

CITY OF OAK FOREST  
**City Council Meeting**

Meeting Agenda

Tuesday, September 9, 2025 – 7:30 p.m.

City Council Chambers



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

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

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1. Pledge of Allegiance
2. Roll Call
3. Announcements
4. Citizen Participation ([Policy](#))
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. Fire and Police Commission - July 24 & August 5, 2025
    2. Civil Service Commission - July 22, 2025
    3. Emerg. Telephone System Board - July 1 & August 5, 2025
  - C. Approval of the establishment of 2025 Halloween Trick or Treat Date and Time of Friday, October 31, 2025 from 3 p.m. until 8 p.m. See attached memorandum with supporting details from City Administrator Moses Amidei.

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7. Police

- A. Approval of Resolution 2025-09-0498R, Authorizing Acceptance of an Office of the Illinois Attorney General Grant in the Amount of \$20,000. The grant will cover half of the City's annual fee for its Flock Safety Cameras. See attached memorandum with supporting details from Chief of Police Scott Durano.
- B. Approval of authorizing contract award to McWilliams Electric Co., Inc. in the amount of \$456,470.00 for a natural gas generator for the Police Department and 911 Operations Center. See attached memorandum with supporting details from Chief of Police Scott Durano.

8. Public Works

- A. Approval of Pay Estimate Number 2 in the amount of \$446,509.33 payable to M&J Asphalt Paving Co. related to the 2025 MFT Road Program. See attached memorandum with supporting details from Director of Public Works Michael Salamowicz.
- B. Approval of a Revised Intergovernmental Agreement with the Forest Preserve District of Cook County Regarding Temporary and Permanent Easements to Construct Roadway Improvements at 147<sup>th</sup> Street and Oak Park Avenue. See attached memorandum with supporting details from Director of Public Works Michael Salamowicz.
- C. Approval of the purchase of equipment to upfit the Department's new 2025 Western Star Vactor Truck in the budgeted amount of \$18,690.79. See attached memorandum with supporting details from Director of Public Works Michael Salamowicz.

9. Administration

- A. Approval of Ordinance 2025-09-1112O, Amending the Code of Oak Forest Regarding the Establishment of a Quality Based Selection (QBS) Policy and Procedure. See attached memorandum with supporting details from City Administrator Moses Amidei.
- B. Approval of comprehensive health benefits renewal contracts with Blue Cross Blue Shield of Illinois for employee and retiree health insurance, dental, vision and life insurance. See attached memorandum with supporting details from HR Manager Bridget Parfitt.



- C. Approval of Legal Representation Engagement with Dwight Pancottine, Esq. in conjunction with upcoming negotiations for a successor collective bargaining agreement between the City of Oak Forest and its Firefighters' Union, IAFF Local 3039. See attached memorandum with supporting details from City Administrator Moses Amidei.
- D. Approval of Special Event Permit – Oak Forest High School Cross Town Mad Dash – October 11, 2025. See attached memorandum with supporting details from City Administrator Moses Amidei.
- E. Approval of Special Event/Parade Permit – Oak Forest High School Homecoming Parade – September 19, 2025. See attached memorandum with supporting details from City Administrator Moses Amidei.

10. Community Development

- A. Approval of Agreement 2025-09-0312A - Approving an Intergovernmental Agreement with Illinois Department of Transportation for an Invest in Cook application for Natalie Creek Trail along the east side of Central Avenue from 159th Street to 151st Street. See attached memorandum with supporting details from Assistant Community Development Director Paul Ruane.
- B. Approval of authorizing execution of a Letter of Intent from EM8 Properties, LLC to purchase city-owned property at 5100 West 159<sup>th</sup> Street. See attached memorandum with supporting details from Assistant Community Development Director Paul Ruane.

11. Old Business

12. New Business

13. Executive Session

14. Adjournment



Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ADVANCE AUTO PARTS	6825522410695	08/12/25	9.99	02-17-5401 EQUIPMENT MAINTENANCE	self sealing valve		
ADVOCATE OCCUPATIONAL HEALTH	20362967	08/10/25	181.00	01-04-5515 UNION HEALTH BENEFITS	Act# 200001789-PW-drug screens - MM, CN		
AFLAC	082186	08/21/25	441.56	01-00-2131 INSURANCE - AFLAC	ACT# CK146		
AIRGAS USA LLC	5518537929	08/31/25	418.37	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD1 Oxygen		
AIRGAS USA LLC	5518538046	08/31/25	383.03	01-02-5317 EMS SUPPLIES	Payer: 3439471 FD2 Oxygen		
AIRGAS USA LLC	5518700996	08/31/25	911.21	02-17-5332 COMPRESSED GAS & CHEMICALS	Payer: 2059598 Acetylene, Oxygen		
ALAHMED, MOHAMMED	08292025 REF ALAHMED	09/02/25	56.34	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
Align Networks Inc	GG0116452589 MW Vchr	08/25/25	265.99	01-02-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 -MW- 7/28/25- Voucher # 555		
Align Networks Inc	GG0116478626 MW Vchr	08/25/25	318.83	01-02-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 -MW- 8/1/25- Voucher # 557		
Align Networks Inc	GG0116485296 MW Vchr	08/25/25	324.06	01-02-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 -MW- 8/4/25- Voucher # 556		
Align Networks Inc	GG0116490584 MW Vchr	09/02/25	978.26	01-02-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy - Claim #250225W023 - 8/5/25-Voucher # 570		
Align Networks Inc	GG0116515735 MW Vchr	09/02/25	499.49	01-02-5517 WORKER'S COMP INSURANCE	WH-WorkHardeneing-8/11/25-Claim #250225W023-MW- Voucher #571		
Align Networks Inc	GG0116528003 MW Vchr	09/02/25	411.33	01-02-5517 WORKER'S COMP INSURANCE	WH-Work Hardening-8/13/25-Claim #250225W023-MW- Voucher # 573		
Align Networks Inc	GG0116540713 MW Vchr	09/02/25	499.49	01-02-5517 WORKER'S COMP INSURANCE	WH-Work Hardening-8/15/25-MW-Claim# 250225W023- Voucher# 574		
Align Networks Inc	GG01166508890 MW Vchr	09/02/25	499.49	01-02-5517 WORKER'S COMP INSURANCE	WH-Work Hardening-8/8/25-Claim# 250225W023-MW- Voucher 572		
ALLDATA*	101546923 25-26	08/25/25	1,500.00	01-04-5404 COMPUTER MAINTENANCE	ALLDATA - MECHANIC REPAIR SOFTWARE 10/28/25- 10/28/26		
Allegra Marketing Print Mail*	49573	08/27/25	305.50	01-01-5302 PRINTING	Magnetic name tags		
Allegra Marketing Print Mail*	49611	08/25/25	32.26	01-03-5302 PRINTING	name plate		
AMAZON CAPITAL SERVICES INC*	16LK-HKNQ-FLQC	08/27/25	119.98	02-18-5401 EQUIPMENT MAINTENANCE	fuses		
AMAZON CAPITAL SERVICES INC*	1FQN-K4V4-9CW9	08/22/25	235.40	01-03-5323 LAW ENFORCEMENT SUPPLIES	external hard drives -4		
AMAZON CAPITAL SERVICES INC*	1LQ4-6M94-C4KY	08/28/25	296.00	01-03-5399 MISC EXPENSE	drafting chairs-2		
AMAZON CAPITAL SERVICES INC*	1PXP-YCMQ-N1LC	08/29/25	7.98	01-01-5301 OFFICE SUPPLIES	4 pk mouse pads		
AMAZON CAPITAL SERVICES INC*	1VRF-VCLQ-DX4V	08/27/25	79.99	01-08-5329 JANITOR SUPPLIES	gloves		
AMAZON CAPITAL SERVICES INC*	1XFM-CG41-MX7F	08/29/25	69.71	01-01-5301 OFFICE SUPPLIES	tea, chai		
AMERICAN BODY COMPANY*	SAF19837	08/29/25	156.00	01-04-5402 VEHICLE MAINTENANCE	Single wheel axle, dual wheel axle - #24, #27, #1, #45		
AMERICAN MESSAGING	U1109710ZI	09/01/25	196.03	01-04-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZI	09/01/25	40.85	02-17-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZI	09/01/25	33.52	02-18-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZI	09/01/25	7.97	01-01-5305 TELEPHONE	ACT# U1-109710		
AMERICAN MESSAGING	U1109710ZI	09/01/25	7.97	01-11-5305 TELEPHONE	ACT# U1-109710		
Ater, Jeffrey Jr.*	1ST QTR 2025 COMMISSION	09/02/25	150.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
BANKS, ALICIA	08042025 REF BANKS	09/04/25	128.77	99-00-1115 UTILITY CASH CLEARING	REFUND-double payment for water bill		0925
Basic Irrigation Services Inc	33469	08/20/25	1,975.00	01-04-5429 MAINTENANCE OF PONDS	repairs per proposal-panel service		
BEACON SSI INC*	0000116466	08/29/25	225.00	01-04-5401 EQUIPMENT MAINTENANCE	30 Day Walkthrough Inspection August		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
BEECHY, DAVE*	08222025 EXP BEECHY	08/22/25	19.98	01-11-5399 MISC EXPENSE	EXP reimbursement - cake for departing employee		
BITTNER, JACOB*	1ST QTR 2025 COMMISSION	09/02/25	120.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
Brightly Software Inc*	INV-278243	06/17/25	14,668.00	01-04-5404 COMPUTER MAINTENANCE	Dude Solutions		3891
Brightly Software Inc*	INV-278243	06/17/25	7,334.00	02-17-5404 COMPUTER MAINTENANCE	Dude Solutions		3891
Brightly Software Inc*	INV-278243	06/17/25	7,333.99	02-18-5404 COMPUTER MAINTENANCE	Dude Solutions		3891
BUILDING & FIRE CODE ACADEMY	55757	08/26/25	380.00	01-11-5312 TRAINING & TRAVEL	Understanding 2021 International Property Maintenance Code - W.H.		
CALUMET CITY PLUMBING & HEATING*	68892	08/08/25	98,724.80	02-18-5638 SEWERS	Emergency Removal and Replacement of Natalie Drive 21" Storm Sewer		3895
CANON FINANCIAL SERVICES INC*	41749629	08/31/25	311.05	01-03-5514 EQUIPMENT RENTAL	Contract # 694009-1		
CANON FINANCIAL SERVICES INC*	41749629	08/31/25	275.32	02-17-5504 CONTRACTUAL SERVICES	Contract #694009-2		
CANON FINANCIAL SERVICES INC*	41749629	08/31/25	1,157.72	01-01-5504 CONTRACTUAL SERVICES	CONTRACT#694009-4		
CANON FINANCIAL SERVICES INC*	41749630	08/31/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC*	41749630	08/31/25	215.51	01-03-5514 EQUIPMENT RENTAL	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC*	41749630	08/31/25	215.51	01-11-5504 CONTRACTUAL SERVICES	Contract# 694009-3 E-Studio Color Copiers Series		
CANON FINANCIAL SERVICES INC*	41749630	08/31/25	215.51	01-02-5604 MISC EQUIPMENT	Contract# 694009-3 E-Studio Color Copiers Series		
CCP DIRECT	IN05512881	08/21/25	738.22	02-18-5327 SAFETY-OSHA REQUIREMENTS	Soft roll towels, toilet tissue		
CDW GOVERNMENT INC*	AF7IG9G	08/28/25	341.54	89-00-5603 RADIO EQUIPMENT	Panorama 7:1 LP 4XMIMO 2G/3G/4G		
CDW GOVERNMENT INC*	ZR00749065	07/06/25	1,210.93	01-01-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	1,363.70	01-02-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	3,893.04	01-03-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	464.00	01-04-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	220.68	01-05-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	220.68	01-10-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	458.34	01-11-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	164.10	01-12-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	362.14	02-17-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CDW GOVERNMENT INC*	ZR00749065	07/06/25	192.39	02-18-5404 COMPUTER MAINTENANCE	Microsoft EntraID renewal		3838
CESAR RIVERIA & KIMBERLY ASHFORD	09022025 REF RIVERA ASHFORD	09/02/25	176.52	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
Cintas Corporation #21	4241210301	08/25/25	212.90	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4241210301	08/25/25	108.88	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4242006643	09/02/25	212.90	01-04-5406 BUILDING MAINTENANCE	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
Cintas Corporation #21	4242006643	09/02/25	108.88	01-04-5313 UNIFORMS	Payer# 14485849 TOWELS, COVERS, MATS, UNIFORMS		
CITY OF OAK FOREST	08252025 PEDA MW Vchr 558	08/25/25	3,047.32	01-02-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 7/26/25-8/8/25 - MW Voucher #558		
CITY OF OAK FOREST	08252025 PEDA SS Vchr 559	08/25/25	3,461.00	01-02-5517 WORKER'S COMP INSURANCE	PEDA-PEDA PAYMENTS 7/29/25-8/11/25 - SS- Voucher #559		
CivicPlus LLC	339976	08/01/25	1,741.89	01-01-5404 COMPUTER MAINTENANCE	Annual website renewal		3899
CivicPlus LLC	339976	08/01/25	1,961.67	01-02-5404 COMPUTER MAINTENANCE	Annual website renewal		3899
CivicPlus LLC	339976	08/01/25	5,600.11	01-03-5404 COMPUTER MAINTENANCE	Annual website renewal		3899
CivicPlus LLC	339976	08/01/25	667.46	01-04-5404 COMPUTER MAINTENANCE	Annual website renewal		3899

