a third garage were two are allowed. The second request is to allow a 63'x32' (2,048 square feet) where a 1,000 square foot garage is allowed. The plan is to utilize the existing driveway on the left end of the property. When it was brought to Planning and Zoning concerns were raised regarding the location of the driveway, height of the proposed garage, use of the proposed garage, flooding and traffic concerns with parks and schools nearby. The Planning and Zoning recommended a denial of the requested variation.

The applicant, Daniel Plazinski, approached the podium. He stated he would like to build an additional garage. He stated his lot is very big.



Alderman Emmett stated he has to listen to his constituents of the neighborhood. He believes if it was a different location it would be okay. But in this area, it is surrounded by smaller lots. He drove by the house and saw a lot of white vans parked there. There is a problem with flooding.

Alderman Danihel asked if there is a garage already attached to his house. He replied yes. He refers to his detached garage as his shed. She inquired what the additional garage would be for. He stated he would put his stuff in there, his cars. If he builds this one, he could demo the existing garage. Alderman Danihel would be concerned about flooding as well. She replied maybe he could propose something smaller.

Alderman Wolf agrees with Alderman Danihel. He stated the existing detached garage does not have a driveway. The applicant stated it is a gravel drive. Alderman Wolf stated it is not up to code. He also stated the proposed garage is bigger than some of the homes in the area.

Alderman Emmett asked for a motion for public comment. Mayor Hortsman asked for a motion. Alderman Emmett made the motion. Alderman Stuewe seconded.

Tom Plummer approached the podium. He represented Sue Milhalik as well. Neighbors on Lorel and Long state the largest issue is a the size of the garage. Proposed height 18'. It is landlocked by 17 smaller neighbors. He is concerned what it will be used for. Also a concern is the flooding.

John Papiez approached the podium. He clarified the existing structure is not a shed. It is a garage. They already have flooding and cannot handle any more water. He is against the proposal.

David Dunn approached the podium. He is concerned about the increased noise. He already can hear vehicles backing up, beeping.

Alderman Danihel asked if the motion can be tabled and he could come back with a different plan. Mayor Hortsman stated he would have to go back to Planning and Zoning. There is a motion on the floor and if he wants to pull his motion, he can.

Alderman Wolf stated this already went through Planning and Zoning. It was not approved. He stated the applicant could have pulled it at that time. He would like to vote on the motion.

Mayor Hortsman reiterated the applicant can come back with a new plan if this one is not approved.

Alderman Emmett reported he is not moving his motion. He would like a vote on it.



Alderman Kunz remarked the proposal does not have any research for it. Paul Ruane stated this was for the variance. After a meeting, the applicant would have to prove to staff that it can be done. A requirement for a drainage study in an accessory building would be bigger than 20% of the backyard. He is nowhere near the 20%.

Tom Plummer approached the podium again and stated the driveway will direct a direct path of water towards the neighbors.

Treasurer JoAnn Kelly asked for the motion to be read into the record. City Clerk Nicole Tormey read the motion into the record.

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|-------------|------------------|----------------|-------------------|
| | Alderman Emmett | | |
| | Alderman Stuewe | | |
| | Alderman Danihel | | |
| | Alderman Keeler | | |
| | | | Alderman McCarthy |
| | Alderman Wolf | | |
| | Alderman Kunz | | |

The motion did not pass 0/6, 1 absent.

C. Approval of Ordinance 2025-05-10900 authorizing a variation request to allow a garage beyond the allowed floor area square footage in the R2 – Single Family District at 5310 W. 149th Street.

Assistant Director Paul Ruane stated this is the second request and needs to be voted on.

Alderman Emmett made the motion. Alderman Stuewe seconded.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|-------------|------------------|----------------|---------------|
| | Alderman Emmett | | |
| | Alderman Stuewe | | |
| | Alderman Danihel | | |
| | Alderman Keeler | | |



Alderman McCarthy

Alderman Wolf
Alderman Kunz

The motion did not pass 0/6, 1 absent.

Mayor Hortsman suggested the applicant look at another plan.

9. **Citizen Participation**

None.

14. **Old Business**

Alderman Emmett thanked Nicole Tormey and Paul Ruane for contacting Cook County regarding maintenance in his ward.

Mayor Hortsman also stated the County was filling potholes on Central.

15. **New Business**

None.

16. **Executive Session**

None.

17. **Adjournment**

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

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|--------------------|--------------------|-----------------------|----------------------|
|--------------------|--------------------|-----------------------|----------------------|

Alderman Danihel
Alderman Keeler

Alderman McCarthy

Alderman Wolf
Alderman Kunz
Alderman Emmett
Alderman Stuewe

CITY OF OAK FOREST
City Council Meeting Minutes
Tuesday, May 27, 2025
City Council Chambers

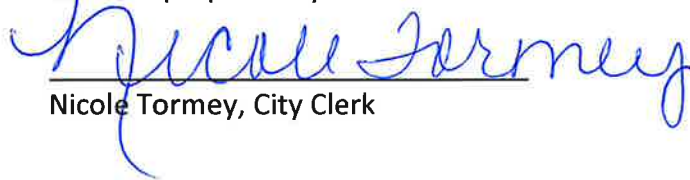


15440 S. Central Avenue
Oak Forest, IL 60452
(708) 687-4050

The motion carried 6/0, 1 absent.

Meeting adjourned at 8:30 p.m.

Minutes prepared by:



Nicole Tormey, City Clerk

Approved:

Jim Hortsman, Mayor



Mayor Jim Hortsman called the City Council meeting to order at 7:31 p.m. with the Pledge of Allegiance and the Roll Call as follows:

Present: Mayor Hortsman
Alderman Keeler
Alderman McCarthy
Alderman Wolf
Alderman Kunz
Alderman Stuewe
Alderman Danihel

Absent: Alderman Emmett

Also Present: City Clerk for the Day Brooklyn Doege
City Clerk Nicole Tormey
Treasurer JoAnn Kelly
City Administrator Moses Amidei
Fire Chief Gary Kasper
Public Works Director Mike Salamowicz
Community and Economic Development Asst. Director Paul Ruane
Community Planner Hunter Heyman
EMA Director Dave Rana

Mayor Hortsman welcomed Brooklyn Doege as City Clerk for the Day.

3. **Announcements**

Mayor Hortsman read the announcements.

4. **Motion to Establish Consent Agenda**

Alderman Danihel made the motion. Alderman Wolf seconded.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|--------------------|--------------------|-----------------------|----------------------|
|--------------------|--------------------|-----------------------|----------------------|

| | | | |
|-------------------|--|--|--|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |
| Alderman Wolf | | | |
| Alderman Kunz | | | |



Alderman Emmett

Alderman Stuewe

The motion carried 6/0, 1 absent.

5. **Consent Agenda**

A. Approval of minutes:

- 1. City Council - April 8, 2025
- 2. City Council - April 22, 2025

B. Consideration of the following list of bills dated:

- 1. Regular bills - FY 2024-2025
- 2. Supplemental bills - FY 2024-2025
- 3. Regular bills - FY 2025-2026
- 4. Supplemental bills - FY 2025-2026

C. Consideration of the following minutes:

- 1. Emergency Telephone System Board - May 6, 2025
- 2. Planning and Zoning Commission - April 16, 2025
- 3. Planning and Zoning Commission - May 21, 2025
- 4. Senior Commission - March 12, 2025
- 5. Senior Commission - April 9, 2025
- 6. Economic Advisory Council - February 5, 2025
- 7. Civil Service Commission - May 22, 2025

D. Proclamation 2025-06-0316P recognizing the Veterans of Foreign Wars; 125th Anniversary

Alderman Danihel made the motion. Alderman McCarthy seconded.

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|-------------------|-------------|----------------|---------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |
| Alderman Wolf | | | |



Alderman Kunz

Alderman Emmett

Alderman Stuewe

The motion carried 6/0, 1 absent.

Dennis Mitzner read the proclamation into the record.

6. **Fire Department**

A. Approval of payment to the Department of Healthcare and Family Services in the amount of \$272,310.67.

Alderman Stuewe made the motion. Alderman Keeler seconded.

Fire Chief Gary Kasper reported the intergovernmental agreement allows the city to recover supplemental reimbursement for unrecovered costs associated with ambulance transports for Public Aid or Medicaid patients under the federal funded Ground Emergency Medical Transportation Program. The \$272,310.67 represents 50% of the collections allowed during the program during fiscal year 2023 and 2024.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|--------------------|--------------------|-----------------------|----------------------|
|--------------------|--------------------|-----------------------|----------------------|

Alderman Stuewe

Alderman Danihel

Alderman Keeler

Alderman McCarthy

Alderman Wolf

Alderman Kunz

Alderman Emmett

The motion carried 6/0, 1 absent.

7. **Emergency Management**

A. Approval of bid from Federal Signal Corporation in the amount of \$33,585.00 for additional outdoor warning siren.



Alderman Danihel made the motion. Alderman McCarthy seconded.

EMA Director Dave Rana reported this additional siren will be located on the west end of the city, Victor and Ridgeland area. Currently the closest siren is on a tower on Briar Lane, a mile and half away.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|-------------------|-------------|----------------|-----------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| | | | Alderman Emmett |
| Alderman Stuewe | | | |

The motion carried 6/0, 1 absent.

B. Approval of bid from Federal Signal Corporation in the amount of \$35,143.00 for outdoor warning siren control upgrade.

Alderman Danihel made the motion. Alderman Keeler seconded.

EMA Director Dave Rana reported this is for the existing siren to upgrade the controls. Last time it was upgraded was 1995.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|-------------------|-------------|----------------|-----------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| | | | Alderman Emmett |
| Alderman Stuewe | | | |



The motion carried 6/0, 1 absent.

8. **Community Development**

A. Approval of Ordinance 2025-06-10940 authorizing a map amendment from O1 – Office District to C3 – Central Business District at 15048 S. Cicero Avenue.

Alderman Wolf made the motion. Alderman McCarthy seconded.

Assistant Director Paul Ruane reported the property is currently occupied by Applied Graphic Solutions, a graphic instillation company. First floor is large display room/workshop space, office space and bathroom, storage area and stairs leading to residential area on second floor. Rezoning supports commission’s goals for commercial development along Cicero by allowing additional uses in currently vacant retail space on ground level of building.

Mayor Hortsman asked for any other questions. None.

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|-------------------|-------------|----------------|-----------------|
| Alderman Wolf | | | |
| Alderman Kunz | | | Alderman Emmett |
| Alderman Stuewe | | | |
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |

The motion carried 6/0, 1 absent.

B. Approval of Ordinance 2025-06-10950 authorizing a final planned development to mixed use in the C3 – Central Business District at 15048 S. Cicero Avenue.

Alderman Danihel made the motion. Alderman Stuewe seconded.

Assistant Director Paul Ruane reported this is the same property as the rezoning request. This is to allow the residential unit on the second floor. The Special Use Permit will pave the way for a façade improvement and internal renovations planned at the site. Part of the rezoning and special use permit application the applicant agreed to work with IDOT to paint a crosswalk across Cicero to connect with future senior housing and commercial development planned across the street. And work with PACE to upgrade the bus stop facilities to include a covered bus bench.



Alderman Wolf clarified this was for mixed use. He inquired about the parking lot and cleaning up. Paul Ruane answered they are going to relocate dumpster, monument sign, bike rack and cleaning up the creek itself.

Mayor Hortsman asked if the business is a large printing business. Paul Ruane stated the approval is not for the use but the residential area is intended for an employee. It does not have to stay that way but that was proposed.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|-------------------|-------------|----------------|-----------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| | | | Alderman Emmett |
| Alderman Stuewe | | | |

The motion carried 6/0, 1 absent.

9. **Public Works**

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

Alderman Danihel made the motion. Alderman McCarthy seconded.

Public Works Director Mike Salamowicz reported it is inflatable trench shoring for watermain and sewer repairs. It will keep the sides from collapsing in. There was a demo on site with Public Work employees.

Treasurer JoAnn Kelly asked about the cost being unbudgeted and that it is an account transfer. Mike replied correct, it will come from the line items.

Mayor Hortsman asked how long it will take to get them. Mike stated if they are in stock they should get them quickly.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:



| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|--|-------------|----------------|-----------------|
| Alderman Danihel Alderman Keeler Alderman McCarthy Alderman Wolf Alderman Kunz | | | Alderman Emmett |
| Alderman Stuewe | | | |

The motion carried 6/0, 1 absent.

B. Approval of an agreement with HR Green for engineering services related to the repair of the City’s 5MG and 3MG ground storage tanks in the budgeted amount of \$48,530.00.

Alderman Stuewe made the motion. Alderman Keeler seconded.

Public Works Director Mike Salamowicz reported two ground storage tanks at the Public Works facility were inspected by EPA. There are some concerns and they need to be repaired. A RFP was advertised for engineering services. There was one bid. It was from HR Green. This is in the CIP and current budget.

Mayor Hortsman asked for any questions. None.

Roll call vote was taken as follows:

| <u>AYES</u> | <u>NAYS</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|---|-------------|----------------|-----------------|
| Alderman Stuewe Alderman Danihel Alderman Keeler Alderman McCarthy Alderman Wolf Alderman Kunz | | | Alderman Emmett |

The motion carried 6/0, 1 absent.

10. Participation

Michael Clark approached the podium. He asked for an updated regarding coyotes. Mayor Hortsman reported he has information for him from Cook County. Michael Clark asked about a



monthly meeting for updates. Alderman Wolf remarked he has not seen any coyotes lately. Mayor Hortsman remarked about his neighborhood. Alderman Danihel stated Oak Forest is located by a forest preserve and the coyotes were here before the residents.

11. **Old Business**

None.

12. **New Business**

None.

13. **Executive Session**

None.