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
CivicPlus LLC	339976	08/01/25	317.45	01-05-5404 COMPUTER MAINTENANCE	Annual website renewal	3899	
CivicPlus LLC	339976	08/01/25	317.45	01-10-5404 COMPUTER MAINTENANCE	Annual website renewal	3899	
CivicPlus LLC	339976	08/01/25	659.32	01-11-5404 COMPUTER MAINTENANCE	Annual website renewal	3899	
CivicPlus LLC	339976	08/01/25	236.05	01-12-5404 COMPUTER MAINTENANCE	Annual website renewal	3899	
CivicPlus LLC	339976	08/01/25	520.94	02-17-5404 COMPUTER MAINTENANCE	Annual website renewal	3899	
CivicPlus LLC	339976	08/01/25	276.75	02-18-5404 COMPUTER MAINTENANCE	Annual website renewal	3899	
COMCAST	248868734	08/15/25	481.63	01-01-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	413.21	01-02-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	1,179.62	01-03-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	140.60	01-04-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	66.86	01-05-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	66.86	01-10-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	138.88	01-11-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	49.72	01-12-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	109.73	02-17-5404 COMPUTER MAINTENANCE	Act# 932775069		
COMCAST	248868734	08/15/25	58.30	02-18-5404 COMPUTER MAINTENANCE	Act# 932775069		
Comcast	8771400960005983 Sept 25	08/18/25	27.73	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005983 Sept 25		
Comcast	8771400960005991 Sept 25	08/18/25	10.73	01-03-5399 MISC EXPENSE	Act# 8771 40 096 0005991 Sept 25		
Comcast	8771400960526509 Sept 25	08/26/25	231.35	01-02-5404 COMPUTER MAINTENANCE	8771400960526509 Sept 25		
COMED	0433921222 Aug 25	08/25/25	39.62	01-04-5307 ELECTRICITY	Act# 0433921222 Aug 25		
COMED	0973764111 Aug 25	08/27/25	84.76	02-17-5307 ELECTRICITY	Act# 0973764111 Aug 25		
COMED	1453743000 Aug 25	08/22/25	190.21	01-04-5307 ELECTRICITY	Act# 1453743000 Aug 25		
COMED	1913765000 Aug 25	08/29/25	95.17	02-17-5307 ELECTRICITY	Act# 1913765000 Aug 25		
COMED	3310352222 Aug 25	08/25/25	26.95	01-04-5307 ELECTRICITY	Act# 3310352222 Aug 25		
COMED	3478965000 Aug 25	08/22/25	50.96	01-04-5307 ELECTRICITY	Act# 3478965000 Aug 25		
COMED	3961629111 Aug 25	08/22/25	31.78	01-04-5307 ELECTRICITY	Act# 3961629111 Aug 25		
COMED	5281239000 Aug 25	08/25/25	51.76	02-17-5307 ELECTRICITY	Act# 5281239000 Aug 25		
COMED	6729862222 Aug 25	08/25/25	41.44	01-04-5307 ELECTRICITY	Act# 6729862222 Aug 25		
COMED	7847842222 Aug 25	08/25/25	125.00	01-04-5307 ELECTRICITY	Act# 7847842222 Aug 25		
COMED	8346857000 July 25	08/18/25	31.30	02-17-5307 ELECTRICITY	act# 8346857000 Ju;y 25		
COMED	9084342111 Aug 25	08/23/25	5,471.18	01-04-5307 ELECTRICITY	Act# 9084342111 Aug 25		
COMED	9466592000 Aug 25	08/29/25	199.94	01-04-5307 ELECTRICITY	Act# 9466592000 Aug 25		
Cook County Clerk's Office	34611302024 reissue	11/30/24	564.00	99-00-1000 OPERATING CASH	REISSUE - check was never received - #123632 from 12/23/2024		
CORE & MAIN*	INV0020497	08/22/25	603.24	02-17-5332 COMPRESSED GAS & CHEMICALS	Hach CL17 Chlorine Analyzer Maintenance Kits		
CORE & MAIN*	X613145	08/26/25	480.00	02-17-5330 WATER METERS	IPERL 3 wire term piece l/wire w/hinged cover		
CORONA, MICHAEL*	08252025 TTD-MC-Vchr 567	08/25/25	2,988.68	01-03-5517 WORKER'S COMP INSURANCE	TTD-temp. Total Dis -Claim #240212W030-7/25/25-8/7/25 - Voucher# 567		
DOWD, LAURA	08212025 REF DOWD	09/02/25	18.75	09-00-4226 COMMUTER PARKING FEE	REFUND-METRA TOKENS		0925
EAGLE UNIFORM CO INC*	36065-3	08/22/25	50.00	01-05-5313 UNIFORMS	remove patch, velcro, apply patch, mic strap		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
EAGLE UNIFORM CO INC*	36762-3	09/03/25	90.00	01-03-5313 UNIFORMS	polos-2-uniforms		
EAGLE UNIFORM CO INC*	36773-3	09/03/25	72.00	01-03-5313 UNIFORMS	Shirt- uniform		
EXCELSIOR MGMT	08292025 REF EXCELSIOR	09/02/25	96.60	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
FEDERAL SIGNAL CORPORATION*	9009409	08/21/25	18,219.00	01-05-5604 MISC EQUIPMENT	Upgrade control system on existing four Outdoor Warning systems per RFP	3850	
FEDEX	8-969-20161	08/27/25	80.31	01-02-5304 POSTAGE & FREIGHT	POSTAGE & FREIGHT		
FLAG DESK INC*	31069	08/26/25	1,097.20	01-08-5336 FLAGS & DECORATIONS	1" Silver Aluminum electric way brackets - 72, shipping		
FORBES, MICHAEL*	1ST QTR 2025 COMMISSION	09/02/25	120.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
FULLERTON KIMBALL MEDICAL BILLING	130913-211566 TW Vchr 560	08/25/25	305.27	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy-Claim#250116W038-TW-Voucher#560 2/13/25		
FULLERTON KIMBALL MEDICAL BILLING	130913211567 TW vchr 561	08/25/25	286.29	01-03-5517 WORKER'S COMP INSURANCE	PT-Physical Therapy-Claim#250116W038-TW-Voucher#561 2/11/25		
GATSO USA*	25400384	07/31/25	14,070.00	01-03-5512 OTHER SERVICES	RED LIGHT CAMERA PROGRAM JULY 2025		
Genex Services Inc	GG0116540713 MW Vchr 580	09/02/25	408.75	01-02-5517 WORKER'S COMP INSURANCE	EMSW-Medbill service fee-Claim #250225W023-MW-8/15/25 -Voucher #580		
GOVIT CONSULTING LLC	143	06/09/25	200.00	01-02-5603 RADIO EQUIPMENT	onsite support, radio programming		
GOVIT CONSULTING LLC	147	07/03/25	140.00	01-02-5603 RADIO EQUIPMENT	onsite support, radio programming		
GRANDVIEW HOMES	08292025 REF GRANDVIEW	09/02/25	43.32	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
GUISINGER, DONALD*	1ST QTR 2025 COMMISSION	09/02/25	120.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
GZA GEOENVIRONMENTAL INC	0902706	05/13/25	2,726.78	02-17-5503 PROFESSIONAL SERVICES	Huff & Huff Consultant work for former Aquamarine Dry Cleaners site contamination issue	3893	
HEYMAN, HUNTER*	08212025 EXP Heyman	08/21/25	898.48	01-12-5503 PROFESSIONAL SERVICES	EXP reimbursement - Record Easements - Cook County Clerk		
HOLKE, WILLIAM	09022025 EXP HOLKE	09/02/25	21.00	01-01-5399 MISC EXPENSE	EXP REIMBURSEMENT - background check - IL SEC OF STATE-pre employment		
HR Green Inc.	191096	08/06/25	290.00	02-17-5508 ENGINEERING SERVICES	#2202761-0000 Oak Forest Site plan review - Dunkin at IL50 - final plan review		
HR Green Inc.	191097	08/06/25	975.50	01-12-5503 PROFESSIONAL SERVICES	#2202761-0000 Waverly Creek Townhomes first review		
HR Green Inc.	191728	08/22/25	1,806.00	01-04-5503 PROFESSIONAL SERVICES	Bridge Inspections	3851	
HR Green Inc.	192146	09/02/25	4,321.75	02-18-5638 SEWERS	Engineerring Services to replace the Crescent Green Lift Station	3819	
IFMK LAW LTD	100050.4177_Stmt_10 DP V 562	08/25/25	720.00	01-02-5517 WORKER'S COMP INSURANCE	LGLW-Legal - DP Claim #240924W016 - 7/31/25-Voucher #562		
IFMK LAW LTD	100050.4185_Stmt_10 MC V563	08/25/25	420.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal - MC Claim #240212W030 - 7/31/25-Voucher #563		
IFMK LAW LTD	100050.4295_Stmt_5 RH Vchr 575	09/02/25	900.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal-RH Claim #231023W035-7/31/25-Voucher#575		
IFMK LAW LTD	100050.4296_Stmt_3 MW V564	08/25/25	20.00	01-02-5517 WORKER'S COMP INSURANCE	LGLW-Legal-MW- Claim# 250225W023-7/31/25-Voucher #564		
IFMK LAW LTD	100050.4306_Stmt_5 TW V565	08/25/25	340.00	01-03-5517 WORKER'S COMP INSURANCE	LGLW-Legal-TW-Claim #250116W038-7/31/25-Voucher #565		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ILLINOIS HOMICIDE INVESTIGATORS ASSN.	2025A-0125	09/02/25	590.00	01-03-5312 TRAINING & TRAVEL	2025 Conference Registration for ILHIA Training Conf- J.Doorndraat and D. Lowisz		
ILLINOIS MUNICIPAL LEAGUE	08022025 IML Conf PR	09/02/25	225.00	01-01-5312 TRAINING & TRAVEL	2025 IML Conference - Paul Ruane		
ILLINOIS MUNICIPAL LEAGUE	08202025 IML Conf NT	08/20/25	325.00	01-01-5312 TRAINING & TRAVEL	2025 IML Conference - Nicole Tormey		
ILLINOIS MUNICIPAL LEAGUE	08212025 IML Conf JK	08/21/25	225.00	01-01-5312 TRAINING & TRAVEL	2025 IML Conference - Joann Kelly		
INTERNATIONAL INST. OF MUNICIPAL CLERKS	51099 07102025	07/10/25	235.00	01-01-5310 PROFESSIONAL DUES	Nicole Tormey Dues		
IPMG	20250804-158 SS Vchr 569	08/25/25	335.42	01-02-5517 WORKER'S COMP INSURANCE	MCMW-Med case mgmt -Claim #250507W019 - SS-Voucher #569		
JOHNSON CONTROLS INC	1-135896005201	06/11/25	5,928.25	01-08-5406 BUILDING MAINTENANCE	A/C and Boiler Repair work at City Hall	3892	
JUDGE AUTOMOTIVE & TOWING*	23991	08/21/25	323.00	01-03-5399 MISC EXPENSE	Police Tow due to Arrest		
KIMBALL MIDWEST*	103677122	08/21/25	584.32	02-17-5401 EQUIPMENT MAINTENANCE	caps, valve cores, clamps, anti seize, silicone, paint, disc		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	4,896.00	01-01-5506 LEGAL FEES-REGULAR	General		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	5,383.73	01-01-5506 LEGAL FEES-REGULAR	Labor		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	48.00	01-01-5506 LEGAL FEES-REGULAR	TIF NO. 2		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	48.00	26-00-5506 LEGAL FEES-REGULAR	TIF no. 3		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	2,064.00	38-00-5506 LEGAL FEES-REGULAR	15541 S. Cicero Avenue		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	1,542.90	01-01-5506 LEGAL FEES-REGULAR	PROPERTY MAINTENANCE LIENS		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	318.00	38-00-5506 LEGAL FEES-REGULAR	15229 Cicero Ave. Citgo Station		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	594.00	38-00-5506 LEGAL FEES-REGULAR	Purchase and Development of Site 15541 S. Cicero		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	9,983.77	01-01-5506 LEGAL FEES-REGULAR	Merkle Lawsuit		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	2,166.70	01-01-5506 LEGAL FEES-REGULAR	Complaint for Injunctive Relief-16417 Blair Land		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	1,400.00	39-00-5506 LEGAL FEES-REGULAR	EM8 Lamon/157th Street		
KLEIN THORPE AND JENKINS LTD*	08262025	08/26/25	6,427.53	01-01-5506 LEGAL FEES-REGULAR	2025 Property Maintenance Lien Foreclosures		
Kunz, Curt	1ST QTR 2025 COMMISSION	09/02/25	60.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
LaROCHE, BRYAN*	1ST QTR 2025 COMMISSION	09/02/25	90.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
Larson, Richard A.*	1ST QTR 2025 COMMISSION	09/02/25	180.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
LAW OFFICES OF JACQUELINE J AGEE PC	87	08/02/25	500.00	01-03-5399 MISC EXPENSE	Legal services - administrative hearing officer-August		
LAW OFFICES OF JACQUELINE J AGEE PC	87	08/02/25	500.00	01-03-5399 MISC EXPENSE	Legal services - administrative hearing officer-September		
Linde Gas & Equipment Inc	51649302	08/22/25	53.03	02-17-5332 COMPRESSED GAS & CHEMICALS	Cust# 71421886 CYLINDER RENT IND HIGH PRESSURE		
M&A PARTS INC	72802	07/28/25	163.85	01-03-5323 LAW ENFORCEMENT SUPPLIES	magpul mbus flip up rear sight		
M&J ASPHALT PAVING CO*	Project 2025 MFT -2	09/09/25	446,509.33	08-00-5412 STREET RESURFACING	2025 Mft Road Program	3874	
MacQueen Emergency	P35216	08/25/25	1,165.18	01-02-5402 VEHICLE MAINTENANCE	pump, drain, switch, float, filter, freight		
McCANN INDUSTRIES INC*	P39282	08/28/25	184.20	01-04-5416 CONCRETE REPAIRS	Fiber Exp Joint		
McCANN INDUSTRIES INC*	P87170	09/04/25	341.99	01-04-5401 EQUIPMENT MAINTENANCE	kit, freight		
MCGRATH, ROBERT P*	1ST QTR 2025 COMMISSION	09/02/25	120.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
MEADE INC*	713964	08/29/25	476.32	08-00-5414 TRAFFIC SIGNAL MAINTENANCE	TRAFFIC SIGNAL INSTALLATIONS, WARNING FLASHER		
MEDI DIMENSIONS LLC	520028281 RH Vchr 566	08/25/25	901.74	01-03-5517 WORKER'S COMP INSURANCE	DME-DURABLE MEDICAL EQUI-Claim #231023W035-RH - 1/6/25-RH-Voucher #566		
MENARDS - TINLEY PARK	80989	08/26/25	180.87	01-02-5406 BUILDING MAINTENANCE	bounty, zep, lysol, tide pods, oxiclean, contractor bags, hefty		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
MENARDS - TINLEY PARK	80997	08/26/25	20.80	01-02-5406 BUILDING MAINTENANCE	bags		
MENARDS - TINLEY PARK	81040	08/27/25	78.01	01-02-5406 BUILDING MAINTENANCE	fluorescent spray red, W&G killer		
METROPOLITAN INDUSTRIES INC*	INV076502	08/28/25	10,428.00	02-18-5425 LIFT STATION	sponges, tide pods		
MIDAS AUTO SERVICE*	4253286	08/19/25	994.05	02-17-5401 EQUIPMENT MAINTENANCE	Replacement of lift station pump.	3807	
Midwest Animal Hospital	1323975	08/05/25	49.95	01-01-5224 FRIENDS OF ANIMAL CONTROL	air conditioning check, refrigerant - #14		
MITEL LEASING	905725028	08/28/25	215.78	01-01-5305 TELEPHONE	Client ID# 67294, Patient #193673 feral cat package - corrected invoice \$49.95 owed		
MITEL LEASING	905725028	08/28/25	43.16	01-02-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	388.41	01-03-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	86.31	01-04-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	10.79	01-05-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	37.76	01-10-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	140.26	01-11-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	37.76	01-12-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	64.74	02-17-5305 TELEPHONE	Agreement #: 901-8081543-001		
MITEL LEASING	905725028	08/28/25	53.95	02-18-5305 TELEPHONE	Agreement #: 901-8081543-001		
NICOR GAS	52-82-53-1000 7 Aug 25	08/25/25	54.69	02-17-5306 NATURAL GAS	Act# 52-82-53-1000 7 Aug 25		
NICOR GAS	53-30-27-1000 8 Aug 25	08/25/25	54.69	02-17-5306 NATURAL GAS	Act# 53-30-27-1000 8 Aug 25		
NICOR GAS	56-66-88-2322 4 Aug 25	08/27/25	60.33	02-17-5306 NATURAL GAS	ACT# 56-66-88-2322 4 Aug 25		
NORTHWESTERN MEDICAL FACULTY	P77436834 MW Vchr 576	09/02/25	113.78	01-02-5517 WORKER'S COMP INSURANCE	OV-Office visit -MW-Claim # 250225W023-Voucher # 576		
OAK FOREST PARK DISTRICT	09032025 Com-Hol-Party rm mntl	09/03/25	400.00	01-01-5311 SPECIAL EVENTS	Commission holiday luncheon-room rental		
O'CONNOR LAW OFFICES LLC*	1558	09/02/25	1,666.66	01-01-5507 LEGAL FEES-PROSECUTOR	September PROSECUTOR RETAINER FOR COURT KEYS H and Y at BRIDGEVIEW COURTHOUSE		
OFFICE FURNITURE 2 GO.COM	EY231A44-INV	08/25/25	2,974.00	01-03-5399 MISC EXPENSE	Stand Up Desk	3888	
O'REILLY AUTO PARTS	3380-173000	08/14/25	134.51	01-09-5402 VEHICLE MAINTENANCE	alternator		
O'REILLY AUTO PARTS	3380-173084	08/15/25	5.09	01-09-5402 VEHICLE MAINTENANCE	Mega fuse		
O'REILLY AUTO PARTS	3380-173089	08/15/25	58.02	01-09-5402 VEHICLE MAINTENANCE	belt tensner		
O'REILLY AUTO PARTS	3380-174255	08/25/25	9.25	01-04-5402 VEHICLE MAINTENANCE	fuel filter		
O'REILLY AUTO PARTS	3380-174600	08/28/25	106.03	01-05-5402 VEHICLE MAINTENANCE	battery		
O'REILLY AUTO PARTS	3380-174742	08/29/25	47.97	01-02-5402 VEHICLE MAINTENANCE	bluedef 2.5		
Pace Analytical Services LLC	257224659	08/28/25	440.00	02-17-5503 PROFESSIONAL SERVICES	4 Disinfectant/Disinfection ByProducts - Water		
PACE SUBURBAN BUS	656572	08/25/25	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 Sept Vanpool Community Transit Fare 299MN		
PACE SUBURBAN BUS	656651	08/25/25	100.00	01-09-5513 LEASE PAYMENTS	ACT# 1586 Sept Vanpool Community Transit Fare 905MN		
PARFITT, BRIDGET*	08212025 EXP Parfitt	08/21/25	18.77	01-01-5399 MISC EXPENSE	Card/cookies - farewell/thank you lunch for Mollie		
Park Ave Recovery LLC c/o Fundworks LLC	10053	08/21/25	350.00	01-03-5399 MISC EXPENSE	BODY REMOVAL AND TRANSPORT TO ME OFFICE		
Park Ave Recovery LLC c/o Fundworks LLC	10054	08/21/25	350.00	01-03-5399 MISC EXPENSE	BODY REMOVAL AND TRANSPORT TO ME OFFICE		
Pitney Bowes Inc	1028021178	08/27/25	132.79	01-01-5301 OFFICE SUPPLIES	ACT#0012958363 mailing machine red ink cartridge		
Priority Care Solutions LLC	4007633V12576 TW Vchr 577	09/02/25	1,619.76	01-03-5517 WORKER'S COMP INSURANCE	XRAY-radiology-TW-Claim #250116W038-8/4/25-Voucher #577		
Priority Care Solutions LLC	4007697V12576 TW Vchr						

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
	578	09/02/25	1,062.50	01-03-5517 WORKER'S COMP INSURANCE	XRAY-radiology-TW-Claim #250116W038-8/4/25-Voucher #578		
Pro Tree Service	12058	08/21/25	1,600.00	01-04-5418 LANDSCAPING REPAIRS	Remove 2 trees-5172 & 2166 Coulter		
PRONGER, TONI	08292025 REF PRONGER	09/02/25	50.00	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
Quench USA Inc	INV09432787	08/22/25	51.98	01-08-5406 BUILDING MAINTENANCE	Act# D322174 3i R Q-41298_D322174S 0287229		
Quench USA Inc	INV09473982	09/01/25	72.77	01-11-5399 MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185		
Quench USA Inc	INV09473982	09/01/25	72.77	01-01-5399 MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185		
Quench USA Inc	INV09473982	09/01/25	145.54	01-03-5399 MISC EXPENSE	4 Q8FS RO QW Plus Act# D382185		
QUILL CORPORATION	45284749	08/12/25	109.78	01-03-5301 OFFICE SUPPLIES	USBs		
QUILL CORPORATION	45386743	08/19/25	138.98	01-03-5301 OFFICE SUPPLIES	exp wallet, foam cups		
RADA, NICHOLAS*	09032025 EXP RADA	09/03/25	41.00	01-02-5312 TRAINING & TRAVEL	EXP reimbursement - paramedic license renewal		
RAY O'HERRON CO INC*	2430338	08/27/25	41.51	01-03-5313 UNIFORMS	name bar silver - Ramos		
RAY O'HERRON CO INC*	2430339	08/27/25	41.51	01-03-5313 UNIFORMS	name bar silver- Carrion		
RCN	442590301-0017758	08/28/25	945.00	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01 - 7/28/25 Bill		
RCN	442590301-0017758	08/28/25	945.00	02-18-5404 COMPUTER MAINTENANCE	Account # 0201-4425903-01 - 8/28/25 Bill		
ROJAS, ARIANNA	08292025 REF ROJAS	09/02/25	30.00	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
RR Landscape Supply	133696	08/25/25	204.00	02-17-5418 LANDSCAPING REPAIRS	pulverized topsoil		
RR Landscape Supply	133697	08/26/25	476.00	02-17-5418 LANDSCAPING REPAIRS	Pulverized topsoil - bulk 2000 pounds-14 cu yd		
RUNGE, GLENN*	1ST QTR 2025 COMMISSION	09/02/25	150.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
RUSH TRUCK CENTERS*	3043011596	08/29/25	5,400.21	01-04-5402 VEHICLE MAINTENANCE	Service on truck		3890
SEMMER LANDSCAPE LLC*	46588	09/01/25	7,966.67	01-04-5533 STREETSCAPE MAINTENANCE	Semmer Planter Boxes Contract		3873
SERVPRO	25-07-0586	09/02/25	1,000.00	01-00-4824 COMMUNITY DEV. REIMBURSEMENT	RETAINER REFUND FOR 5138 OAKWOOD CT GARAGE PERMIT		0925
STRYPES PLUS MORE INC	18505	08/29/25	1,202.00	01-02-5402 VEHICLE MAINTENANCE	Number changes on vehicles		
SUB TRAILER HITCH	14834	07/31/25	113.70	01-04-5401 EQUIPMENT MAINTENANCE	license plate light, cap nuts		
Tower Car Wash of Oak Forest	08312025 PD Washes	09/01/25	236.00	01-03-5402 VEHICLE MAINTENANCE	July-August 2025 washes		
TRANSUNION RISK AND ALTERNATIVE	910851-202508-1	09/01/25	318.00	01-03-5399 MISC EXPENSE	Act# 910851		
TURNER JR., WILLIAM*	09032025 EXP TURNER	09/03/25	1,574.70	01-02-5312 TRAINING & TRAVEL	EXP reimbursement - Columbia Southern University - Tuition reimbursement		
UCHICAGO MEDICINE ADVENTHEALTH MED GRP	A006991945 SS Vchr 579	09/02/25	70.28	01-02-5517 WORKER'S COMP INSURANCE	OV-Office Visit-Claim # 250507W019-7/24/25-SS-Voucher #579		
UNITED RENT-A-FENCE INC*	68806	08/22/25	240.50	01-11-5504 CONTRACTUAL SERVICES	Rental extension- 1 month		
Verizon Wireless	6121728234	08/22/25	63.72	02-17-5305 TELEPHONE	Act# 842475133-00001		
W. G. N. FLAG & DECORATING CO	67570	08/20/25	66.80	01-02-5399 MISC EXPENSE	2'X3' nylon US flags - 2		
W. G. N. FLAG & DECORATING CO	67607	08/25/25	1,510.00	01-08-5336 FLAGS & DECORATIONS	100 3'X5' nylon US flags		
WAREHOUSE DIRECT*	5963388-0	07/21/25	165.15	01-02-5301 OFFICE SUPPLIES	folders, cups, paper, lids		
WILLE BROTHERS CO*	5013	08/21/25	1,209.00	01-04-5416 CONCRETE REPAIRS	YD 4000 PSI A/E READY MIX, Fuel Surcharge,		
WOODLAKE MEDICAL MANAGEMENT INC	00104517 JB Vchr 568	08/25/25	4,919.21	01-02-5517 WORKER'S COMP INSURANCE	IME -Independent Medical-JB-Claim# 250221W037-7/25/25-Voucher #568		
WRIGHT MATERIALS LLC	10618	08/21/25	40.00	01-04-5326 LANDFILL	2 4-Wheeler concrete dump		
WRIGHT MATERIALS LLC	10720	08/26/25	60.00	01-04-5326 LANDFILL	2 4-Wheeler concrete dump, 1 6-wheeler concrete dump		
WRIGHT MATERIALS LLC	10797	09/03/25	180.00	01-04-5326 LANDFILL	9 4-wheeler concrete dumps		