14. **Adjournment**

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

Roll call vote was taken as follows:

| AYES | NAYS | ABSTAIN | ABSENT |
|-------------------|-------------|----------------|-----------------|
| Alderman Danihel | | | |
| Alderman Keeler | | | |
| Alderman McCarthy | | | |
| Alderman Wolf | | | |
| Alderman Kunz | | | |
| | | | Alderman Emmett |
| Alderman Stuewe | | | |

The motion carried 6/0, 1 absent.

Meeting adjourned at 8:09 p.m.

Minutes prepared by:


Nicole Tormey, City Clerk

Approved:

Jim Hortsman, Mayor

CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, June 18, 2025

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

Pledge of allegiance.

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

ABSENT:

City Clerk Nicole Tormey swore in all nine commission members.

1. Preliminary Discussion Regarding Allowed Uses Table

Community Planner Hunter Heyman gave a presentation on possible updates to the table of uses. Hunter provided information on the current zoning districts, specific regulations that differ the zones, types of businesses who have not moved forward, building permits, and value per acre calculations of specific types of uses. Following the background information provided Hunter defined the definitions of use allowances between permitted, special use, and not allowed. He then went section by section showing a red lined and updated use table to the group.

Chairman Ziak noted that hotels and motels should be regulated as a special use permit in the GRD to be consistent with the developments of that area.

Commissioner LaRoche suggested that medical and diagnostic laboratories should be permitted as they are similar to the other office uses.

Commissioner Guisinger mentioned that the use internet publishing and broadcasting should be handled the same way as radio and television broadcasting.

Chairman Ziak suggested that Hunter look into the allowances of Berwyn to confirm similar developments close to their train station.

Commissioner Ater suggested utilizing a vacancy tax to limit the amount of vacant spaces in town.

Commissioner Guisinger noticed that the presentation showed gun shops and gunsmith shops into the Open Space District.

Hunter let him know it was not meant to be proposed in that district.

At the conclusion of the discussion Hunter let the commission know that he plans to take the proposed use changes for a public hearing on July 2, 2025. Due to the length of the current discussion he plans to push back the conversation on parking to the next meeting.

Chairman Ziak asked for a motion to approve the June 4, 2025 minutes.

Commissioner Forbes made the motion. Commissioner Ater seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|------|---------|--------|
| Commissioner Forbes | | | |
| Commissioner Runge | | | |
| Commissioner Bittner | | | |
| Commissioner Guisinger | | | |
| Commissioner Larson | | | |
| Commissioner Ater | | | |
| Commissioner LaRoche | | | |
| Commissioner McGrath | | | |
| Chairman Ziak | | | |

Motion carried 9-0-0, 0 absent.

Chairman Ziak opened the meeting for public comment. Seeing none.

Hunter Heyman let the commission know that we have a subdivision request for the Ace Hardware site, a special use permit for an event space at 5544 W. 147th Street, and text amendments for the use table and notice requirements.

Chairman Ziak asked for a motion to adjourn. Commissioner Ater made the motion. Commissioner Forbes seconded.

All in attendance answered aye.

Meeting adjourned at 8:00 p.m.

Minutes prepared by Paul Ruane, Assistant Director of Community & Economic Development.



CHAIRMAN ZIAK

CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, July 2, 2025

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

Pledge of allegiance.

PRESENT: Chairman Ziak
Commissioner Ater
Commissioner Guisinger
Commissioner Larson
Commissioner LaRoche
Commissioner McGrath
Commissioner Runge
Staff Member Paul Ruane
Staff Member Hunter Heyman

ABSENT: Commissioner Bittner
Commissioner Forbes

Chairman Ziak asked for a motion to open the meeting.

Commissioner Runge made the motion. Commissioner Larson seconded.

Motion carried 7-0, 2 absent.

1. ZC# 25-18 15541 S Cicero Avenue – Plat of Subdivision Request: PUBLIC HEARING – 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.

Community Planner Hunter Heyman gave a presentation on the subdivision of the property to include the commercial along Cicero Avenue and the townhomes in the back of the property along 156th Street. Cleans up property lines from the eight lots to two lots proposed.

Commissioner Larson asked if this is the old Ace Hardware. Hunter confirmed.

Charles Wolf asked if the property will be rezoned. Paul Ruane responded no.

Chairman Ziak asked for a motion to approve.

Commissioner Guisinger made the motion. Commissioner Larson seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|------|---------|----------------------|
| Commissioner Ater | | | |
| | | | Commissioner Bittner |
| | | | Commissioner Forbes |
| Commissioner Guisinger | | | |
| Commissioner Larson | | | |
| Commissioner LaRoche | | | |
| Commissioner McGrath | | | |
| Commissioner Runge | | | |
| Chairman Ziak | | | |

Motion carried 7-0-0, 2 absent.

2. ZC# 25-17 5544 W 147th Street Unit C1-3 – Special Use Permit: PUBLIC HEARING – The applicant requests a review and recommendation for approval of a special use permit for a Banquet Room in the C1 – Local Commercial District.

Community Planner Hunter Heyman gave a presentation on banquet room at 5544 W. 147th Street Unit C1-3. The space has been vacant for a long time. The space is next Pretty Paws along Central Avenue. Hunter described the interior layout, and the goals for the space. The intention is the space to be used as a VFW Hall or Park District Rental to host Birthday Parties, Baby Showers, Book Club Meetings etc. Hunter shared how there was an excess of 56 spaces beyond what is required on site, and that they will be no Alcohol on the site

Commissioner Lawson asked if there will be alcohol on site

Hunter responded no and that BYOB would not be allowed either.

Chairman Ziak asked what the hours of operation and if there would conflicts with Nite Games.

Hunter responded that the hours were 9-5 for consultation and varied for events.

Chairman Ziak asked if the applicant wishes to speak

The applicants, Lolita and Bernal Eubanks, then spoke. They explained their background in event planning and desire to bring professionalism to Oak Forest.

The Chairman asked for public comment

Dr. Peter Toussaint, who lives at 5550 147th Street, expressed concern about the potential parking impacts on his nearby business. He suggested the proposed location may not be suitable for the banquet hall use.

Denise Nowak, a resident of 5525 Cromwell Lane, voiced concerns about the parking and noise impacts the banquet hall could have, given the existing issues with the nearby Night Games establishment. She also worried about the potential for alcohol use and disturbances.

Russell Levy, who lives at 14712 Sunset Court, shared concerns about parking overflow from the banquet hall spilling into the nearby residential streets. Like Ms. Nowak, he was worried about potential alcohol use and disturbances.

Sandra Cortes, the owner of the Bunny's Claws business in the shopping center, highlighted the existing parking issues in the area and stated that the landlord has been unresponsive to addressing these problems.

Lolita acknowledged the parking and safety concerns raised by the public, and noted that they would monitor the events and only host events for their desired, upscale clientele.

Larson asked what is the square footage of the space as well as the occupancy requirements. Hunter shared it was approximately 2,200 SF with an occupancy of around 50 people.

McGrath asked if there will be outdoor use

Lolita responded that they will have bistro tables for smokers to stand near outside, but there will not be outdoor use.

Chairman Ziak asked for a motion to approve.

Commissioner Guisinger made the motion. Commissioner Adder seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|----------------------|---------|----------------------|
| Commissioner Ater | | | |
| | | | Commissioner Bittner |
| | | | Commissioner Forbes |
| Commissioner Guisinger | | | |
| | Commissioner Larson | | |
| | Commissioner LaRoche | | |
| Commissioner McGrath | | | |
| Commissioner Runge | | | |
| Chairman Ziak | | | |

Motion carried 5-2-0, 2 absent.

3. ZC# 25-14 Notice Requirements – Text Amendment: PUBLIC HEARING – 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.

Community Planner Hunter Heyman gave a presentation on possible updates to the notice requirements. Hunter provided information on the state regulations as well as comparable communities for notice requirements.

Chairman Ziak asked for a motion to approve.

Commissioner Runge made the motion. Commissioner Larson seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|------|---------|----------------------|
| Commissioner Ater | | | |
| | | | Commissioner Bittner |
| | | | Commissioner Forbes |
| Commissioner Guisinger | | | |
| Commissioner Larson | | | |
| Commissioner LaRoche | | | |
| Commissioner McGrath | | | |
| Commissioner Runge | | | |
| Chairman Ziak | | | |

Motion carried 7-0-0, 2 absent.

4. ZC# 25-15 Zoning Table of Uses – Text Amendment: PUBLIC HEARING – The applicant requests review and consideration of comprehensive updates to the City of Oak Forest Zoning Code.

Community Planner Hunter Heyman gave a presentation on possible updates to the table of uses. Hunter provided information on changes that were made since the last meeting and explained why the sections were moved around.

Chairman Ziak suggested we remove the prohibition of Cannabis drive thrus as well as on-site consumption.

Hunter responded this could be done. Hunter explained that permitting on-site consumption would allow for permanent consumption lounges and temporary events. But temporary events would require a license as dictated by the state.

Chuck Wolf asked if we have to abide by the state’s requirements, since were home rule.

Hunter confirmed that if we remove the prohibition on onsite consumption any temporary event would require a license and approval.

Chuck Wolf asked if we anticipate getting many more cannabis locations

Hunter responded that with the 1,500 feet limit in place and the economic demand it was unlikely we got more than 1 or 2.

Commissioner Guisinger asked if requiring residential, with a non-residential use mixed-use in the multifamily district would prohibit a standalone corner store.

Hunter confirmed that is the case.

Commissioner Guisinger suggested we strike that proposed change so that standalone corner stores would be allowed. The amendment was supported

Chairman Ziak suggested we keep it special use for banquet spaces. The amendment was supported.

Commissioner Guisinger suggested we allow ADUs given the state law that might require them even for home rule municipalities. Chairman Ziak suggested we leave that for another discussion.

Hunter asked if the commission wanted to make business associations a special use to match non-profits and religious uses. The commission agreed.

Chairman Ziak asked for a motion to approve.

Commissioner McGrath made the motion. Commissioner Guisinger seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|------|---------------------|----------------------|
| Commissioner Ater | | | |
| | | | Commissioner Bittner |
| | | | Commissioner Forbes |
| Commissioner Guisinger | | | |
| | | Commissioner Larson | |
| Commissioner LaRoche | | | |
| Commissioner McGrath | | | |
| Commissioner Runge | | | |
| Chairman Ziak | | | |

Motion carried 6-0-1, 2 absent.

5. ZC# 25-16 Parking Requirements – Text Amendment: PUBLIC HEARING – The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Section 9-104: Off Street Parking. (Tabled to next PZC meeting July 16th 2025).

Community Planner Hunter Heyman asked that the commission table the amendments to the July 16, 2025 Planning and Zoning Commission meeting.

Chairman Ziak tabled the parking requirements text amendment to the July 16, 2025 Planning and Zoning Commission meeting.

Chairman Ziak opened the meeting for public comment. Seeing none.

Hunter Heyman let the commission know that we have a sign variation at the Dunkin on 167th Street coming up next meeting

Chairman Ziak asked for a motion to adjourn. Commissioner Runge made the motion. Commissioner Guisinger seconded.

All in attendance answered aye.

Meeting adjourned at 8:22 p.m.

Minutes prepared by Paul Ruane, Assistant Director of Community & Economic Development.



CHAIRMAN ZIAK

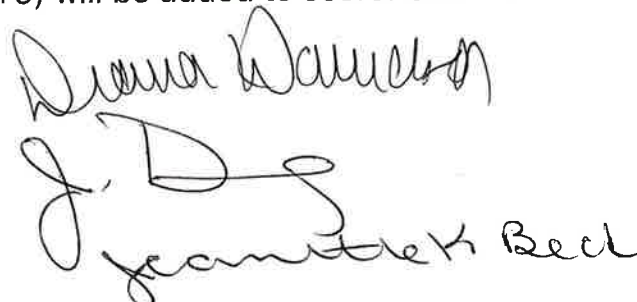
Quarterly Meeting July 17, 2025 at 10:00 am
Blue Room

1. Meeting called to order at 10:03 am
2. Roll call, Jeanette Beck, Diana Davidson, Joseph Donley, Deputy Chief Ryan Burnett OFPD, Michael Salamowicz DPW Director
3. Approval of minutes from June 5, 2025
Motion Jeanette Beck
2nd Diana Davidson
4. Discussion Oak Forest Police Telecommunicator Supervisor exam
Written scores are back from testing company, oral interviews are being conducted, will call special Meeting for Tuesday July 22, 2025 at 10 am, blue room to approve eligibility list for position.
5. Discussion for Public works promotional Heavy Equipment Operators exam

Call for an exam for promotional for Heavy Equipment Operators exam
Test shall consist of a practical and oral interview

Will contact local 150 for test on practice and how they score exam.
Practical passing grade of 70% to continue to oral interview.
Oral interview passing of 70%
Weighted score of testing: practical 70% & oral is 30% for total 100%

Merit and / or Military points (-5 to +5) will be added to score. Can not use both



APPROVED 8-5-25
W. Blatchford
Richard E. Beatty

CITY OF OAK FOREST

FIRE & POLICE COMMISSION MEETING MEETING MINUTES SATURDAY JULY 12, 2025 11:00AM

BLUE ROOM

1. Roll Call-Roll call taken at 11:00 am. Present were Commissioners Blatchford, Beatty, and Gericke.
2. Approval of Minutes-Meeting minutes from meetings on 4-10-25 and 6-26-25 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-Final Lateral Police Officer List reviewed. Motion Commissioner Blatchford to approve and post, seconded by Commissioner Beatty. All were in favor, motion passed.
5. Police Candidate Entry Level Oral Interviews-Began at 11:33am.
6. New Business-None
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, Seconded by Commissioner Gericke. All were in favor, motion passed. Meeting adjourned at 1:35pm.