Name	Invoice Number	Inv Date	Inv Amount	GL Account	Description	PO#	FY
ZDANYS, RICHARD & CARMEN	08292025 REF ZDANYS	09/02/25	481.00	99-00-1115 UTILITY CASH CLEARING	REFUND-overpayment on final water bill		0925
Z-Force Transportation Inc*	25-205603	08/19/25	2,143.40	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-205660	08/21/25	3,780.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	25-205674	08/22/25	1,335.20	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-205675	08/22/25	2,970.00	01-04-5326 LANDFILL	Dumpfees		
Z-Force Transportation Inc*	25-205742	08/27/25	2,131.48	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-205760	08/28/25	713.21	02-17-5421 MAINTENANCE OF WATER MAINS	CA7 BEDDING BACKFILL		
Z-Force Transportation Inc*	25-205761	08/28/25	1,055.93	02-17-5421 MAINTENANCE OF WATER MAINS	CA06-GRADE 8 SOLD		
ZIAK, MICHAEL J*	1ST QTR 2025 COMMISSION	09/02/25	305.00	01-01-5210 PLANNING & ZONING COMMISSION	Quarterly Commission Stipend		0925
Grand Totals:		254	799,064.43				



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	3183841 HYATT - MA	125504	M 07/29/25	322.82	01-01-5312	TRAINING & TRAVEL	HYATT REGENCY Chicago - Conference - M.A.	0725
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08132025 APA IL ROUNDTABLE	125505	M 08/13/25	50.00	01-12-5312	TRAINING & TRAVEL	APA-IL Virtual Plan Commissioner Training - HH, MZ	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	40348 ALPHAGRAPHICS	125506	M 08/19/25	235.48	01-12-5399	MISC EXPENSE	Alpha Graphics -Ward Maps - Paul Ruane	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08132025 CULVERS-CM	125507	M 08/13/25	60.00	01-01-5311	SPECIAL EVENTS	Culver's gift cards - Selfie winners-CM	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08222025 BEGGARS-CM	125508	M 08/22/25	71.51	01-01-5399	MISC EXPENSE	Beggars Pizza Lunch for staff - C.M.	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08282025 APA IL	125517	M 08/28/25	262.60	01-12-5312	TRAINING & TRAVEL	APA-IL State Conference Registration - H.H.	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08292025 APA IL MZ	125518	M 08/29/25	75.75	01-12-5312	TRAINING & TRAVEL	APA-IL State Conference Registration - M.Z.	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08292025 APA IL D.G.	125519	M 08/29/25	212.10	01-12-5312	TRAINING & TRAVEL	APA-IL State Conference Registration - D.G.	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08292025 APA IL P.R.	125520	M 08/29/25	484.80	01-12-5312	TRAINING & TRAVEL	APA-IL State Conference Registration - P.R..	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08292025 APA IL J.A.	125521	M 08/29/25	242.40	01-12-5312	TRAINING & TRAVEL	APA-IL State Conference Registration - J.A.	0825
FIFTH THIRD BANK CREDIT CARD 1204	FIFTH THIRD BANK CREDIT CARD 1204	08292025 APA IL R.M.	125522	M 08/29/25	75.75	01-12-5312	TRAINING & TRAVEL	APA-IL State Conference Registration - R. M.	0825
PAPADOPOULOS, GEORGE*	PAPADOPOULOS, GEORGE*	08292025 PAY	21402	08/29/25	676.47	01-00-2108	MISC DEDUCTION PAYABLE	08292025 PAYROLL CHECK	0825
POSTMASTER - OAK FOREST	POSTMASTER - OAK FOREST	09022025 UB POSTAGE	125523	09/03/25	1,564.11	02-18-5304	POSTAGE & FREIGHT	UB POSTAGE SEPT 2025	0925
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	08222025 ILTKMM-EASE	125503	M 08/22/25	224.50	01-12-5503	PROFESSIONAL SERVICES	Simplifile E-recording: Easement - Record Fees- H.H.	0825
Simplifile E-recording - Cook County	Simplifile E-recording - Cook County	08252025 ILTKMM	125516	M 08/25/25	112.25	01-11-5504	CONTRACTUAL SERVICES	Simplifile E-recording: Lien Release, Record Fees - M.P.	0825
Grand Totals:						<u>4,670.54</u>			

APPROVED 8-21-25  
W. Blatchford  
Beatty  
Gericke

## CITY OF OAK FOREST

### FIRE & POLICE COMMISSION MEETING MEETING MINUTES THURSDAY JULY 24, 2025 11:00AM

#### BLUE ROOM

1. Roll Call-Roll call taken at 11:02am. Present were Commissioners Blatchford, Beatty, and Gericke. Also present were Deputy Police Chief Burnett and Police Investigators Engle and Lowisz.
2. Approval of Minutes-Tabled
3. Correspondence-None
4. Old Business-None
5. Review of Lateral Police Officer Candidate Backgrounds-The background investigations on Police Candidates Anthony Carrion and Daniel Ramos were presented to the Commission and both were reviewed and discussed. Motion Commissioner Beatty to accept Carrion as a candidate, seconded by Commissioner Blatchford. All were in favor, motion passed. Motion Commissioner Beatty to accept Ramos as a candidate, seconded by Commissioner Blatchford. All were in favor, motion passed. Both candidates' files to be forwarded to Human Resources for further processing.
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 12:15pm.

APPROVED  
8-21-25  
W Blatchford  
R Beatty

## CITY OF OAK FOREST

### FIRE & POLICE COMMISSION MEETING MEETING MINUTES TUESDAY AUGUST 5, 2025 10:00AM

#### BLUE ROOM

1. Roll Call-Roll call taken at 10:03am. Present were Commissioners Blatchford, Beatty, ~~and Gericke~~. Also present was Deputy Police Chief Burnett. *WB Rom*
2. Approval of Minutes-Meeting minutes from 7-12-25 meeting submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
3. Correspondence-Cops and Fire Testing company invoice #1355 for \$968.42 dated 5-31-25 for advertising and online applications for entry Firefighter test on 5-3-25 submitted for review and approval. Motion Commissioner Blatchford to accept, seconded by Commissioner Beatty. All were in favor, motion passed.
4. Old Business-None
5. Police Sergeant Promotion Request-Email from Police Chief Durano requesting a promotion to the rank of Sergeant from the current Sgt. Promotional List reviewed. Motion Commissioner Blatchford to promote the next candidate on the list, Officer Ryan Grab, to the rank of Sergeant, seconded by Commissioner Beatty. All were in favor, motion passed.
6. New Business-With the current Sgt. Promotional list expiring on 8-12-25, motion Commissioner Blatchford to begin another Sgt. Promotional testing process, seconded by Commissioner Beatty. All were in favor, motion passed.
7. Citizen Participation-None
8. Adjournment-Motion Commissioner Blatchford to adjourn, seconded by Commissioner Beatty. All were in favor, motion passed. Meeting adjourned at 10:32am.



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

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**Special Meeting July 22, 2025 at 10:00 am  
Blue Room**

1. Meeting called to order at 10:01 am
2. Roll call: Jeanette Beck, Diana Davidson, Joseph Donley, Deputy Chief  
Ryan Burnett
3. Finalize list Oak Forest Police Promotional Telecommunicator Supervisor  
Motion Diana Davidson  
2nd. Joseph Donley  
Motion passes
4. Executive session None
5. Citizen participation none
6. Old business.  
Jeanette to e-mail Mike Salamowicz regarding Heavy Equipment practice  
to see who union contact for Local 700 is.
7. New business motion to approve minutes from July 17, 2025 meeting  
Motion Jeanette Beck  
2nd Joseph Donley

Discussion to run a Police Department court clerk test will be discussed at  
next quarterly meeting.

8. Motion to adjourn Jeanette Beck  
1 | Page 2nd Joseph Donley at 10:18 am

*Jeanette K Beck*  
*D Davidson*  
*J. D.*

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

JULY 1, 2025

**ATTENDANCE**

Police Chief Durano, Fire Chief Kasper, EMA Joe Pilch, and Supvr. Marilyn Morgan. It Aaron Beatty in attendance.

**APPROVAL OF MINUTES**

Motion to approve the Minutes from the June 3, 2025 Meeting made by Joe Pilch, seconded by Chief Kasper and agreed to by all.

**APPROVAL OF BILLS**

\$3,319.00 - MSC – Radio Room position 3 replacement of defective PC, setup & programming, \$411.44 – XYBIX – position 3 mount for screens – and \$105.00 – APCO – EMD Recertification for 3 Dispatchers were approved for payment by Joe Pilch, seconded by Chief Kasper and agreed to by all.

**NEW BUSINESS**

Chief Kasper brought up the purchase for 14 portable radios for \$74,455.84. Motion to approve made by Chief Durano, seconded by Joe Pilch and agreed to by all.

**OLD BUSINESS**

There was discussion regarding an issue with the back up generator still not performing in outages. Chief Durano brought up some details regarding replacement of the generator and possible costs.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Motion to adjourn at 0925 hours made by Chief Durano, seconded by Marilyn Morgan and agreed to by all. Next scheduled Meeting is Tuesday, August 5, 2025 in the Oak Forest City Council Chambers.

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*M. Morgan*

*9-2-25*

EMERGENCY TELEPHONE SYSTEM BOARD

MINUTES (SUMMARIZED)

AUGUST 5, 2025

No Meeting was held due to lack of a quorum. Next scheduled meeting is Tuesday, September 2, 2025

M. Morgan

9-2-25



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

DATE: September 4, 2025  
TO: Mayor Hortsman, City Council  
FROM: Moses Amidei, City Administrator  
SUBJECT: Halloween Trick-or-Treat Hours

## Background

This year, Halloween is on Friday, October 31. Due to the holiday falling on a weekend, staff recommends setting this year's trick-or-treat hours from 3 to 8 p.m., rain or shine.

Residents are encouraged to display the city's Halloween sign to let trick-or-treaters know they are or are not participating in trick-or-treating. Signs are available to download on the city's website at [oak-forest.org](http://oak-forest.org) or pickup at the front counter at City Hall.

## Recommendation

Staff recommends allowing trick-or-treating in the City of Oak Forest on Friday, October 31 from 3 to 8 p.m.

## Action Requested

Approve trick-or-treating hours of 3 to 8 p.m.

---

**TRICK-OR-TREATERS  
ARE WELCOME!**



**OAK FOREST**

Display on your door if you **WANT** to participate in trick-or-treating from 3-8 PM.

**SORRY, NO  
TRICK-OR-TREATING.  
HAVE FUN & BE SAFE!**



Display on your door if you DO NOT want to participate in trick-or-treating.

DATE: September 9, 2025  
TO: Mayor James Hortsman, City Council  
FROM: Scott A. Durano, Chief of Police  
SUBJECT: Approval of Resolution 2025-09-0498R, Authorizing the Acceptance of the Office of the Illinois Attorney General Grant in the amount of \$20,000.

### Background

The Police Department applied to the Office of the Illinois Attorney General to obtain funding for law enforcement agencies to investigate and prosecute organized retail crime. This funding offsets the annual fee subscription of the municipalities 17 FLOCK Safety advanced license plate reader cameras which are currently in use throughout the City of Oak Forest.

### Grant Details:

Following submission and review of the City's application, the Office of the Illinois Attorney General approved funding in the amount of \$20,000. The grant will cover approximately half of the annual fee for the 2025/2026 fiscal year to Flock Safety.

- The Office of the Illinois Attorney General will reimburse the City of Oak Forest for a portion of the annual fee.
- The City will not incur any additional costs.
- There will be no interruption in current FLOCK Safety operations.

### Resolution Summary:

The accompanying resolution authorizes the following actions:

- **Acceptance** of the \$20,000 grant from the Office of the Illinois Attorney General.
- **Acknowledgement** that the Office of the Illinois Attorney General will make payment to the City of Oak Forest for the annual fee.
- **Authorization** for the Police Chief to execute any additional documentation necessary to complete the acquisition of funding to the city.

### Recommendation and Action Requested:

Staff recommends the approval of the resolution to accept the grant funding. The FLOCK Safety advanced license plate readers have proven to be a valuable investigative tool which aids in the identification and prosecution of criminals. We are grateful for the Office of the Illinois Attorney General to support local law enforcement efforts.

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CITY OF OAK FOREST, ILLINOIS  
RESOLUTION 2025-09-0498R

A RESOLUTION AUTHORIZING ACCEPTANCE OF AN OFFICE OF THE ILLINOIS  
ATTORNEY GENERAL GRANT IN THE AMOUNT OF \$20,000

WHEREAS, the City of Oak Forest (“City”) has made application through the Office of the Illinois Attorney General’s Organized Retail Crime Grant Program and has been awarded a grant to help fund the City’s annual fee payment to Flock Safety regarding the City’s seventeen (17) Flock Safety Advanced License Plate Reader Cameras; and,

WHEREAS, the City was awarded a grant for said annual fee payment in the amount of Twenty Thousand Dollars (\$20,000.00) (“Grant Award”). The Grant Award will be paid directly to the City by the Office of the Illinois Attorney General. In turn, the City will then make its annual fee payment to Flock Safety.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Oak Forest, Cook County, Illinois, as follows:

SECTION 1. The foregoing recital clauses to this Resolution are adopted by the corporate authorities as their findings of fact and are incorporated herein by specific reference.

SECTION 2. The City hereby authorizes acceptance of the Grant Award which will help the City offset its costs associated with its annual fee payment to Flock Safety and also authorizes and confirms the Mayor’s and Police Chief’s prior execution of the Grant Agreement which effectuates the City’s acceptance of said Grant Award.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2025 by the following vote:

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

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2025.

Approved: \_\_\_\_\_

Mayor

ATTEST:

\_\_\_\_\_

City Clerk



OFFICE OF THE ATTORNEY GENERAL  
STATE OF ILLINOIS

KWAME RAOUL  
ATTORNEY GENERAL

August 13, 2025

FY26 ORC Applicant:

We are pleased to announce that Oak Forest Police Department has been awarded \$20,000.00 in Organized Retail Crime grant funding for the FY26 program year: July 1, 2025 to June 30, 2026.

*The funding covers:*

**\$20K/1-Yr Subscription**

Agreements will be forthcoming soon for your signature.

Thank you,

*Sharon Dehn*

Sharon Dehn, Director, VCVA  
Violence Prevention and Crime Victim Services Division  
115 S. LaSalle Street  
Chicago, IL 60603

500 South 2nd Street  
Springfield, Illinois 62701  
(217) 782-1090 • Fax: (217) 782-7046

115 South LaSalle Street  
Chicago, Illinois 60603  
(312) 814-3000 • Fax: (312) 814-3806

1745 Innovation Drive, Suite C  
Carbondale, Illinois 62903  
(618) 529-6400 • Fax: (618) 529-6416

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[www.IllinoisAttorneyGeneral.gov](http://www.IllinoisAttorneyGeneral.gov)



**OFFICE OF THE ATTORNEY GENERAL**  
STATE OF ILLINOIS

**KWAME RAOUL**  
ATTORNEY GENERAL

**ORGANIZED RETAIL CRIME GRANT PROGRAM**  
**GRANT AGREEMENT**  
**26-0835ORC**

This agreement, made this \_\_\_\_ day of \_\_\_\_, 2025, by and between the State of Illinois represented by the Attorney General of the State of Illinois, hereinafter referred to as Administrator, and, Oak Forest Police Department, an Illinois governmental agency, hereinafter referred to as Grantee, witnesseth:

WHEREAS, pursuant to Article 38, Section 30 of Public Act 103-0589 (the Public Act), the Illinois General Assembly has appropriated from the General Revenue Fund to the Attorney General the sum of \$5,000,000, or so much thereof as may be necessary, for grants to law enforcement agencies to investigate and prosecute organized retail crime.

WHEREAS, Grantee has submitted to the Administrator a grant proposal dated, 5/7/2025 6:05:17 PM, together with plans and specifications for organized retail crime enforcement in the County of Cook State of Illinois; and

WHEREAS, the grant proposal is acceptable to the Administrator and appears to comport with all applicable standards and procedures; and

WHEREAS, the Administrator desires that Grantee perform services as hereinafter set forth in accordance with the terms and conditions hereinafter provided;

NOW, THEREFORE, pursuant to and for the purpose of carrying out the provisions of the Public Act and in consideration of Grantee's representations contained in its grant proposal dated 5/7/2025 6:05:17 PM, and of the benefits to accrue to the People of the State of Illinois from the accomplishment of the project detailed in said grant proposal, the parties hereto mutually promise and agree as follows:

1. TERM. The term of this Agreement is for a period of 12 months, commencing July 1, 2025, and ending June 30, 2026, unless sooner terminated as herein provided.