**CITY OF OAK FOREST, ILLINOIS
RESOLUTION 2025-08-0497R**

**RESOLUTION AUTHORIZING SETTLEMENT OF THE PROCEEDING
HUMBERT V. CITY OF OAK FOREST, et al (Case No. 23 L 7758)**

WHEREAS, Anne Humbert (“Plaintiff”) initiated an action against the City relating to an alleged injury occurring on City property; and

WHEREAS, the City and Plaintiff have reached an agreement, attached hereto as Exhibit “A”, to resolve the proceeding, subject to the terms and conditions set forth therein (the “Settlement Agreement”); and

WHEREAS, it would be in the best interests of the City and its citizens to enter into the attached Settlement Agreement (Exhibit “A”).

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OAK FOREST:

SECTION ONE: That the City Administrator be and is hereby authorized and directed to execute the attached Settlement Agreement (Exhibit “A”) by and between the City and Plaintiff, and to take such further steps to comply with the terms and conditions set forth therein.

SECTION TWO: That this Resolution shall be in full force and effect after passage and approval as required by law.

PASSED this ____ day of _____ 2025 by the following vote:

| Alderman | Aye | Nay | Absent | Alderman | Aye | Nay | Absent |
|-------------------------------------|-----|-----|--------|---------------------------------------|-----|-----|--------|
| Ken Keeler (1 st Ward) | | | | Jim Emmett (5 th Ward) | | | |
| Joe McCarthy (2 nd Ward) | | | | James Stuewe (6 th Ward) | | | |
| Charles Wolf (3 rd Ward) | | | | Denise Danihel (7 th Ward) | | | |
| Curt Kunz (4 th Ward) | | | | | | | |

APPROVED this ____ day of _____ 2025.

Approved: _____
Mayor

ATTEST:

City Clerk



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12th, 2025
TO: Mayor James Hortsman, City Council
FROM: Scott A. Durano, Chief of Police
SUBJECT: RENEWAL OF MOTOROLA SOLUTIONS BODY WORN CAMERA CONTRACT

Background

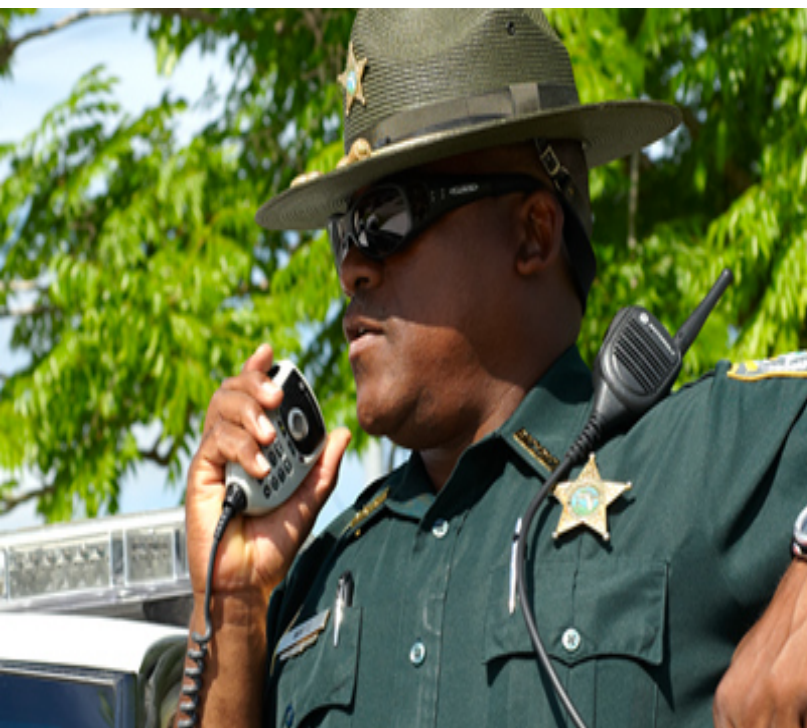
The Oak Forest Police Department has been compliant with the Safe-T-Act in regards to body worn cameras which were implemented agency wide in 2022. The current 5-year contract; which expires in 2027, included transfer stations, storage services, redaction software, and new body cameras for each member of the department after 3 years which we have just received. The body worn camera program has proved to be beneficial for the Oak Forest Police Department.

Recommendation

Staff recommends approval of the renewal the new Motorola Solutions Contract that will go into effect in 2027 and terminate in 2032. The Oak Forest Police Department will receive all new body cameras in 2028 and 2031. This new contract also includes an additional 45 batteries to cover the officers 12 hours shifts.

Action Requested

Approval of the Motorola Solutions Body Worn Camera 5 Year Contract extension for the amount of \$186,300.00 at \$37,260.00 per year. This contract reflects a decrease of the annual amount to the current contract of \$7,383.00 per year. The quoted price is consistent with Sourcewell Mobile Contract 36874-Sourcewell Mobile Video101223-MOT. Funds will be allocated from line item 01-03-5602.



OAK FOREST POLICE DEPT, CITY OF

(5 YR) Contract Extension

07/29/2025

07/29/2025

OAK FOREST POLICE DEPT, CITY OF
15440 S CENTRAL AVE
OAK FOREST, IL 60452

RE: Motorola Quote for (5 YR) Contract Extension

Dear Aaron Beatty,

Motorola Solutions is pleased to present OAK FOREST POLICE DEPT, CITY OF with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide OAK FOREST POLICE DEPT, CITY OF with the best products and services available in the communications industry. Please direct any questions to Kelsey Thompson at Kelsey.Thompson@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Kelsey Thompson

Billing Address:
OAK FOREST POLICE DEPT, CITY
OF
15440 S CENTRAL AVE
OAK FOREST, IL 60452
US

Quote Date:07/29/2025
Expiration Date:09/27/2025
Quote Created By:
Kelsey Thompson
Kelsey.Thompson@
motorolasolutions.com

End Customer:
OAK FOREST POLICE DEPT, CITY OF
Aaron Beatty
abeatty@oak-forest.org
708-705-9550

Contract: 36874 - SOURCEWELL MOBILE
VIDEO-101223-MOT
AGREEMENT: WG AGREEMENT

| Line # | Item Number | Description | Qty | Term | List Price | Contract Price | Refresh Duration |
|--------------------|-----------------|--|-----|--------|------------|----------------|------------------|
| Video as a Service | | | | | | | |
| 1 | AAS-BWC-5YR-001 | BODY WORN CAMERA AND VIDEO MANAGER EL CLOUD - 5 YEARS VIDEO-AS-A-SERVICE | 45 | 5 YEAR | \$4,140.00 | \$4,140.00 | |
| 2 | WGC02001-VAAS | VIDEOMANAGER EL CLOUD, ANNUAL UNLIMITED STORAGE PER BODY WORN CAMERA VAAS* | 45 | 5 YEAR | Included | Included | |
| 3 | WGB-0740A | V700 BODY WORN CAMERA VERIZON READY | 45 | | Included | Included | 3 YEAR |
| 4 | LSV07S03512A | ESSENTIAL SERVICE W/ACC DMG AND ADV REPLACEMENT | 45 | 5 YEAR | Included | Included | |
| 5 | SWV07S03593A | BODY WORN CAMERA SOFTWARE ENHANCEMENTS | 45 | 5 YEAR | Included | Included | |
| 6 | WGP02697-KIT | V700 SHIRT CLIP MOUNT WITH BWC BOX | 5 | | Included | Included | |
| 7 | WGP02798-KIT | V700 MAGNETIC MOUNT WITH BWC BOX | 20 | | Included | Included | |
| 8 | WGA00668-KIT | V700 LOCKING MOLLE MNT WITH BWC BOX | 20 | | Included | Included | |



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

| Line # | Item Number | Description | Qty | Term | List Price | Contract Price | Refresh Duration |
|-----------------------|-------------|---|-----|------|------------|--------------------------|------------------|
| 9 | WGP02950 | V700 BATTERY, 3.8V, 4180MAH, REMOVABLE | 45 | | \$137.50 | \$110.00 | |
| Subtotal | | | | | | \$192,487.50 | |
| Total Discount Amount | | | | | | \$6,187.50 | |
| Grand Total | | | | | | \$186,300.00(USD) | |



Pricing Summary

| | Sale Price |
|---|---------------------|
| Year 6 Subscription Fee (July 2027) | \$37,260.00 |
| Year 7 Subscription Fee | \$37,260.00 |
| Year 8 Subscription Fee | \$37,260.00 |
| Year 9 Subscription Fee | \$37,260.00 |
| Year 10 Subscription Fee (July 2032) | \$37,260.00 |
| Grand Total System Price (Inclusive of Upfront and Annual Costs) | \$186,300.00 |

**Upfront costs include the cost of Hardware, Accessories and Implementation, where applicable.*

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.





ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025
TO: Mayor Hortsman, City Council
FROM: Michael Salamowicz, Director of Public Works
SUBJECT: Storm Sewer Repair at 15401 Natalie Drive – REVISED COST

Background

Earlier this year, Public Works was notified of a sink hole, approximately 9-feet deep, that appeared between the homes at 15373 and 15401 Natalie Drive. Upon investigation, approximately 85-feet of the 21-inch concrete storm sewer is significantly deteriorated and has started to collapse, which has opened up a hole in the top of the pipe. The sink hole is a significant safety issue, especially with the two adjacent properties having kids.

Our crews were able to televise the storm sewer, to determine the limits of the damaged concrete pipe. This storm sewer drains approximately one-third to one-half of the Natalie North subdivision. Unfortunately, due to the depth of the storm sewer, it is beyond the capabilities of our crews and equipment to perform the repair work.

Public Works contacted multiple sewer contractors to obtain quotes to repair the storm sewer. Unfortunately, two of those companies stated that they would not be able to complete this work with their current schedules. The third company, Calumet City Plumbing, provided an initial quote of \$89,000. However, based on our televising report, we were able to reduce the overall limits of the storm sewer to be removed and replaced. This lowered the cost of the work to \$74,000, which was approved by the City Council at the June 24, meeting.

Calumet City Plumbing began working on the storm sewer repair at the end of July. As work has progressed, it has become evident that further sections of the storm sewer, that had not initially collapsed, have begun to deform and fail. As a result, further sections of the storm sewer will need to be removed and replaced. Thus, increasing the cost of the project. To keep the contractor moving forward on the project, we have informed them to continue the removal and replacement of the storm sewer up to the first manhole in Natalie Drive. These are the limits that were included in the original proposal from Calumet City Plumbing. Thus, the anticipated new cost of the project will be \$89,000.

This storm sewer is necessary to provide proper drainage for the Natalie North subdivision. In addition, the failure of this storm sewer is resulting in a significant safety concern for the two adjacent properties on Natalie Drive. As this is an emergency repair,

and due to the single quote (no bid) received, we are seeking a contract award via a waiver of the bid process per Section 33.101-C-5 of the City Code.

This is not a specific budgeted repair, however, the costs to repair this storm sewer can be paid from the Sewers (CIP) line item 02-18-5638.

Recommendation

Approval of the revised limits of the repair of the 21-Inch Concrete Storm Sewer, at 15401 Natalie Drive, by Calumet City Plumbing, and the increase in cost of the project, from \$74,000 to \$89,000.

Action Requested

Staff recommends approval of the revised limits of the repair of the 21-Inch Concrete Storm Sewer, at 15401 Natalie Drive, by Calumet City Plumbing, and the increase in cost of the project, from \$74,000 to \$89,000.

Proposal

Calumet City Plumbing Co., Inc.

P.O. Box 150
Calumet City, Illinois 60409
PH: (708) 868-0074
FX: (708) 868-0102

TO:

Oak Forest, City of
15440 S. Central Ave.
Oak Forest, IL 60452

| | |
|--|------------------------|
| PHONE 708-687-4050 | DATE April 18, 2025 |
| JOB NAME / LOCATION 24" Storm Sewer R&R 15401 Natalie Drive D044232 Oak Forest, IL 60452 | |
| JOB NUMBER 169973 | |

We hereby submit specifications and estimates for:

Budget Quote Open Cut:

We propose to provide labor, equipment, and material to remove existing 21" RCP pipe and install 24" ADS Pipe. Plumbing Contractor (PC) to open cut approximately 10' deep from existing manhole located in the curblin/ street to outfall approximately 170'. PC to remove existing pipe and replace with 24" ADS pipe. Bed and cover pipe in stone. Install a new flared new section with grate to outfall. Backfill repaired with existing spoils to grade. Maintenance of excavation and final restoration of same to be done by owner.

Note: PC not responsible for removing, replacing, and/or reinstalling of fencing, landscaping pavers, and a/c unit. All the above must be done by others/ owner prior to the start or work.

Budget Quote: \$89,000.00

Alternate Pipe Bursting: PC to excavate 40' trench x 10' deep to pipe burst approximately 170' of 20" HDPE pipe to outfall. Install new flared end section. Make connection at manhole with required materials. Bed and cover excavation with stone backfill remainder with existing spoils to grade.

Note: PC not responsible for any structural damages if occurred as a result of required pipe bursting work.

Budget Quote: \$147,000.00

Payment to be made in full within 30 days of completion of work.

Price does not include the following items:

Any city, county, or state fees, permits or additional bonding.

Any restoration such as, but not limited to grass/shrubbery, asphalt or concrete work of any kind or maintenance of excavated area.

Replacement or restoration of sod or landscaping.

Replacement of existing concrete.

Any additional repairs, piping or corrections not listed above or those which could be exposed through the course of construction.

Additional costs for abnormal ground conditions such as, but not limited to, excessive dewatering, frozen ground and / or slag removal.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

(\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date .

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Proposal

Calumet City Plumbing Co., Inc.

P.O. Box 150
Calumet City, Illinois 60409
PH: (708) 868-0074
FX: (708) 868-0102

TO:

Oak Forest, City of
15440 S. Central Ave.
Oak Forest, IL 60452

| | |
|--|------------------------|
| PHONE 708-687-4050 | DATE April 18, 2025 |
| JOB NAME / LOCATION 24" Storm Sewer R&R 15401 Natalie Drive D044232 Oak Forest, IL 60452 | |
| JOB NUMBER 169973 | |

We hereby submit specifications and estimates for:

Plumbing contractor is not responsible for damage to any unlocated secondary underground private utilities.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

(\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date .