2. PROVISION OF SERVICES AND GRANT ADMINISTRATION. Grantee agrees as follows:

(a) Grantee shall use \$20,000.00 as outlined in the Budget of the application. Funds are available to program expenditures as shown in the Budget, Exhibit A.

(b) Grantee shall submit to the Administrator financial and activity reports each quarter covering the previous three (3) month period. Such reports shall be on forms specified by the Administrator. All reporting forms must be received by the Administrator no later than fifteen (15) days following the end of the reporting period. Failure to comply with the deadlines for filing reports may result in the delay of payment, the withholding or suspension of the distribution of funds, or the termination of this Agreement.

(c) Grantee shall permit agents of the Administrator to inspect the financial records of Grantee as they relate to this Agreement; and

(d) Grantee shall permit agents of the Administrator to enter the premises of Grantee to observe the operation of Grantee's program. The Administrator shall give Grantee reasonable notice of intent to enter for purposes of observing, and such observation shall not unreasonably interfere with the conduct of Grantee in the providing of its services.

3. GRANT AWARD. Administrator agrees to contribute and provide financial support to Grantee in the amount of \$20,000.00. Grantee agrees to use such funds solely for the provision of services as specified in paragraph 2 of this Agreement and strictly in accordance with the project budget, which is attached hereto, marked as "Exhibit A," and by reference incorporated herein, unless Grantee has otherwise modified the program or provision of services, in accordance with paragraph four (4) of this Grant Agreement. Administrator shall complete processing on the conditions that sufficient funds have been deposited and that such funds have been appropriated for the purposes of this Agreement by the General Assembly of the State of Illinois and are available to the Administrator for disbursement for purposes of this Grant Agreement, and the Grantee has signed, notarized and returned an Agreement document to the Administrator.

4. MODIFICATION OF PROGRAM. Grantee shall not change, modify, revise, alter, amend, or delete any part of the services it has agreed to provide or change, alter, or extend the time constraints it shall have first obtained the written consent for such change, modification, revision, alteration, amendment, deletion, or extension from the Administrator. Furthermore, unless Grantee obtains the prior written consent of the Administrator, Grantee shall not do or cause to be done any of the following:

(a) Incur any expense or financial obligation from the grant award except as authorized by and provided in paragraph 2 and the project budget, which is attached hereto, marked as "Exhibit A," and by reference incorporated herein;

(b) Incur expenses or financial obligations from such grant award in any line-item category of such project budget in excess of the amount provided in such line-item category; or

(c) Transfer any money from one line-item category of such project budget to another line-item category without approval by the Administrator.

5. ASSIGNMENT. Grantee shall make no assignment of this Agreement or of any right accruing under this Agreement or of any monies granted to Grantee pursuant to this Agreement without the written consent of the Administrator.

6. TERMINATION OF AGREEMENT. This Agreement may be terminated and canceled for cause by the Administrator, by giving written notice to Grantee thirty (30) days in advance of such termination and cancellation, delivered by certified mail, return receipt requested, to Grantee as hereinafter provided. In the event that this Agreement is terminated prior to the expiration date, Grantee shall promptly return to Administrator all unexpended or lapsed funds.

7. EXPENDITURE OF GRANT FUNDS.

(a) All grant funds awarded hereunder shall be expended within the term of this Grant Agreement. Any grant funds not expended or legally obligated by the end of the term of this Grant Agreement must be returned to the Administrator within forty-five (45) days after the end of the term of this Grant Agreement. This Grant Agreement is subject to the Illinois Grant Funds Recovery Act (30 ILCS 705/1 *et seq.*)

(b) Grantee agrees that neither it nor its employees shall:

1) knowingly use grant funds, or good or services purchased with grant funds, to engage, either directly or indirectly, in a prohibited political activity; or

2) be knowingly compensated from grant funds for time spent engaging in a prohibited political activity.

For purposes of this paragraph, "prohibited political activity" has the meaning established in Section 1-5 of the State Officials and Employees Ethics Act (5 ILCS 430/1-5). Grantee acknowledges that a knowing violation of this paragraph is a business offense, and that Grantee may be fined up to \$5,000.

8. SEVERABILITY. This Agreement and all provisions hereof are intended to be whole and entire, and no provision or any part hereof is intended to be severable. This Agreement contains all the terms and conditions agreed upon by the parties hereto, and no other Agreements, oral or otherwise, regarding the subject matter of the Agreement, shall be deemed to exist or bind any party hereto.

9. CONFLICT OF INTEREST. Grantee agrees to comply with the provisions of the Illinois Procurement Code (Procurement Code) prohibiting conflicts of interest (30 ILCS 500/50-13) and the Attorney General's rules relating to ethics (44 Ill. Adm. Code §§1300.5013 through 1300.5035); and all the terms, conditions, and provisions of those sections apply to this Agreement and are made a part of this Agreement the same as though they were incorporated and included herein.

10. DISCRIMINATION.

(a) The provisions of Public Works Employment Discrimination Act (775 ILCS 10/0.01 *et seq.*) are applicable to this contract.

(b) Grantee hereby agrees to:

1) Refrain from unlawful discrimination and discrimination based on citizenship status in employment and undertake affirmative action to assure equality of employment opportunity and eliminate the effects of past discrimination;

2) Comply with the procedures and requirements of the regulations of the Department of Human Rights concerning equal employment opportunities and affirmative action; and

3) Provide such information, with respect to its employees and applicants for employment, and assistance as the Department of Human Rights may reasonably request. 775 ILCS 5/2-105.

(c) The Americans with Disabilities Act of 1990 (42 U.S.C. §12101 *et seq.*) and the regulations promulgated thereunder (28 C.F.R. §35.130), hereinafter collectively referred to as the "ADA," prohibit discrimination against persons with disabilities by the State, whether directly or through contractual arrangements, in the provision of any aid, benefit, or service. As a condition to this Special Project Grant Agreement, Grantee certifies that services, programs, activities provided under this Special Project Grant Agreement are and will continue to be in compliance with the ADA.

11. SEXUAL HARASSMENT POLICIES. Grantee agrees to establish and maintain written sexual harassment policies that shall include, at a minimum, the following information: (i) the illegality of sexual harassment; (ii) the definition of "sexual harassment" under State law; (iii) a description of sexual harassment, utilizing examples; (iv) the grantee's internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Department of Human Rights and the Human Rights Commission; (vi) directions on how to contact the Department of Human Rights and the Human Rights Commission; and (vii) protection against retaliation as provided by section 6-101 of the Illinois Human Rights Act (775 ILCS 5/6-101). 775 ILCS 5/2-105(A)(4).

12. IMMIGRATION REFORM AND CONTROL ACT OF 1986. Grantee hereby certifies that, to the extent applicable to this Agreement, Grantee has complied with the

provisions and requirements of the Immigration Reform and Control Act of 1986 (Public Law 99-603, effective November 6, 1986).

13. **BRIBERY.** Grantee hereby certifies that neither it nor any of its authorized agents has been convicted or made an admission as a matter of record of having bribed or attempted to bribe an officer or employee of any federal, State, or local governmental entity. 30 ILCS 500/50-5. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

14. **FELONY CONVICTION.** Grantee certifies that it is not barred from being awarded a contract or subcontract under Section 50-10 of the Procurement Code (30 ILCS 500/50-10), which prohibits a person or business convicted of a felony from doing business with the State of Illinois or any State agency from the date of conviction until five (5) years after the completion of the sentence for that felony, unless the person(s) held responsible by a prosecutorial office for the facts upon which the conviction was based has no involvement with the business. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

15. **SARBANES-OXLEY ACT.** Grantee certifies that it is not barred from being awarded a contract under Section 50-10.5 of the Procurement Code (30 ILCS 500/50-10.5), which prohibits a business from bidding on or entering into a contract or subcontract under the Procurement Code, if the business or any officer, director, partner, or other managerial agent of the business has been convicted of a felony under the Sarbanes-Oxley Act of 2002 (15 U.S.C. §7201 et seq.) or a Class 3 or Class 2 felony under the Illinois Securities Law of 1953 (815 ILCS 5/1 et seq.) for a period of five (5) years prior to the date of the bid or contract. Grantee acknowledges that the Administrator shall declare this contract void if this certification is false.

16. **NON-ASSISTANCE CERTIFICATION.** Grantee certifies that it is not barred from being awarded a contract under Section 50-10.5(e) of the Procurement Code (30 ILCS 500/50-10.5(e)), which prohibits a person or business from bidding on or entering into a contract with the State if the person or business:

(a) assisted the State or the Administrator in determining whether there is a need for the contract except as part of a response to a publicly issued request for information; or

(b) assisted the State or the Administrator by reviewing, drafting, or preparing any invitation for bids, a request for proposal, or request for information or provided similar assistance, except as part of a publicly issued opportunity to review drafts of all or part of these documents.

For purposes of this Certification, "business" includes all individuals with whom a business is affiliated, including, but not limited to, any officer, agent, employee, consultant, independent contractor, director, partner, manager, or shareholder of business.

17. **DEBT DELINQUENCY.** Grantee certifies that neither it nor any of its affiliates is barred from entering into a contract or subcontract under Section 50-11 of the Procurement Code (30 ILCS 500/50-11), which prohibits any person who knows or should know that he or

she or any affiliate is delinquent in the payment of any debt to the State from entering into a contract with a State agency, unless that person or affiliate of that person, has entered into a deferred payment plan to pay off the debt. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

18. **USE TAX.** Grantee certifies that neither it nor any of its affiliates is barred from entering into a contract or subcontract under Section 50-12 of the Procurement Code (30 ILCS 500/50-12), which prohibits a person from entering into a contract with a State agency, unless the person and all of the person's affiliates collect and remit Illinois Use Tax on all sales of tangible personal property into the State of Illinois in accordance with the provisions of Illinois' Use Tax Act (35 ILCS 105/1 et seq.) regardless of whether the person or affiliate is a "retailer maintaining a place of business within Illinois." Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

19. **ENVIRONMENTAL PROTECTION ACT.** Grantee certifies that it is not barred from being awarded a contract or subcontract under Section 50-14 of the Procurement Code (30 ILCS 500/50-14), which prohibits for a period of five (5) years a person or business from doing business with the State of Illinois, including any State agency if the person or business has been found by a court or by the Pollution Control Board to have committed a willful or knowing violation of the Environmental Protection Act and unless the person or business can show that no person involved in the violation continues to have any involvement with the business or there is no practicable contractual alternative available to the State. Grantee acknowledges that the Administrator may declare this contract void if this certification is false.

20. **FORCED LABOR.** Grantee certifies, in accordance with Section 10 of the State Prohibition of Goods from Forced Labor Act (30 ILCS 583/10), that none of the equipment, materials or supplies furnished pursuant to the provisions of this contract constitute imported, foreign-made goods which were produced in whole or in part by forced labor, convict labor or indentured labor. Grantee acknowledges that providing a false certification under this Section of the contract may result in: (1) this contract being voided at the Administrator's option; (2) the Grantee being assessed a penalty of \$1,000 or an amount equal to 20% of the value of the equipment, materials or supplies produced by forced labor, convict labor or indentured labor; and/or (3) the Grantee being suspended from bidding on any State contract for up to 360 days.

21. **CHILD LABOR CERTIFICATION.** Grantee certifies, in accordance with Section 10 of the State Prohibition of Goods from Child Labor Act (30 ILCS 584/10), that none of the equipment, materials or supplies furnished pursuant to the provisions of this contract constitute imported, foreign-made goods which were produced in whole or in part by the labor of a child under the age of 12. Grantee acknowledges that providing a false certification under this Section of the contract may result in: (1) this contract being voided at the Administrator's option; (2) the Grantee being assessed a penalty of \$1,000 or an amount equal to 20% of the value of the equipment, materials or supplies produced by child labor; and/or (3) the Grantee being suspended from bidding on any State contract for up to 360 days.

22. EDUCATIONAL LOANS. To the extent that the Educational Loan Default Act (5 ILCS 385/0.01 et seq.) applies hereto, Grantee certifies that it is not in default on an educational loan.

23. BID RIGGING AND BID ROTATING. Grantee certifies that it has not been barred from bidding on this contract as a result of a violation of Section 33E-3 or 33E-4 of the Criminal Code of 1961 or the Criminal Code of 2012 (720 ILCS 5/33E-3, 33E-4).

24. DUES TO CLUBS WHICH DISCRIMINATE. Grantee certifies that it is not prohibited from providing goods or services to the State of Illinois or from receiving any award or grant from the State of Illinois because it pays dues or fees on behalf of its employees or agents or subsidizes or otherwise reimburses them for payment of their dues or fees to any club which unlawfully discriminates. 775 ILCS 25/2.

25. INTERNATIONAL ANTI-BOYCOTT. Grantee certifies and agrees that neither it nor any substantially-owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the United States Export Administration Act of 1979 (50 U.S.C. §4601 et seq.) or the regulations of the United States Department of Commerce promulgated under that Act.

26. DRUG FREE WORKPLACE CERTIFICATION. This Grant Agreement may be subject to the Drug Free Workplace Act (30 ILCS 580/1 et seq.). If it meets the definition of "grantee" under section 2 of the aforementioned Act (30 ILCS 580/2), Grantee certifies and agrees that it will provide a drug free workplace as provided under section 3 of the Drug Free Workplace Act (30 ILCS 580/3) by:

(a) Publishing a statement:

i) Notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance, including cannabis, is prohibited in Grantee's or contractor's workplace;

ii) Specifying the actions that will be taken against employees for violations of such prohibition; and

iii) Notifying the employee that, as a condition of employment on such contract or grant, the employee will:

A) Abide by the terms of the statement; and

B) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

(b) Establishing a drug free awareness program to inform employees about:

i) The dangers of drug abuse in the workplace;

- ii) Grantee's or contractor's policy of maintaining a drug free workplace;
- iii) Any available drug counseling, rehabilitation, and employee assistance programs; and
- iv) The penalties that may be imposed upon an employee for drug violations.

(c) Providing a copy of the statement required by subsection (a) to each employee engaged in the performance of the contract or grant and to post the statement in a prominent place in the workplace.

(d) Notifying the Administrator within ten (10) days after receiving notice under part (B) of paragraph (iii) of subsection (a) above from an employee or otherwise receiving actual notice of such conviction.

(e) Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by, any employee who is so convicted, as required by section 5 of the Drug Free Workplace Act.

(f) Assisting employees in selecting a course of action in the event drug counseling, treatment, and rehabilitation is required and indicating that a trained referral team is in place.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of the Drug Free Workplace Act.

27. REVOLVING DOOR PROHIBITION CERTIFICATION. Grantee certifies that it is not barred from engaging in any procurement activities under Section 50-30 of the Procurement Code (30 ILCS 500/50-30).

28. TAXPAYER IDENTIFICATION NUMBER CERTIFICATION. Grantee certifies, under penalty of perjury, that its Federal Taxpayer Identification Number listed herein is accurate and true. Grantee further certifies that it is not subject to backup withholding because: (a) Grantee is exempt from backup withholding; or (b) Grantee has not been notified by the Internal Revenue Service (IRS) that it is subject to backup withholding as a result of a failure to report all interest or dividends; or (c) the IRS has notified Grantee that it is no longer subject to backup withholding. Grantee also certifies that it is a U.S. citizen or other U.S. person.

Name of Grantee: Oak Forest Police Department  
(This should match the exact name on file with the IRS for the TIN Number provided below)

TIN Number (Federal Employer Identification Number): 36-6007749

Grantee certifies that it is performing the services covered by this Agreement as a Government Entity – Political Subdivision of the State of Illinois.

29. BOARD OF ELECTIONS REGISTRATION CERTIFICATION. Grantee certifies that either (check applicable box):

The Grantee is not required to register as a business entity with the State Board of Elections pursuant to sections 20-160 of the Procurement Code (30 ILCS 500/20-160) and Title 44, Section 1300.08 of the Attorney General's Procurement rules with respect to its contracts, bids, and proposals with the Office of the Attorney General; or

The Grantee has registered as a business entity with the State Board of Elections with respect to its contracts, bids, and proposals with the Office of the Attorney General and acknowledges a continuing duty to update the registration.

This contract is voidable in accordance with the provisions of section 50-60 of the Procurement Code (30 ILCS 500/50-60) for Grantee's failure to comply with section 20-160 with respect to the Grantee's contracts, bids, and proposals with the Attorney General.

30. EXPATRIATED ENTITY CERTIFICATION. As a condition of this Contract, Grantee certifies that it is not barred from bidding or entering into a contract with the State of Illinois as an "expatriated entity," as that term is defined in Section 1-15.120 of the Procurement Code (30 ILCS 500/1-15.120), or a member of a "unitary business group," as that phrase is defined in the Illinois Income Tax Act (35 ILCS 5/1501(a)(27)) with an expatriated entity as a member. 30 ILCS 500/50-17.

31. ATTEMPT TO INFLUENCE GRANT PROCESS CERTIFICATION. As a condition of this Contract, Grantee certifies that it has not retained a person or entity to attempt to influence the outcome of the award process associated with this grant.

32. CYBERSECURITY RISK CERTIFICATION. Grantee certifies that it is not prohibited from being awarded this grant due to a United States Department of Homeland Security Binding Operational Directive relating to cybersecurity risks. (30 ILCS 500/25-90).

33. LEGAL ENTITY AUTHORIZED TO TRANSACT BUSINESS IN ILLINOIS. Grantee certifies that it is a legal entity as of the date for submitting an application for the grant award contemplated by this Agreement. A person (other than an individual acting as a sole proprietor) must be a duly constituted legal entity to qualify as a grantee prior to submitting an application for the grant contemplated by this Agreement. The legal entity must be authorized to transact business or conduct affairs in Illinois prior to execution of this Agreement,

34. NOTICES. Written notices shall be sent to the parties at the addresses given below, unless otherwise instructed:

ADMINISTRATOR'S ADDRESS:

Attorney General of the State of Illinois  
115 South LaSalle Street  
Chicago, Illinois 60603

GRANTEE'S ADDRESS:

Oak Forest Police Department  
15440 S. Central Ave.  
Oak Forest, IL 60452

In all correspondence between the parties hereto with respect to this Grant Agreement, the grant number shall be clearly identified as: 26-0835ORC.

35. MAINTENANCE OF RECORDS. Grantee shall maintain and preserve all books, records, or papers relating to the programs or projects for which funds were provided under this contract, including the amounts, recipients, and uses of all disbursements of funds passing in conjunction with the contract for a period of five (5) years after the completion of the contract. Grantee shall make available the contract and all books, records, and papers related to the contract for review and audit by the Auditor General of the State of Illinois or the Administrator. Grantee agrees to cooperate fully with any audit conducted hereunder and to provide full and free access to all relevant materials. Grantee's failure to maintain the books, records, and papers required by this paragraph shall establish a presumption in favor of the Administrator for the recovery of any funds paid for which adequate books, records, and supporting documentation are not available to support their purported disbursement.

36. INDEPENDENT CONTRACTOR. Nothing in this Agreement shall be considered to create the relationship of employer and employee or principal and agent between the parties hereto. In the performance of this Agreement, Grantee shall act as and shall be deemed at all times to be an independent contractor.

37. MODIFICATION OF AGREEMENT. No alteration, amendment, modification, variation, addition, or deletion of any provision of this Agreement shall be effective unless it is in writing and signed by the parties hereto.

38. APPLICABLE LAWS. The Grant Agreement and the Grantee's obligations and services under the Grant Agreement are hereby made subject to and must be performed in compliance with all Federal and State laws. The Grant Agreement shall be construed in accordance with and governed in all respects by the laws of the State of Illinois.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands on the day and year first above written.

**Administrator**

Signature: \_\_\_\_\_

By: Kwame Raoul, Illinois Attorney General

\_\_\_\_\_  
Date

Grantee: Oak Forest Police Department

Signature: 

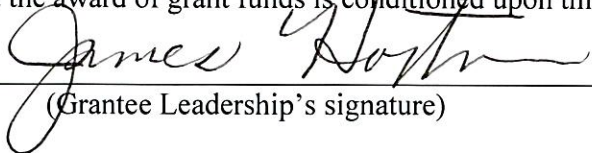
By: Scott A. Durano, Chief of Police  
(Grantee Leadership printed name and title)

Sept. 2nd, 2025  
Date

**GRANTEE CERTIFICATION:**

I, James Hortsman, Mayor,  
(Grantee Leadership's printed name and title)

hereby certify under oath, in accordance with section 4 of the Illinois Grant Funds Recovery Act (30 ILCS 705/4), that all information in this Grant Agreement is true and correct to the best of my knowledge, information and belief. I further certify, under oath, that the funds shall be used only for the purposes set forth in this Grant Agreement and that the award of grant funds is conditioned upon this certification.

  
(Grantee Leadership's signature)

Subscribed and sworn before me on this 2 day of Sept, 2025.

  
(Notary Public's signature)



(Notary Public's stamp)

**EXHIBIT A**  
**Grant Award**  
**PROJECT BUDGET**  
**26-0835ORC**

<b>Equipment</b>	
<b>Training</b>	
<b>Officer Overtime Pay</b>	
<b>Contractual</b>	\$20,000.00
1-Year Subscription	
<b>Total:</b>	\$20,000.00



# CITY COUNCIL AGENDA MEMO

---

DATE: September 9th, 2025  
TO: Mayor James Hortsman, City Council  
FROM: Scott A. Durano, Chief of Police  
SUBJECT: APPROVAL OF BID FOR MCWILLIAMS ELCTRIC CO., INC FOR A NATURAL GAS GENERATR

## Background

The Oak Forest Police Department and 911 Operations Center has been relying on Kohler 250KW diesel powered generator for over 25 years. This generator is a critical component to the City of Oak Forest and Public Safety Operations as 911 centers must remain fully operational 24 hours a day 7 days a week. The current Kohler 250 KW is nearing end of life and replacement parts are becoming unavailable as well as becoming cost prohibitive.

## Recommendation

Staff recommends approval of McWilliams Electric Co., Inc. Bid to replace the current diesel-powered gas generator with a natural gas generator. This service supports lifesaving communications between first responders and public safety entities. This natural gas generator is a lifeline that ensures reliability, readiness and resiliency for the City of Oak Forest, 911 dispatchers and first responders along with enhancing readiness for decades to come.

## Action Requested

Approval of Bid for McWilliams Electric Co., Inc. in the amount of \$456,470.00. \$200,000.00 is approved under Capital Improvements under line item 89-00-5604. \$256,000.00 is unbudgeted and will be drawn from line item 89-00-5604. The bid was presented and approved to the 911 board on September 2nd, 2025.