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within **30** days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Proposal

Calumet City Plumbing Co., Inc.

P.O. Box 150
Calumet City, Illinois 60409
PH: (708) 868-0074
FX: (708) 868-0102

TO:

Oak Forest, City of
15440 S. Central Ave.
Oak Forest, IL 60452

| | |
|---|-----------------------|
| PHONE 708-687-4050 | DATE June 06, 2025 |
| JOB NAME / LOCATION 24" Storm Sewer Repair 15401 Natalie Drive D044232 Oak Forest, IL 60452 | |
| JOB NUMBER 170267 | |

We hereby submit specifications and estimates for:

Budget Quote Open Cut 80' Repair:

We propose to provide labor, equipment, and material to remove existing 21" RCP pipe and install 21" SDR 26 PVC Pipe. Plumbing Contractor (PC) to open cut approximately 10' deep from outfall back West approximately 80'. Bed and cover pipe in stone. Install a new flared new section with grate to outfall. Backfill repaired with existing spoils to grade. Maintenance of excavation and final restoration of same to be done by owner.

Note: PC not responsible for removing, replacing, and/or reinstalling of fencing, landscaping pavers, and a/c unit. All the above must be done by others/owner prior to the start or work.

Note: PC not responsible for any structural damages if occurred as a result of above proposed work.

Budget Quote: \$74,000.00

Payment to be made in full within 30 days of completion of work.

Price does not include the following items:

Any city, county, or state fees, permits or additional bonding.

Any restoration such as, but not limited to grass/shrubbery, asphalt or concrete work of any kind or maintenance of excavated area.

Replacement or restoration of sod or landscaping.

Replacement of existing concrete.

Any additional repairs, piping or corrections not listed above or those which could be exposed through the course of construction.

Additional costs for abnormal ground conditions such as, but not limited to, excessive dewatering, frozen ground and / or slag removal.

Plumbing contractor is not responsible for damage to any unlocated secondary underground private utilities.

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

(\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date .

Authorized
Signature _____

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 7, 2025
TO: Mayor Hortsman, City Council
FROM: Moses Amidei, City Administrator
SUBJECT: Approval of Special Event – Irish Fest at Chicago Gaelic Park

Background

Pursuant to City Code 114.053 Major Special Events, “A request for a major special event permit shall be submitted to the City Council by the Special Events Coordinator for review and consideration. The City Council, taking into consideration whether the event is to be held for a lawful purpose, whether there is a reasonable basis to believe that it will tend to cause a breach of the peace or unduly interfere with the public use of public right-of-way or other public property, or whether it will unduly interfere with the peace and quiet of the residents of the city, may approve the permit, deny the permit, or approve the permit subject to such conditions or restrictions as it deems appropriate.”

Therefore, please consider Chicago Gaelic Park’s special events permit application for Irish Fest, which will take place August 22-24 on the grounds of Chicago Gaelic Park. It is an annual event to promote Irish music and culture. The event includes musical acts, children’s entertainment, food vendors, and arts and crafts vendors.

Chicago Gaelic Park has applied for a temporary liquor license for its beer tent. It also has submitted the tent and canopy permit application for approval by the Building Department. All sanitation/food handler licenses are on file with the Building Department.

Chicago Gaelic Park has requested police and EMA assistance.

Recommendation and Action Requested

Staff recommends approval of Chicago Gaelic Park’s special events permit application.

Sent: Wednesday, July 9, 2025 8:54 AM

Subject: Online Form Submittal: Special Events Permit Application

Special Events Permit Application

| | |
|----------------------------------|--|
| Today's Date | 7/9/2025 |
| Event Name: | Gaelic Park Irish Fest |
| Sponsor Organization: | Chicago Gaelic Park |
| Event Location: | 6119 W 147th St. Oak Forest, Il 60452 |
| Approximate Number of Attendees: | 10,000 |
| Event Date(s): | August 22, 23, 24 2025 |
| Event Hours: | Fri 4p-11p, Sat 4p-11p, Sun 1p-8p |
| Event Description: | Irish Music and Cultural Event Set up Aug 15 ; Tear down Aug 25 |
| Contact Name: | Michael Cooke |
| Contact Phone: | 815-931-8306 |
| Contact Email: | boru2144@gmail.com |
| Entertainment: | Various musical acts and children's entertainment |
| Outdoor Entertainment: | Fest hours |
| Entertainment Setup/Tear Down: | Fri 4p-11p; Sat 4p-11p; Sun 1p-8p |
| Carnival: | None |
| Liquor will be provided by: | Vendor |
| Liquor License Vendor: | Gaelic Park |
| Food Vendors: | Various. Attached |
| Merchandise Vendors: | Various. Attached |
| Tents: | Illinois Tent Rentals. Carol Stream, Illinois |

Garbage Removal Plan: Flood Brothers , Oak Brook Terrace, Illinois 773-626-5800

Portable Restrooms: Service Sanitation. 800-909-5646
24 portajohns ; 3 handicap ; 10 hand wash

Water

To request access to a fire hydrant, contact Public Works at 708-535-4090. A hydrant meter requires a deposit of \$830 payable at City Hall.

Street & Parking Lot Closures: None

Traffic Control *Field not completed.*

Resident Notification: Signage

Event Promotion: Print. And Social Media

Safety, Security and City Assistance: *Field not completed.*

Safety, Security and City Assistance: ESDA; Oak Forest Police Dept.; off duty Cook County Sheriffs Police

Upload Contracted Vendor List.xlsx

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 7, 2025
TO: Mayor Hortsman, City Council
FROM: Moses Amidei, City Administrator
SUBJECT: Approval of Special Event – Old Times Picnic at Oak Forest Park District

Background

Pursuant to City Code 114.053 Major Special Events, “A request for a major special event permit shall be submitted to the City Council by the Special Events Coordinator for review and consideration. The City Council, taking into consideration whether the event is to be held for a lawful purpose, whether there is a reasonable basis to believe that it will tend to cause a breach of the peace or unduly interfere with the public use of public right-of-way or other public property, or whether it will unduly interfere with the peace and quiet of the residents of the city, may approve the permit, deny the permit, or approve the permit subject to such conditions or restrictions as it deems appropriate.”

Therefore, please consider the Oak Forest Park District’s special events permit application for Old Times Picnic, which will take place on August 31 at 15601 S. Central Avenue. The Labor Day picnic includes music, children’s activities, inflatables, and food trucks.

The Oak Forest Park District has submitted a tent and canopy permit application for approval by the Building Department. All sanitation/food handler licenses are on file with the Building Department.

The Oak Forest Park District has requested four police officers and EMA assistance for traffic control and parking.

Recommendation and Action Requested

Staff recommends approval of Oak Forest Park District’s special events permit application.

Sent: Tuesday, July 22, 2025 11:35 AM

Subject: Online Form Submittal: Special Events Permit Application

Special Events Permit Application

| | |
|----------------------------------|---|
| Today's Date | 7/22/2025 |
| Event Name: | OLD TIMES FAMILY PICNIC |
| Sponsor Organization: | Oak Forest Park District |
| Event Location: | 15601 S. Central Ave |
| Approximate Number of Attendees: | 1500 |
| Event Date(s): | 8/31/2025 |
| Event Hours: | 12pm-Dusk |
| Event Description: | Labor Day Picnic with music, kids races, inflatable bounce houses, and food trucks. Tents will begin being set up Friday August 29 and be down by Tuesday August 2. Times are TBD |
| Contact Name: | Joshua Zoberis |
| Contact Phone: | 708-687-7270 ex 117 |
| Contact Email: | jzoberis@oakforestparks.org |
| Entertainment: | DJ - Fun Fun DJ's Loren Gent 12:00pm-4:00pm Live Music: The Hat Guys - James Cashman 4:00pm-8:00pm |
| Outdoor Entertainment: | Fun Fun Dj will be 12pm-4pm and The Hat Guys will play from 4pm-8pm |
| Entertainment Setup/Tear Down: | KC Audio will be setting up the Stage and sound equipment Saturday August 30 between 9:00am and 3:00pm |
| Carnival: | Record A Hit Entertainment - Dipesh Kadakia 847-496-9869 dkadakia@recordahit.com |
| Liquor will be provided by: | Attendees (BYOB) |
| Liquor License Vendor: | <i>Field not completed.</i> |

Food Vendors: Nicky V's / 6200 159th st, Oak Forest, IL 60452 / 708-687-1122
Kona Ice / 19335 Woodfield Ct, Tinley Park, IL 60487 / 708-466-5575
Emerald Cup Coffee / Oak Forest, IL 60452 / 708-612-0876
Kenootz Pizza / 4659 147th st, Midlothian, IL 60445 / 708-535-0005
Tone Capones Tacos / 2715 W. 96th St, Evergreen Park, IL 60805 / 708-966-7449

Merchandise Vendors: *Field not completed.*

Tents: House Of Rental 847-677-2010 40 x 60 Pole Tent / 20 x 20 Frame Tent / 10 x 10 Pop up Tent

Garbage Removal Plan: Park Maintenance will continually empty trash cans. We also have a 20 yard dumpster. Nu Way Disposal (708) 789-1004

Portable Restrooms: Service and Sanitation 1-800-909-5646
6 Basic Units
1 Handicap Unit
1 Handwash Station

Water

To request access to a fire hydrant, contact Public Works at 708-535-4090. A hydrant meter requires a deposit of \$830 payable at City Hall.

Street & Parking Lot Closures: No Street Closures; Park District parking lot on Central will be used with overflow parking at Library and handicap parking at Raiders Lot

Traffic Control *Field not completed.*

Resident Notification: *Field not completed.*

Event Promotion: *Field not completed.*

Safety, Security and City Assistance: Police Department (security, money escorts), Emergency Management (traffic control)

Safety, Security and City Assistance: Police request - if possible 4 officers, 1 ATV. During event time 12pm-8pm. Will provide location of where at Central Park officers are needed the day of the event. They will be outside during the event among the crowd. EMA will help us direct traffic for parking. We will provide horses and parking signage.

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*

Upload *Field not completed.*



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025
TO: Mayor Hortsman, City Council
FROM: Moses Amidei, City Administrator
SUBJECT: Approval of Ordinance No. 2025-07-11000, Authorizing an Amendment to the Code of Oak Forest Regarding Number of Authorized Liquor Licenses

Background

Following a review of the City's internal database of its locally issued liquor licenses as of July 2025, the Illinois Liquor Control Commission's Oak Forest database as of July 2025 as well as Section 111.51 of the Code of Oak Forest, it was discovered that the amount of authorized liquor licenses as noted in said code section did not match the amount of issued liquor licenses by the City and State.

The availability, creation and issuance of local liquor licenses is within the purview of the City's Corporate Authorities, and therefore, the City's Code shall be updated to ensure that the amount of available liquor licenses matches exactly the number of licenses that have already been authorized and issued by the City.

For one's reference, a listing of the City's existing local liquor license holders as of July 2025 is attached to this memo.

Recommendation and Action Requested

Staff recommends the approval of Ordinance No. 2025-07-11000, Authorizing an Amendment to the Code of Oak Forest Regarding Number of Authorized Liquor Licenses

CITY OF OAK FOREST, ILLINOIS

ORDINANCE 2025-07-11000

**AN ORDINANCE AMENDING THE CODE OF OAK FOREST
REGARDING NUMBER OF AUTHORIZED LIQUOR LICENSES**

WHEREAS, the City of Oak Forest, Cook County, Illinois is a home rule municipality as defined by Article VI of the Illinois Constitution; and,

WHEREAS, pursuant to the Illinois Liquor Control Act, the City has the power by general ordinance to regulate the sale of alcoholic beverages within its jurisdiction; and,

WHEREAS, pursuant to the Illinois Liquor Control Act, the City has adopted liquor regulations as codified in Title XI, Chapter 111 of the Code of Oak Forest; and,

WHEREAS, the City desires to amend the City's liquor regulations to provide for changing the amount of local liquor licenses that are available to places of business within the City.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OAK FOREST, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The recitals listed above are incorporated into this Resolution as if fully set forth in this Section 1.

SECTION 2. AMENDMENT. Section 111.51 of the Code of Oak Forest is amended to read as follows:

~~111.51 NUMBER OF LICENSES.~~

~~Without the need or requirement for any further action by the City Council, when a license is forfeited or revoked or terminated for any reason, that license is immediately and automatically eliminated, and the number of licenses from that class is lowered by one:~~

- ~~(A) Class A shall not exceed 11.~~
- ~~(B) Class AVG (with video gaming) shall not exceed 11.~~
- ~~(C) Class B shall not exceed 16.~~
- ~~(D) Class BVG (with video gaming) shall not exceed 19.~~
- ~~(E) Class C shall not exceed ten.~~
- ~~(F) Class D shall not exceed zero.~~
- ~~(G) Class E shall not exceed eight.~~
- ~~(H) Class F shall not exceed 26.~~
- ~~(I) Class G shall not exceed three.~~
- ~~(J) Class GVG (with video gaming) shall not exceed two.~~
- ~~(K) Class H shall not be limited.~~
- ~~(L) Class I shall not exceed two.~~

111.51 NUMBER OF LICENSES.

The following shall be the number of licenses to be issued; there shall be issued no more than:

- (A) Two (2) Class A licenses.
- (B) Three (3) Class AVG (with video gaming) licenses.
- (C) Five (5) Class B licenses.
- (D) Twelve (12) Class BVG (with video gaming) licenses.
- (E) Nine (9) Class C licenses.
- (F) Zero (0) Class D licenses.
- (G) Three (3) Class E licenses.
- (H) Twelve (12) Class F licenses.
- (I) Zero (0) Class G licenses.
- (J) Three (3) Class GVG (with video gaming) licenses.
- (K) Class H shall not be limited.
- (L) Four (4) Class I licenses.

Without the need or requirement for any further action by the City Council, when a license is forfeited or revoked or terminated for any reason, that license is immediately and automatically eliminated, and the number of licenses from that class is lowered by one (1).

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from after its passage, approval, and publication in the manner provided by law.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 5. SEVERABILITY. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 6. PUBLICATION. The City Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4 and as otherwise provided herein.

PASSED this ____ day of _____ 2025 by the following vote:

| Alderman | Aye | Nay | Absent | Alderman | Aye | Nay | Absent |
|-------------------------------------|------------|------------|---------------|---------------------------------------|------------|------------|---------------|
| Ken Keeler (1 st Ward) | | | | Jim Emmett (5 th Ward) | | | |
| Joe McCarthy (2 nd Ward) | | | | James Stuewe (6 th Ward) | | | |
| Charles Wolf (3 rd Ward) | | | | Denise Danihel (7 th Ward) | | | |
| Curt Kunz (4 th Ward) | | | | | | | |

APPROVED this ____ day of _____ 2025.

Approved: _____
Mayor

ATTEST:

Clerk

PUBLISHED in pamphlet form this _____ day of August 2025.

| ILCC Account Name | Corporation Name | Address | License Class |
|--------------------------------|--------------------------------------|---------------------------|----------------------|
| 151 OAK FOREST INC | 151 OAK FOREST INC. | 15103 CICERO AVE | F |
| 7-ELEVEN #33776J | 7-ELEVEN INC | 14717 CENTRAL AVE | F |
| 7-ELEVEN#33838B | MIRA313 CORPORATION | 4901 W 167TH ST | F |
| AB&B GAS STATION | ARTISAN BAKE AND BREW LLC | 14701 CENTRAL AVE | F |
| ALDI INC #41 | ALDI INC | 4250 W. 167TH STREET | F |
| BLARNEY STONE | BLARNEY STONE INC | 15400 CICERO AVE | GVG, C |
| BOFILL'S BARBEQUE LLC | BOFILLS BARBEQUE LLC | 15159 CICERO AVE | B |
| BP AMOCO | CM 159TH INC | 5548 159TH ST | F |
| CAPTAIN JACKS BEVERAGES-OF INC | CAPTAIN JACKS BEVERAGES-OF INC | 15211 CICERO AVE | GVG |
| CHEERS OF OAK FOREST | ZEE MEX INCORPORATED (HAROLD'S) | 16200 CICERO AVE | BVG |
| CHICAGO GAELIC PARK | GAELIC ENTERPRISES INC | 6119 W 147TH ST | B,C |
| CINDY'S PUB | HOSMAN LLC | 5230 159TH ST | AVG |
| CIRCLE K #4706823 | RDK VENTURES LLC | 5600 159TH ST | F |
| CIRCLE K #4706880 | RDK VENTURES LLC | 6798 159TH ST | F |
| CLOVER'S BAR & GRILL | TAMIR ENTERPRISES INC | 15548 CICERO AVE | BVG |
| COOPERS BAR & GRILL | D & K PROPERTIES 15150, INC. | 15158 CICERO AVE | BVG |
| DOTTY'S | ILLINOIS CAFE & SERVICE COMPANY, LLC | 5472 159TH ST | I |
| DOTTY'S | ILLINOIS CAFE & SERVICE COMPANY, LLC | 6070 159TH ST | I |
| ELA'S | OPPKTS CORPORATION | 4142 167TH ST SUITE 1 | I |
| ELVIA'S ARTISAN PASTRIES | LOGRA GROUP LLC | 6050 159TH ST | B,C |
| FLANNERY'S IN THE FOREST | FAB OF OAK FOREST INC | 15427 CICERO AVE | AVG, C |
| GREY'S SOCIAL INC | GREY'S SOCIAL, INC. | 5420 159TH ST | BVG, C |
| JACK GIBBONS GARDENS | JACK GIBBONS GARDENS INC | 14700 OAK PARK AVE | B |
| KAPPY'S IRISH PUB | KAPPYS OAK FOREST INC | 5233 159TH ST UNIT D | AVG |
| MARCOTTE'S BAR AND GRILL | 2 SISTERS BARS CORP | 15501 CICERO AVE | BVG, C |
| MARKELLAS GYROS | MARKELLAS 1 INC | 15500 CICERO AVE | BVG |
| MICKEY'S CASUAL DINING | PISKOPOS VENTURES INC | 15221 CICERO AVE | BVG |
| NITE GAMES | BJKR, INC. | 5544 147TH ST SUITE A | BVG, C |
| OAK FOREST BEGGARS PIZZA | OAK FOREST BP, INC. | 15600 CICERO AVE | BVG, C |
| OAK FOREST MARATHON | OAK FOREST MARATHON, INC. | 15301 SOUTH HARLEM AVE | GVG |
| OAK FOREST NEW HORIZON | SECOND CHANCE INN INC | 14741 CENTRAL AVE | BVG |
| OAK FOREST SHELL | 16700 OAK FOREST INC. | 16702 CICERO AVE | F |
| OAKFOREST TOBACCO & LIQUOR | P & K BEVERAGES INC | 6072 159TH ST | E |
| OLIVER'S BAR & GRILL | OLIVER'S BAR AND GRILL INC | 6150 159TH ST | BVG, C |
| OSCO DRUG #2363 | AMERICAN DRUG STORES LLC | 5610-5616 W 159TH STREET | F |
| ROSE LIQUORS | AHNP WINE AND SPIRITS INC | 4142 167TH ST UNIT 10-11A | E |
| SAKE BOB & BBQ JAPANESE RESTAU | M.K.W. RESTAURANTS LTD | 6210 159TH ST | B |
| SANDY'S PLACE | JAY BAVAJI OAK FOREST INC | 5203 159TH ST | BVG |
| STOP N GO | YAZEN GROUP INC | 5214 159TH ST | E |
| THE EXCLUSIVE POUR, LLC | THE EXCLUSIVE POUR, LLC | 6080 159TH ST | A |
| THE LINGER EXPERIENCE | TRIGROUP HOLDINGS INC | 4142 167TH ST SUITE 13 | A |
| TRACY'S | OCEAN BLUE RESTAURANT GROUP INC. | 5233 159TH ST SUITE B | I |
| WALGREENS #05104 | BOND DRUG COMPANY OF ILLINOIS LLC | 5525 159TH ST | F |
| YASH AND HARSH LLC | YASH AND HARSH LLC | 5347 159TH ST | F |



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025
TO: Mayor Hortsman, City Council
FROM: Moses Amidei, City Administrator
SUBJECT: Consideration of the approval of Ordinance 2025-08-1106O – Authorizing the Issuance of a Class F Liquor License to Hanumant, Inc. – 14717 South Central Avenue

Background

7-11, Inc. is the current business owner and liquor license holder of the 7-11 business located at 14717 South Central Avenue. 7-11, Inc. has “franchised” the subject premises and the 7-11 business will now be run by Mr. Shubham Patel of Hanumant, Inc. Pursuant to Section 11.55(B) of the Code of Oak Forest, this business ownership change requires the issuance of a new liquor license to the new business owner.

Mr. Patel has completed all applicable liquor and business license application requirements and has also passed all applicable City inspections.

Should the City Council approve the issuance of the liquor license to Mr. Patel, Mr. Patel shall pay all remaining applicable City license fees and shall also further provide the City a copy of his State Liquor License following his approval of same.

Recommendation and Action Requested

Staff recommends the approval of Ordinance 2025-08-1106O – Authorizing the Issuance of a Class F Liquor License to Hanumant, Inc.

CITY OF OAK FOREST, ILLINOIS

ORDINANCE 2025-08-11060

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CLASS F LIQUOR LICENSE TO HANUMANT, INC. – 14717 SOUTH CENTRAL AVENUE

WHEREAS, the City of Oak Forest, Cook County, Illinois is a home rule municipality as defined by Article VI of the Illinois Constitution; and,

WHEREAS, pursuant to the Illinois Liquor Control Act, the City has the power by general ordinance to regulate the sale of alcoholic beverages within its jurisdiction; and,

WHEREAS, pursuant to the Illinois Liquor Control Act, the City has adopted liquor regulations as codified in Title XI, Chapter 111 of the Code of Oak Forest; and,

WHEREAS, the City desires to issue a Class F Liquor License to Hanumant, Inc. as said entity is now the owner and operator of the “7-11” business located at the subject premises.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OAK FOREST, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The recitals listed above are incorporated into this Resolution as if fully set forth in this Section 1.

SECTION 2. LICENSE. Pursuant to Section 111.55(B) of the Code of Oak Forest, Hanumant, Inc. is the new owner and operator of the 7-11 business located at 14717 South Central Avenue, Oak Forest, Illinois 60452, as 7-11, Inc. will no longer operate same. The Mayor is hereby authorized to issue a Class F Liquor License to Hanumant, Inc. as authorized by Section 111.51(H) of the Code of Oak Forest.

SECTION 3. PROVISIONS. Approval is conditioned on Hanumant, Inc.’s compliance with all applicable provisions of Title XI, Chapter 111 of the Code of Oak Forest.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect from after its passage, approval, and publication in the manner provided by law.

SECTION 5. REPEAL OF CONFLICTING PROVISIONS. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 6. SEVERABILITY. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 7. PUBLICATION. The City Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after

its passage and publication in accordance with 65 ILCS 5/1-2-4 and as otherwise provided herein.

PASSED this ____ day of _____ 2025 by the following vote:

| Alderman | Aye | Nay | Absent | Alderman | Aye | Nay | Absent |
|-------------------------------------|------------|------------|---------------|---------------------------------------|------------|------------|---------------|
| Ken Keeler (1 st Ward) | | | | Jim Emmett (5 th Ward) | | | |
| Joe McCarthy (2 nd Ward) | | | | James Stuewe (6 th Ward) | | | |
| Charles Wolf (3 rd Ward) | | | | Denise Danihel (7 th Ward) | | | |
| Curt Kunz (4 th Ward) | | | | | | | |

APPROVED this ____ day of _____ 2025.

Approved: _____
Mayor

ATTEST:

Clerk

PUBLISHED in pamphlet form this _____ day of August 2025.



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025

TO: Mayor Hortsman, City Council

FROM: Paul Ruane, Assistant Director of Community and Economic Development

SUBJECT: Approval of Ordinance 2025-08-1102O, authorizing a variation request to allow additional signage in the C2 – General Service Commercial District at 4152 W. 167th Street

Background

Dunkin’ and Baskin Robbins is an existing business that opened in 2005. The business has gone through a few color changes over the years. This will be the first a remodel and façade update to bring in new materials and look to the building in order to conform to Dunkin’s corporate branding.

The current requirements of the sign code do allow for a one primary sign and two accessory signs on a building with greater than 30 feet of frontage. The primary sign is allowed up to 50% of the total length of the frontage to the smallest frontage size.

| Elevation | North | South | East | West |
|------------------|-------|-------------------|-------------------|---------------|
| Sign 1 (Primary) | | 8 foot 1 inch | | |
| Sign 2 | | 7 foot 11¼ inches | | |
| Sign 3 | | | 7 foot 11¼ inches | |
| Sign 4 | | | 10 foot 9½ inches | |
| Sign 5 | | | | 9 foot ¾ inch |

Recommendation

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

Action Requested

Approval of Ordinance 2025-08-1102O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-08-11020

AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW ADDITIONAL SIGNAGE
IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 4152 W. 167TH STREET

(Dunkin' – Sign Variation – ZC# 25-19)

Passed by the City Council, August 12, 2025

Printed and Published, August 12, 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. 2025-08-11020

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

AN ORDINANCE AUTHORIZING A VARIATION REQUEST TO ALLOW ADDITIONAL SIGNAGE IN THE C2 – GENERAL SERVICE COMMERCIAL DISTRICT AT 4152 W. 167TH STREET

(Dunkin' – Sign Variation – ZC# 25-19)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Asif Nathani – NEM Network - Dunkin, (*"Petitioner"*), has applied for a variation to allow five signs where three are allowed in the C2-General Service Commercial District (*"Requested Relief"*), at the property commonly known as 4152 W. 167th Street which property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance (*"Property"*).

Section 2. PUBLIC HEARING.

A public hearing was duly advertised on July 1, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on August 6, 2025, on which date the PZC adopted PZC Resolution 25-20, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. VARIATION.

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

- A. A variation to Section 9-106 F(3)(e)(viii)(1) to allow five signs where three are allowed by code.

Section 4. CONDITIONS.

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

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

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

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

Section 5. FAILURE TO COMPLY WITH CONDITIONS.

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

Section 6. EFFECTIVE DATE.

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

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

ADOPTED

This 12th Day of August, 2025

APPROVED By Mayor

This 12th Day of August, 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 3 AND 4 IN OAK FOREST INDUSTRIAL PARK ADDITION, BEING A RESUBDIVISION OF LOTS 20 TO 23 AND THE SOUTH ½ OF LOT 19 AND A VACATED PORTION OF 165TH STREET IN ARTHUR R. MCINTOSH AND COMPANY'S SOUTHTOWN FARMS UNIT NO. 7 AND PART OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 30, 1988 AS DOCUMENT NUMBER 88601105, IN COOK COUNTY, ILLINOIS.

...commonly referred to as 4152 W. 167th Street, Oak Forest, Illinois 60452

PIN: 28-22-405-047-0000



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

July 16, 2025

TITLE: DUNKIN' & BASKIN ROBBINS – NUMBER OF SIGNS VARIATION

CASE NUMBER: ZC #25-19

REQUESTS: VARIATION APPROVAL
The applicant requests review and recommendation of approval of a variation request to allow five signs where three are allowed in the C2 – General Service Commercial District

LOCATION: 4152 W. 167th Street

APPLICANT INFORMATION

APPLICANT: Asif Nathani – NEM Network, Dunkin

MEETING DATE: July 16, 2025

NOTICE PUBLISHED: July 1, 2025
Daily Southtown

STAFF: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval of a variation request to allow five signs where three are allowed in the C2 – General Service Commercial District

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

Dunkin’ and Baskin Robbins is an existing business that opened in 2005. The business has gone through a few color changes over the years. This will be the first a remodel and façade update to bring in new materials and look to the building in order to conform to Dunkin’s corporate branding.

III. CONTEXT

| | |
|--------------------------------------|---|
| Surrounding Zoning & Uses | <p><u>North:</u> I1 – Industrial District</p> <p><u>South:</u> Country Club Hills</p> <p><u>West:</u> C2 – General Service Commercial District</p> <p><u>East:</u> C3 – Markham</p> |
|--------------------------------------|---|

Exhibit 1: Aerial Location

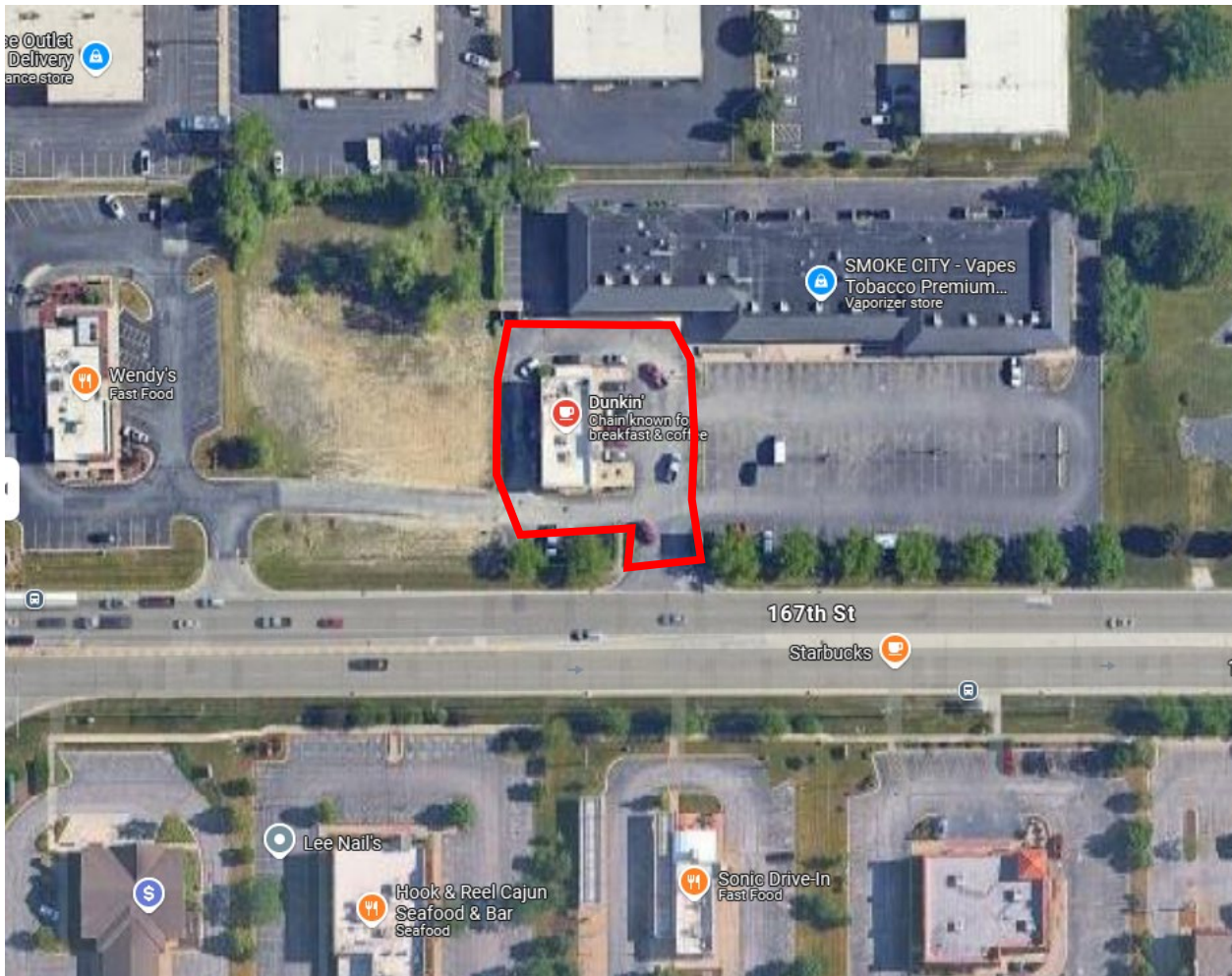


Exhibit 2: Existing Façade



South Elevation



North Elevation

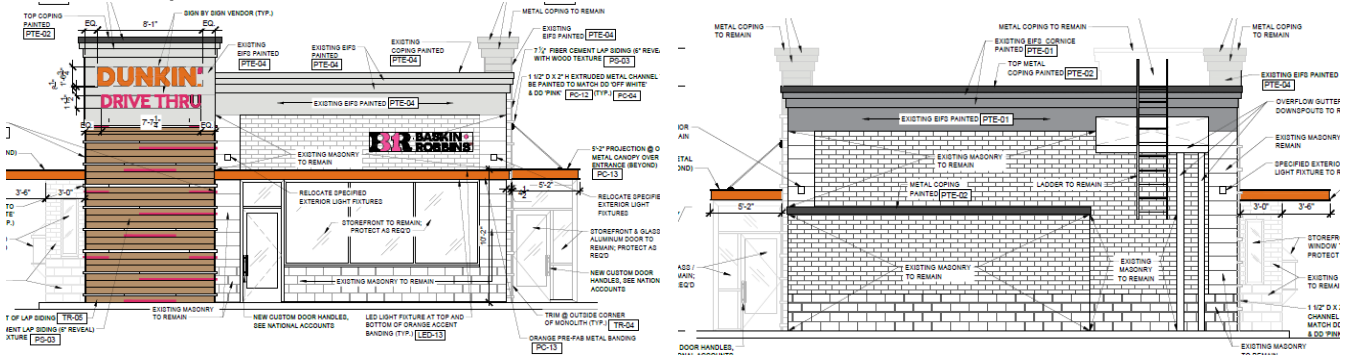


East Elevation



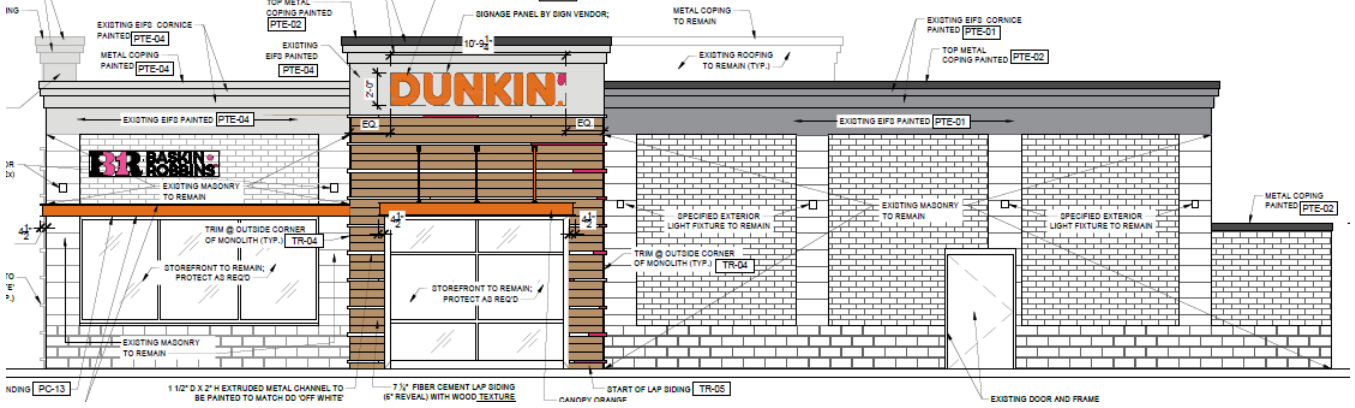
West Elevation

Exhibit 3: Proposed Elevations

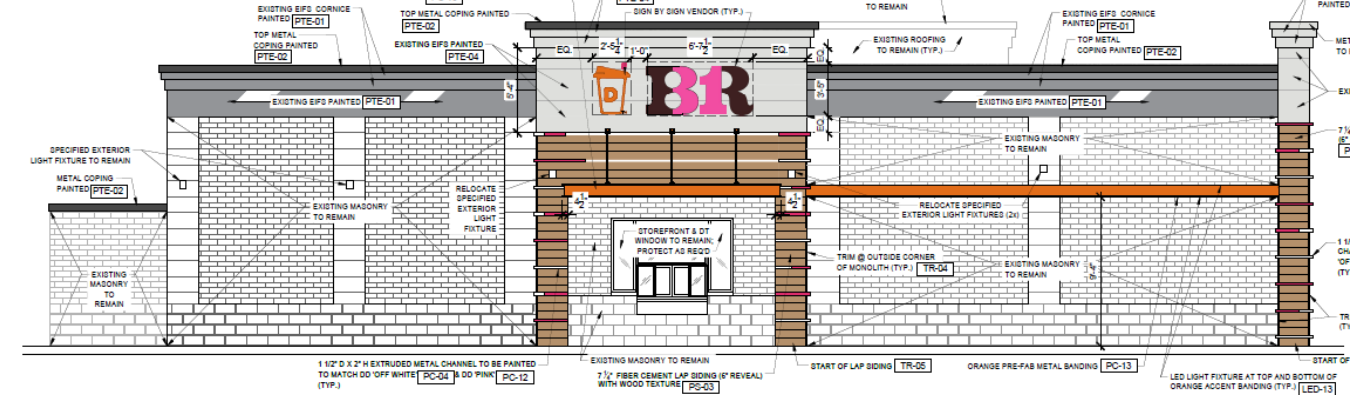


South Elevation

North Elevation

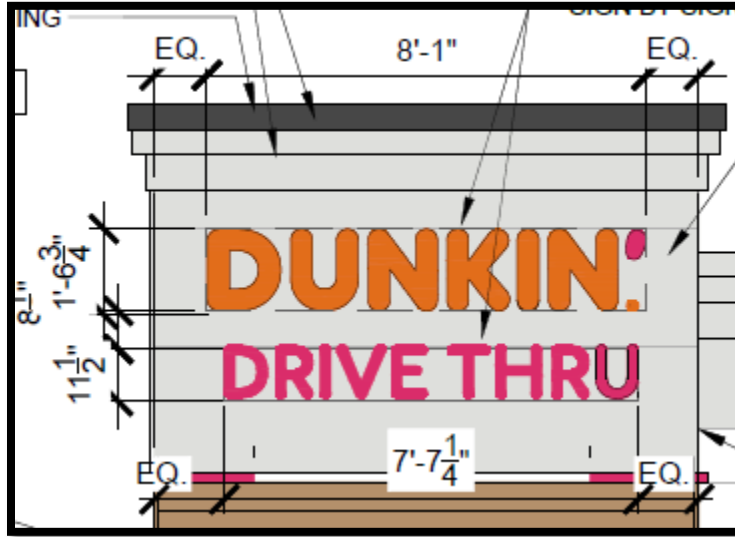


East Elevation

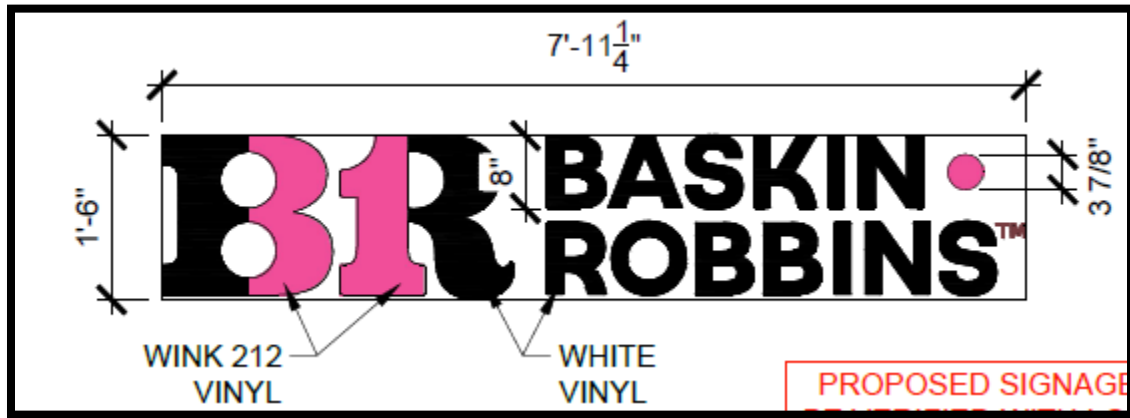


West Elevation

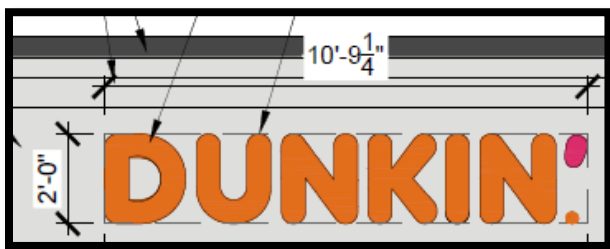
Exhibit 4: Proposed Signs



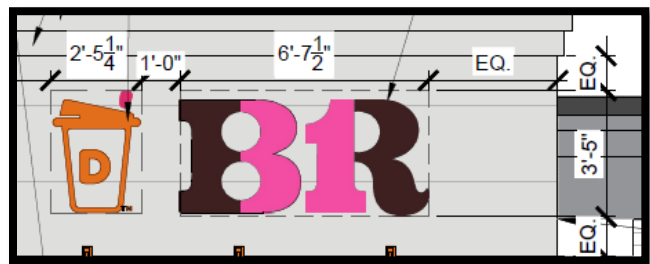
South facing Dunkin Sign



South and East facing Baskin Robbins Sign



East facing Dunkin sign



West facing BR sign

IV. Analysis

The current requirements of the sign code do allow for a one primary sign and two accessory signs on a building with greater than 30 feet of frontage. The primary sign is allowed up to 50% of the total length of the frontage to the smallest frontage size. The accessory signs facing a parking lot are able to be 25% of the total length of the frontage to which it’s attached, and the accessory signs facing the drive thru are able to be 20% the maximum area allowed, which is interpreted to mean 20% of the building frontage to which it is attached.

The building frontage facing the street is approximately 35ft, the frontage facing the parking lot is approximately 80ft, and the frontage facing the drive thru is 71ft. The primary sign is allowed 17.5ft, the accessory signs facing the parking lot (East) is allowed 20ft, and the accessory sign over the drive thru (west) is allowed 14.2ft. Thus, all the signs fall under the width requirements.

Therefore, the request is only for the 4th and 5th sign which is currently not allowed.

| Elevation | North | South | East | West |
|---------------------|-------|---------|---------|-------|
| Sign 1 (Primary) | | 8’1” | | |
| Sign 2 | | 7’ 11¼” | | |
| Sign 3 | | | 7’ 11¼” | |
| Sign 4 | | | 10’ 9½” | |
| Sign 5 | | | | 9’ ¾” |

V. Conclusion

| STANDARDS FOR VARIATIONS | |
|----------------------------------|---|
| <i>General Standard</i> | <p><i>No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Subsection F.</i></p> <p>Met. The requested variation for additional wall sign does have a particular hardship or practical difficulty present in this case.</p> |
| <i>Unique Physical Condition</i> | <p><i>The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.</i></p> <p>Met. The subject property currently is in a unique physical condition not experienced by other properties in the vicinity. The property is an out lot in a shopping plaza, with visibility all along 167th on three sides of the building. Thus, it requires additional signage compared to its neighbors who don’t have the same visibility.</p> |

| | |
|---|---|
| <p><i>Not Self-Created.</i></p> | <p><i>The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.</i></p> <p>Met. The applicant does organize two businesses into one building. The conditions are unique in comparison to the neighboring properties with similar frontage.</p> |
| <p><i>Denied Substantial Rights</i></p> | <p><i>The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.</i></p> <p>Met. The code provides options to other businesses and properties. However, they do not share the same unique conditions. These rights are already provided to other properties beyond which is offered to the petitioner.</p> |
| <p><i>Not Merely Special Privilege</i></p> | <p><i>The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.</i></p> <p>Met. The unique conditions are not merely a special privilege.</p> |
| <p><i>Code Plan and Purposes</i></p> | <p><i>The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.</i></p> <p>Met. The request does not conflict with the Comprehensive Plan.</p> |
| <p><i>Essential Character of the Area</i></p> | <p><i>The variation would not result in a use or development on the subject property that: (a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity; (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; (c) Would substantially increase congestion in the public streets due to traffic or parking; (d) Would unduly increase the danger of flood or fire; (e) Would unduly tax public utilities and facilities in the area; or (f) Would endanger the public health and safety.</i></p> <p>Met. The requested variation will not have a significant or detrimental impact in ways addressed in this standard.</p> |
| <p><i>No Other Remedy</i></p> | <p><i>There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.</i></p> <p>Met. The requested wall signs meet the special circumstances and is reasonable use of the subject property.</p> |
| <p>TOTAL MET: 8 of 8 standards</p> | |

VI. PZC MOTION

Motion to affirm PZC Resolution 25-20 recommending approval for a variation request to allow five signs where three are allowed in the C2 – General Service Commercial District



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-08-1103O, authorizing a special use permit to allow an automobile dealership in the C3 – Central Business District at 15360 S. Cicero Avenue

Background

The applicant owns the subject property. The property fronting 154th street used to be the tri-county truck tops location and is currently vacant. This property was bought by the applicant Top Speed Auto to combine with their parcels to the north to have the required one acre for an Automobile dealership. Top Speed Auto has also begun investing in the property before securing their special use permit through repaving the drive way and installing a screening fence in the back.

While an Automobile dealership does not match the comprehensive plans vision for a more walkable Cicero Avenue, the current auto mobile business on the property does not negatively impact the street scape significantly more than the neighboring uses. Additionally, this use brings additional tax revenue to the city by occupying a currently vacant site. Top Speed Auto could make their street scape more attractive by attractively displaying their nicer vehicles in the front of their property, so they can be a part of the street scape and admired by people walking by

Recommendation

The Planning and Zoning Commission recommended approval of the requested special use permit.

Action Requested

Approval of Ordinance 2025-08-1103O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-08-11030

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO ALLOW AN AUTOMOBILE DEALERSHIP IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15360 S. CICERO AVENUE

(Top Speed Auto – Automobile Dealership – ZC# 25-22)

Passed by the City Council, August 12, 2025

Printed and Published, August 12, 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. 2025-08-11030

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 AN AUTOMOBILE DEALERSHIP IN THE C3 – CENTRAL BUSINESS DISTRICT AT 15360 S. CICERO AVENUE

(Top Speed Auto – Automobile Dealership – ZC# 25-22)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Top Speed Auto, ("*Petitioner*"), has applied for a special use permit for an automobile dealership ("*Requested Relief*"), at the property commonly known as 15360 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 16, 2025 in the Daily Southtown and was held by the Planning and Zoning Commission ("PZC") on July 22, 2025, on which date the PZC adopted PZC Resolution 25-24, which thereby recommended approval of the Petitioner's application for the Requested Relief.

Section 3. SPECIAL USE PERMIT FOR AN AUTOMOBILE DEALERSHIP.

Subject to the conditions set forth in Section 4 of this Ordinance, a special use permit allowing for an automobile dealership 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.
5. Other.
 - a. The subject property must comply with all city codes and zoning code regulations.
 - b. Maximum of 50 cars can be sold on site located in the parking lot at any given time.

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 12th Day of August, 2025

APPROVED By Mayor

This 12th Day of August, 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 11 AND LOT 12 IN BLOCK 19 IN ARTHUR T. MCINTOSH AND COMPANY'S
CICERO AVENUE SUBDIVISION IN THE WEST 1/2 OF SECTION 15 AND THE EAST 1/2
OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 8, 9 AND 10 IN BLOCK 19 IN ARTHUR T. MCINTOSH AND COMPANY'S CICERO
AVENUE SUBDIVISION IN THE WEST 1/2 OF SECTION 15 AND THE EAST 1/2 OF
SECTION 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 15350-15360 Cicero Avenue, Oak Forest, IL 60452

PINs: 28-16-208-027-0000
28-16-208-026-0000
28-16-208-021-0000
28-16-208-020-0000

EXHIBIT B
Unconditional Agreement and Consent

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

WHEREAS, Top Speed Auto, (*Petitioner*) has sought a special use permit for a banquet room (*Requested Relief*); and

WHEREAS, Ordinance No. 2025-08-1103O, adopted by the Oak Forest City Council on August 12, 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.

Top Speed Auto

By: _____

Its: _____

SUBSCRIBED and SWORN to

Before me this ____ day of

_____, 2025

Notary Public

<notary seal>



CITY OF OAK FOREST
PLANNING & ZONING COMMISSION
Staff Report

August 6, 2024

TITLE: WIWASON LINKS AUTO DEALERSHIP SPECIAL USE PERMIT

CASE NUMBER: ZC #25-22

REQUEST: SPECIAL USE PERMIT
The applicant requests review and recommendation of approval for a special use permit to allow for an automobile dealership in the C3 – Central Business District

LOCATION: 15360 S. Cicero Avenue

APPLICANT INFORMATION

APPLICANT: Top Speed Auto

MEETING DATE: August 6, 2025

NOTICE PUBLISHED: July 22, 2025
Daily Southtown

STAFF: Hunter Heyman, Community Planner

I. REQUEST

The applicant requests review and recommendation of approval for a special use permit to allow for an automobile dealership in the C3 – Central Business District

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 owns the subject property. The property fronting 154th street used to be the tri-county truck tops location and is currently vacant. This property was bought by the applicant Top Speed Auto to combine with their parcels to the north to have the required one acre for an Automobile dealership. Top Speed Auto has also begun investing in the property before securing their special use permit through repaving the drive way and installing a screening fence in the back.

III. EXISTING CONDITIONS

| | |
|--|---|
| Zoning | C3 – Central Business District |
| Current Use | Auto Repair / Vacant |
| Future Land Use | Commercial |
| Existing Site Features - Property | <p><u>Buildings</u> Three one story buildings. Two are currently used for Automobile repair and the last is vacant.</p> <p><u>Access</u> The subject property is currently accessed by four access points. Three curb cuts off of Cicero Avenue and 1 Curb cut off of 154th Street</p> |

IV. CONTEXT

| | |
|---|--|
| Surrounding Zoning & Uses | <p><u>North:</u> C3- Central Business District</p> <p><u>South:</u> C3 – Central Business District</p> <p><u>West:</u> C3 – Central Business District (Multifamily development)</p> <p><u>East:</u> C3 – Central Business District</p> |
| C2- General Service Commercial District | |

Exhibit 1: Aerial

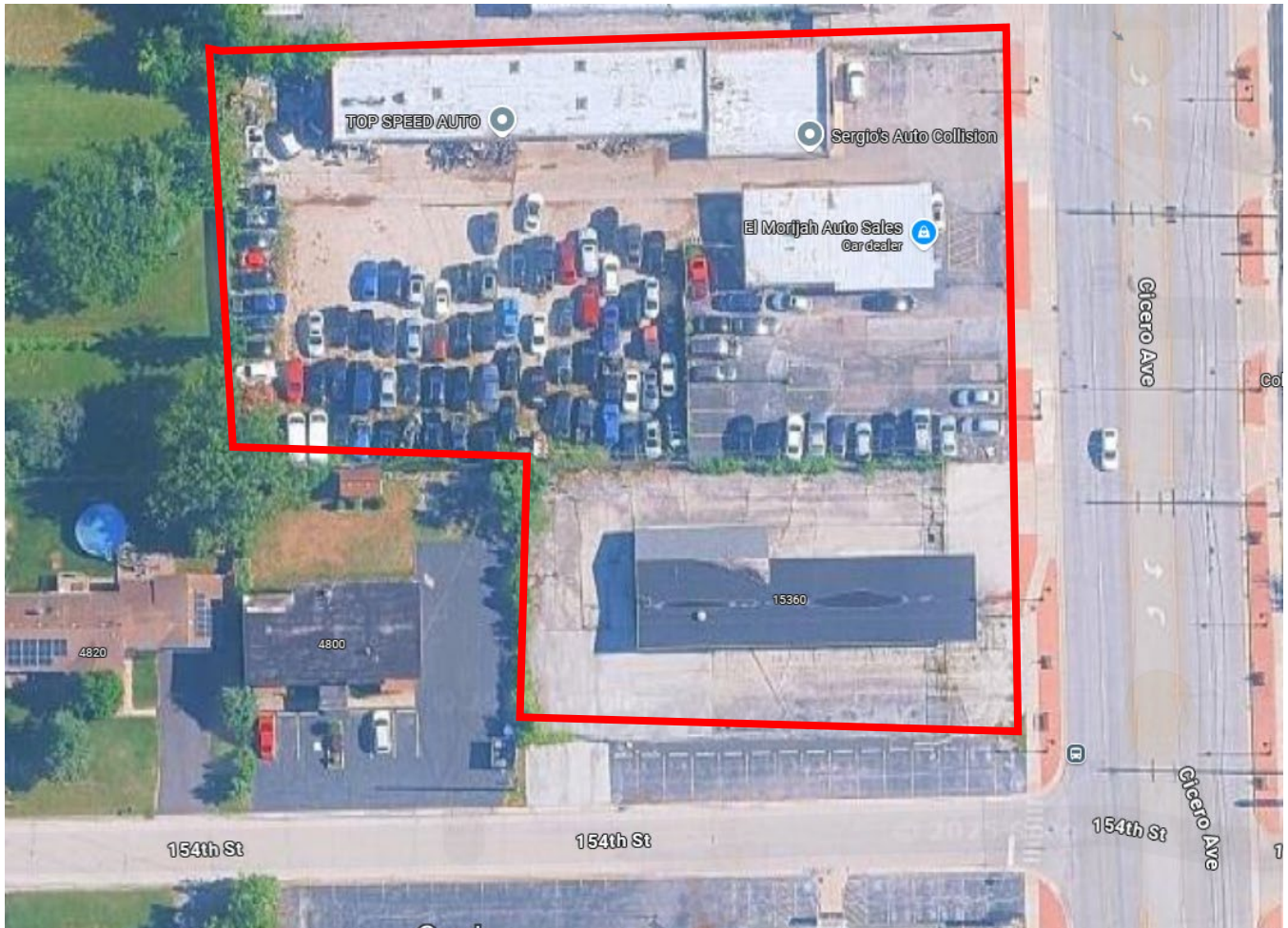


Exhibit 2: Site Plan

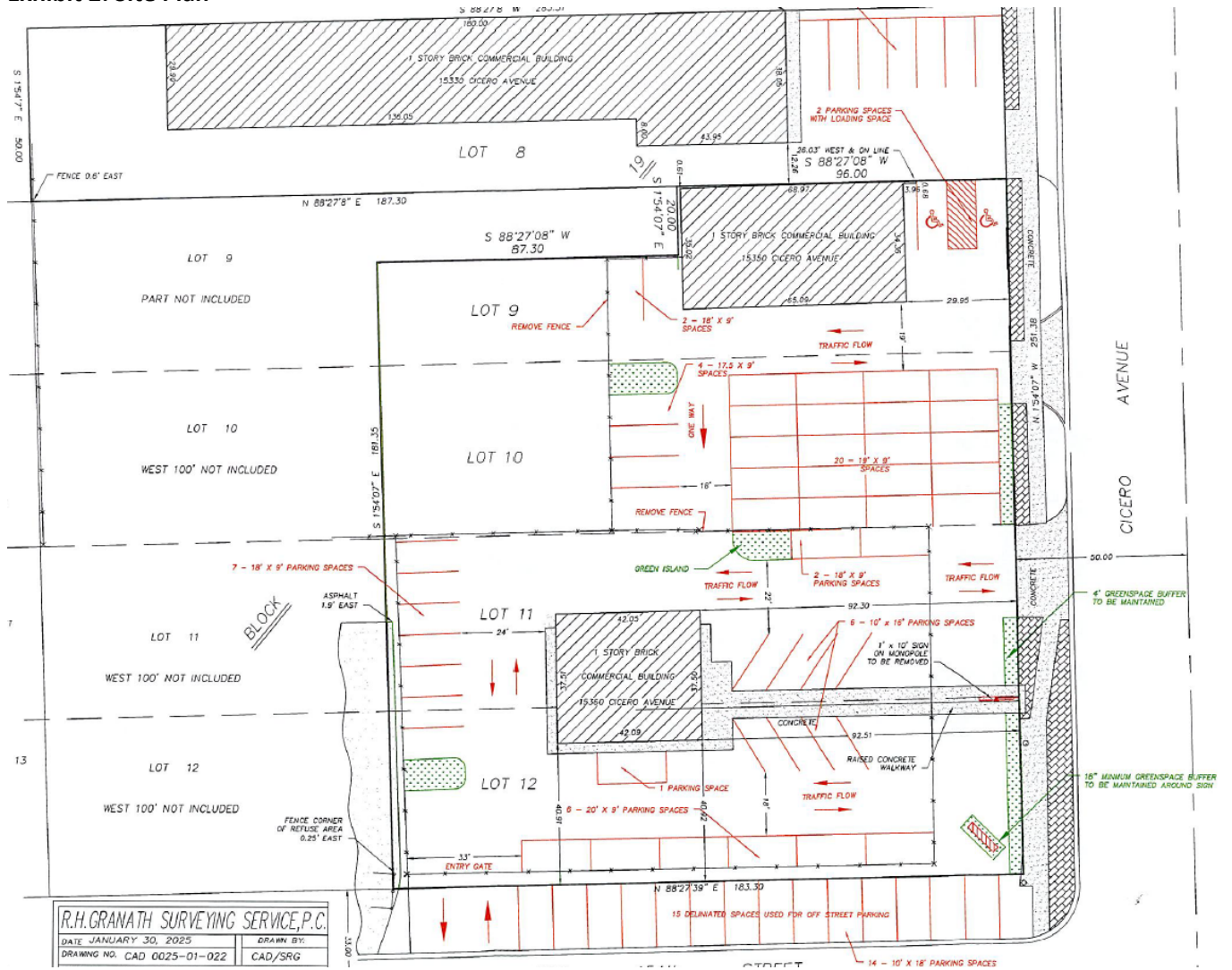


Exhibit 3 Site Photos



V. ANALYSIS

While an Automobile dealership does not match the comprehensive plans vision for a more walkable Cicero Avenue, the current auto mobile business on the property does not negatively impact the street scape significantly more than the neighboring uses. Additionally, this use brings additional tax revenue to the city by occupying a currently vacant site. Top Speed Auto could make their street scape more attractive by attractively displaying their nicer vehicles in the front of their property, so they can be a part of the street scape and admired by people walking by

The future land use map designated this area as a Commercial Use, which is cohesive with the proposed use.

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 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 will not have undue 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 on 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 | |

VII. PZC MOTION

Motion to affirm PZC Resolution 25-24 recommending approval for a special use permit to allow an automobile dealership in the C3 – Central Business District for 15360 S. Cicero Avenue



ALL GOOD THINGS CLOSE TO HOME

CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025
TO: Mayor Hortsman, City Council
FROM: Paul Ruane, Assistant Director of Community and Economic Development
SUBJECT: Approval of Ordinance 2025-08-1105O, authorizing an amendment to section 32.449 Façade Improvement Grant Program of the City of Oak Forest City Code

Background

Through various discussions with the Economic Advisory Council (EAC), staff reviewed the City's Façade Improvement Grant Program. The EAC discussed several key points for consideration as amendments to the City Code. Those key changes included the following updates:

- Minimum eligible project cost: \$5,000
- Maximum reimbursement amount: \$50,000
- Frequency of application eligibility for businesses/property owners? 3 years per building
- Inclusion of parking lots to ineligible costs

Recommendation

The Economic Advisory Council recommended the requested amendments to the program.

Action Requested

Approval of Ordinance 2025-08-1105O.

CITY OF OAK FOREST

ORDINANCE NO. 2025-08-11050

AN ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION 32.449 FAÇADE
IMPROVEMENT GRANT PROGRAM OF THE CITY OF OAK FOREST CITY CODE

(Façade Improvement Grant Program Updates)

Passed by the City Council, August 12, 2025

Printed and Published, August 12, 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. 2025-08-11050

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

AN ORDINANCE AUTHORIZING AN AMENDMENT TO SECTION 32.449 FAÇADE IMPROVEMENT GRANT PROGRAM OF THE CITY OF OAK FOREST CODE OF ORDINANCES

(Façade Improvement Grant Program Updates)

shall be, and is hereby, adopted as follows:

WHEREAS, the City of Oak Forest, Cook County, Illinois is a home rule municipality as defined by Article VI of the Illinois Constitution; and;

WHEREAS, the Illinois General Assembly has empowered and authorized municipalities to revise, amend, restate, codify and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form; and;

WHEREAS, the Oak Forest City Council has authorized a general compilation, revision and codification of the ordinances of the City of Oak Forest of a general and permanent nature and publication of such ordinance in book form; and

WHEREAS, it is necessary to provide for the usual daily operation of the municipality and for the immediate preservation of the public peace, health, safety and general welfare of the municipality that this Ordinance take effect at an early date; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF OAK FOREST, pursuant to and in reliance upon its power and authority as a home rule municipality:

Section 1: RECITALS.

The recitals listed above are incorporated into this Ordinance as if fully set forth in this Section 1.

Section 2: AMENDMENT.

That Section 32.449 entitled "Façade Improvement Grant Program" under "Economic Advisory Council" under Chapter 32 entitled "City Organizations and Programs", of Title II "Administration" of the City of Oak Forest Code of Ordinances is hereby amended by changing those provisions set forth in bold print and underscored below (i.e., **bold print and underscored or strikethrough**).

32.449 (A)(1) Grant eligibility. To be eligible for a facade improvement grant, a building must be used in commercial or industrial purposes. **~~Business property owners must propose to make at~~**

~~least \$20,000~~ Applicants must plan to install a minimum of \$5,000 of eligible improvements, as defined in division (A)(3) of this section, to be eligible for a facade improvement grant.

32.449 (A)(2) Limit and nature of grant award. Facade improvement grants will be issued to qualifying applicants in a maximum amount not greater than 33% of the actual cost of the eligible improvements except for qualifying sign amortization projects where the maximum amount will be not greater than 50% of the actual cost. Facade improvement grants shall be limited to a maximum of \$50,000 per building within any three-year period.

32.449 (A)(4) (d) Acquisition of land or buildings; ~~and~~

32.449 (A)(4) (e) Air conditioning and heating facilities; ~~and~~

32.449 (A)(4) (f) Parking lots

32.449 (C) Economic ~~Advisory Council Development Commission~~; review and recommendations; City Council action.

32.449 (C)(1) Upon the Community Development Director's receipt of application materials, he or she shall review the application to determine its completeness with the above requirements. If an application is deemed complete by the Community Economic Development Director, he or she shall submit a report to the City Council Economic Advisory Council outlining the facts, proposed improvements, and requested assistance.

32.449 (C)(3) Not later than 45 days after receipt of the report from the Community Development Director, as established in division (C)(1) of this section, the Economic Advisory Council City Council shall convene to consider the application and a draft facade improvement grant agreement, ~~which~~ shall be approved by resolution duly adopted by City Council ~~with the condition that the Economic Advisory Council holds a public meeting~~ to approve final cost estimates.

Section 3: EFFECTIVE DATE

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

Section 4: REPEAL OF CONFLICTING PROVISIONS.

All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 5: SEVERABILITY.

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 6: PUBLICATION.

The City Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4 and as otherwise provided herein.

ADOPTED

This 12th Day of August, 2025

APPROVED By Mayor

This 12th Day of August, 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 | | | | |

§ 32.449 FACADE IMPROVEMENT GRANT PROGRAM.

(A) The economic advisory council is authorized to implement and oversee a facade improvement grant program to promote the continued use and maintenance of commercial buildings in the city and to recommend the payment of grants to business property owners for improvements to their building facades. The facade improvement grant program shall be administered as follows:

(1) *Grant eligibility.* To be eligible for a facade improvement grant, a building must be used in commercial or industrial purposes. Applicants must plan to install a minimum of \$5,000 of eligible improvements, as defined in division (A)(3) of this section, to be eligible for a facade improvement grant.

(2) *Limit and nature of grant award.* Facade improvement grants will be issued to qualifying applicants in a maximum amount not greater than 33% of the actual cost of the eligible improvements except for qualifying sign amortization projects where the maximum amount will be not greater than 50% of the actual cost. Façade improvement grants shall be limited to a maximum of \$50,000 per building within any three-year period.

(3) *Eligible costs.* The following improvement costs are eligible for reimbursement from the facade improvement grant:

(a) Installation, repair and replacement of exterior exit doors to provide public access, meet current building and fire codes, and/or improve the overall appearance of the building;

(b) Painting of the exterior of the building;

(c) Repair, replacement or addition of exterior shutters and awnings, except for backlit and/or plastic awnings;

(d) Repair and replacement of signs;

(e) Repair, replacement and installation of exterior stairs, porches, railings and exit facilities;

(f) Repair and rebuilding of exterior walls, including cleaning, sealing, tuck-pointing, painting and the like;

(g) Tuck-pointing, other repair and cleaning of exterior bricks;

(h) Repair of windows, frames, sills, glazing, replacement of glass, and installation of new windows;

(i) Repair or construction of cornices in order to replicate the building's original facade;

(j) Repair, installation, replacement or addition of any other improvement the City Administrator deems appropriate; and

(k) Landscaping and streetscape improvements including, but not limited to brickpavers, lighting and furnishings.

(4) *Ineligible costs.* The following improvement costs are not eligible for reimbursement from the facade improvement grant:

- (a) Building permit fees and related costs;
- (b) Extermination of insects, rodents, vermin and other pests;
- (c) Title reports and legal fees;
- (d) Acquisition of land or buildings;
- (e) Air conditioning and heating facilities; and
- (f) Parking lots;

(B) *Application; submittals.* Applicants under this section shall submit the following application materials to the Community Development Director, or his or her designee:

(1) Once completed and original application form, on a form approved by and provided by the Community Development Director, which form shall include:

- (a) Applicant's name, address and contact information;
- (b) Subject property common address and property identification number;
- (c) Legal description of subject property;
- (d) Current use of the property;
- (e) Improvement information, including, without limitation:
 - 1. Contractor information;
 - 2. Cost estimate;
 - 3. Facade area;
 - 4. Requested amount of grant;
 - 5. Proposed improvements;
 - 6. Copies of the drawings of the proposed work, to scale and preferably in color; and
 - 7. Brief narrative description of the project;
- (f) Pictures of facade and particular areas to be enhanced; and
- (g) Assessed value of the property.

(C) *Economic Advisory Council; review and recommendations; City Council action.*

(1) Upon the Community Development Director's receipt of application materials, he or she shall review the application to determine its completeness with the above requirements. If an application is deemed complete by the Community Development Director, he or she shall submit a report to the Economic Advisory Council outlining the facts, proposed improvements, and requested assistance.

(2) In the event that the Community Development Director finds that an application is incomplete or that the proposed scope of improvements are ineligible or partially ineligible for reimbursement under the facade improvement grant program, the Community Development Director shall inform the applicant in writing of any deficiency in his or her application or ineligible improvements.

(3) Not later than 45 days after receipt of the report from the Community Development Director, as established in division (C)(1) of this section, the Economic Advisory Council shall convene to consider the application and a draft facade improvement grant agreement, shall be approved by resolution duly adopted by City Council to approve final cost estimates.

(4) The Economic Advisory Council shall convene to review and approve final cost estimates, and grantee award amount. If the applicant fails to submit three adequate cost estimates, the Economic Advisory Council may deny approval and/or return application back to City Council for consideration.

(D) *Conditions.* The applicant shall be subject to the following conditions.

(1) Upon approval of the application, the applicant shall enter into a facade improvement grant agreement with the City of Oak Forest the form and substance of which to be provided by the Community Development Director, which shall govern the use of the grant. The agreement shall be recorded with the office of the Cook County Recorder of Deeds. The applicant shall be responsible for all fees and costs incurred in recording the facade improvement grant agreement.

(2) The applicant shall execute a restrictive covenant for the maintenance of facade improvements. The restrictive covenant shall be recorded with the office of the Cook County Recorder. The applicant shall be responsible for all fees and costs incurred in recording the restrictive covenant.

(3) Should the applicant fail to complete the eligible cost items or otherwise abandon the property before completion of the eligible cost items, the city shall have a lien against the property in its favor in the amount of the facade improvement grant released to the applicant.

(4) The applicant must maintain in good condition, and not change in any manner whatsoever, without first obtaining the express prior written consent of the City Administrator, the eligible cost items for which funds from the facade improvement grant were used for a period of at least ten years from the completion of those items, pursuant to the restrictive covenant for the maintenance of facade improvements.

(5) In the event that the owner of the building sells, transfers or conveys the property within five years after the date upon which any funds have been released from the facade improvement grant, the owner, or his or her successor, shall reimburse the city for the funds then released, to the date of sale, transfer or conveyance, from the facade improvement grant in accordance with the following sliding scale.

| Year of Sale | Percentage of City Grant Then Release to Reimburse |
|-------------------|--|
| Up to one year | 100% |
| Up to two years | 80% |
| Up to three years | 60% |
| Up to four years | 40% |
| Up to five years | 20% |