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15440 CENTRAL AVENUE  
OAK FOREST IL 60452-2104



TELEPHONE: 708-535-4090  
FAX: 708-687-2028

**ALL GOOD THINGS CLOSE TO HOME**

**CITY OF OAK FOREST QUOTATION FORM – PROPOSAL RFP BID SUBMITTAL**  
**July 28<sup>th</sup>, 2025**

**Police Department Generator Replacement**

Company Name: McWilliams Electric Company, Inc.

Address: 1401 Rodenburg Road

City, State, Zip: Schaumburg, IL 60193

Email: sswayze@mcwelec.com

Phone: 847-301-2600

Contact Person: Scott Swayze, Sr VP

Pursuant to and in accordance with the above stated Request for Proposal, the undersigned hereby declares that they have examined the RFP documents and specifications for the item(s) listed below.

The undersigned proposes and agrees, if their Bid is accepted to furnish the item(s) submitted below, including delivery to Oak Forest, Illinois in accordance with the delivery schedule indicated below and according to the price's products/services information submitted.

ITEM	QTY	DESCRIPTION	UNIT PRICE	EXTENDED AMOUNT
1.	1 Total	Removal and relocation of current diesel generator, installation of a 250 KW 300 KW Alt. natural gas generator to include labor, equipment, material, permits, utilities, site preparation, electrical and mechanical connections, integration with existing transfer switches, testing, commissioning and training to include a service plan. (Please See Attached Specifications)	\$ <u>456,470.00</u>	\$ <u>456,470.00</u>
<b>BID TOTAL</b>				\$ <u>456,470.00</u>

**City of Oak Forest  
Police Department Generator Replacement**

**ADDENDA FORM**

(Please Type or Print Clearly in Ink)

The following addenda have been received and acknowledged:

RFI #1 date 7-16-2025 #2 date N/A #3 date N/A

SIGNED THIS 28th DAY OF July, 2025

Respectfully Submitted,

BY:

  
Authorized Signature of Proposer

TITLE: Scott Swayze, Sr VP

LEGAL STATUS OF PROPOSER FORM

(Please Type or Print Clearly in Ink)

(The Proposal shall check and fill out the appropriate form.)

- Corporation
- Partnership
- Individual
- Limited Liability Corporation

Scott Swayze  
Name

Sr VP  
Title

1401 Rodenburg Road  
Schaumburg, IL 60193  
Address

847-301-2600  
Phone #

sswayze@mcwelec.com  
Email

847-301-2688  
Fax #

36-1460210  
Federal Tax I.D. Number

CERTIFICATE OF COMPLIANCE WITH PUBLIC ACT 517 of 2012

(Please type or print clearly in ink only)

I certify that neither McWilliams Electric Company, Inc. (Company), nor any of its successors, parent companies, subsidiaries, or companies under common control, is an “Iran Linked Business” engaged in investment activities of \$20,000,000.00 or more with the energy sector of Iran, within the meaning of Illinois Public Act 517 of 2012. In the event it is awarded a Contract as a result of this solicitation, Company will not become an “Iran linked business” during the course of performing the work under the Contract.

NOTE: IF A PERSON OR ENTITY FALSELY CERTIFIES THAT IT IS NOT AN IRAN LINKED BUSINESS AS DEFINED BY PUBLIC ACT 517 OF 2012, IT WILL BE RESPONSIBLE FOR CIVIL PENALTIES OF NOT MORE THAN \$250,000.00 OR TWO TIMES THE AMOUNT OF THE CONTRACT FOR WHICH THE FALSE CERTIFICATION WAS MADE, WHICHEVER IS GREATER, PLUS COSTS AND REASONABLE ATTORNEY FEES INCURRED, AS MORE FULLY SET FORTH IN SECTION 5 OF ACT NO. 517, PUBLIC ACTS OF 2012.

McWilliams Electric Company, Inc.  
(Name of Company)

By:   
Scott Swayze

Date: July 28, 2025

Title: Sr VP

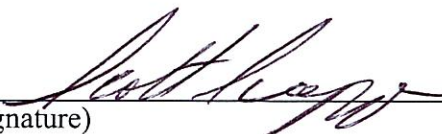
NON-COLLUSION AFFIDAVIT OF PRIME PROPOSER FORM

(Please Type or Print Clearly in Ink)

I, Scott Swayze, Sr VP, of McWilliams Electric Company, Inc.  
(Name and Title) (Company Name)

Attest to the following:

- (1) That I am fully informed respecting preparation and content of the attached Proposal and of all pertinent circumstances respecting such Proposal;
- (2) That my Proposal is genuine and not a collusive or sham proposal;
- (3) Neither myself nor any of our officers, partners, owners, agents, representatives, employees, or parties in interest, has in any way colluded, conspired, connived, or agreed directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposal in connection with the Contract for which the attached Proposal has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit, or cost element of the proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City or any person interested in the proposed Contract;
- (4) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any other collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

  
(Signature)

July 28, 2025 (Date)

## STANDARDS OF CONDUCT FOR OAK FOREST VENDORS

(Please type or print clearly in ink only)

The City of Oak Forest conducts business with businesses, vendors and Consultant/project managers under a set of rules to ensure that all City officials and employees discharge their duties in a manner designed to promote public trust and confidence in our City. The City wants you to be aware of the rules that you and its employees are required to follow. A violation of state or federal statutes may occur if these rules are broken. It is hoped that by providing these rules for you, your experience in dealing with the City will be both rewarding and satisfactory.

### Providing Gifts or Gratuities:

Providing gifts or gratuities to employees in consideration for the performance of their duties, or as an appreciation for their performance, is strictly prohibited.

- Do not offer employees any gifts or loans.
- Employees may not receive any fee or compensation for their services from any source other than the City, so do not offer them.
- Buying meals for employees is only permissible during a working lunch or dinner where business is discussed and you are a current Consultant/project manager (no alcohol). Employees may accept coffee, tea, soft drinks, snacks, etc. when attending meetings in your office.
- Letters to supervisors recognizing exceptional service by City employees are always welcome.

### Conflicts of Interest:

- Do not ask employees for any special favor or consideration that is not available to every other citizen.
- Do not ask employees to disclose any information that is not available to every other citizen through normal public information channels unless necessary for the business you are hired for.
- Do not offer to compensate employees by offering to hire, or to do business with any business entity of the employees or their immediate family members.
- Do not ask employees to represent you or your company other than as part of their official duties with the City.
- Do not ask employees to endorse the products or services of your company.
- Do not ask employees to hand out or post advertising materials.

Vendor shall report if the following occurs:

### Solicitation by City Employees:

Employees may not solicit gifts, loans, or any other items of value from people doing City business that will be used by them personally.

- If you are asked to pay a fee for services that you believe are improper or illegal, contact the City Controller/Administrator at 708-687-4050 X1003. Employees are prohibited from taking retaliatory action against you for failing to comply with any request unless the request is within the scope of the employee's official duties for the City.

**City of Oak Forest  
Police Generator Project**

Use of City Equipment, Facilities and Resources:

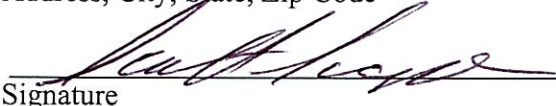
Use of City equipment, facilities and resources is authorized only for City purposes.

- Do not ask employees to use City equipment to run errands or perform tasks for your benefit.

Your Rights and Expectations:

When dealing with employees of the City you have the right to honest, fair and impartial treatment. You may expect prompt, courteous and professional service from our employees who are expected to understand and practice good customer service skills. Employees are tasked to uphold the public trust through the ethical performance of their duties. We understand that the enforcement of regulatory guidelines and codes may sometimes be a cause for concern; however, you may rest assured that we are responsible to all of the citizens of Oak Forest and our goal is to serve them to the best of our ability. Should you have any concerns or questions concerning this information or the conduct of any of our employees, contact the City Controller/Administrator at 708-687-4050 X1003.

Please acknowledge your receipt and acceptance of the aforementioned Standards of Conduct for Oak Forest Vendors by signing below and returning with your submittal.

<u>McWilliams Electric Company, Inc.</u> Company Name	<u>847-301-2600</u> Phone #
<u>1401 Rodenburg Road - Schaumburg, IL 60193</u> Address, City, State, Zip Code	<u>sswayze@mcwelec.com</u> Email address
<u></u> Signature	<u>July 28, 2025</u> Date
<u>Scott Swayze</u> Print Name	<u>Sr VP</u> Title

SIGNATURE FORM

(Please type or print clearly in ink only)

My signature certifies that the Proposal as submitted complies with all terms and conditions as set forth in this solicitation, except as noted herein. My signature also certifies that the accompanying Proposal is not the result of, or affected by, any unlawful act of collusion with another person or company engaged in the same line of business or commerce.

I hereby certify that I am authorized to sign as a representative for the firm:

Complete Legal Name of Firm: McWilliams Electric Company, Inc.

Order from Address: 1401 Rodenburg Road - Schaumburg, IL 60193

Remit to Address: 1401 Rodenburg Road - Schaumburg, IL 60193

Fed ID No.: 36-1460210

Signature: 

Name (type/print): Scott Swayze

Title: Sr VP

Telephone: ( 847 ) 301-2600 Fax No.: ( 847 ) 301-2688

Date: July 28, 2025

Send Notification of Award to: Scott Swayze, Sr VP  
(First and Last Name)

E-mail of Person Receiving Award Notification: sswayze@mcwelec.com

**STATISTICAL QUESTIONNAIRE FORM - OPTIONAL**

(Please type or print clearly in ink only)

The City of Oak Forest monitors workplace demographics of proposers and vendors for statistical purposes and to indicate the need for inclusive outreach efforts to ensure that members of underutilized groups have equal opportunity to contract with the affected departments.

To that end, the City requests vendors to submit as part of their response to any formal solicitations, the following workplace diversity information. Vendors are encouraged to complete as much information as possible. This information will be used for statistical purposes only. Statistical information shall be submitted to the City in a separate sealed envelope containing the notation "STATISTICAL INFORMATION-NOT TO BE OPENED UNTIL AFTER THE AWARD OF THE CONTRACT". Upon receipt of these separate sealed envelopes, the Purchasing Department segregates the envelopes from the other Proposal documentation. The envelopes containing the statistical information are not opened until the award of the contract, and are not considered, in any way, in the award of any contract.

1. If your business is at least 51% owned by one of the following individuals, please check all that apply:

- |                                   |   |   |
|-----------------------------------|---|---|
| <input type="checkbox"/> Female   | <input type="checkbox"/> African-American       | <input checked="" type="checkbox"/> Caucasian |
| <input type="checkbox"/> Disabled | <input type="checkbox"/> Asian-Indian American  | <input type="checkbox"/> Hispanic-American    |
| <input type="checkbox"/> Veteran  | <input type="checkbox"/> Asian-Pacific American | <input type="checkbox"/> Native-American      |

2. Complete Legal Firm Name: McWilliams Electric Company, Inc.

3. Company Address: 1401 Rodenburg Road - Schaumburg, IL 60193

4. Company Phone: ( ) 847 301-2600 Email: sswayze@mcwelec.com

5. Name and title of person authorized to sign on behalf of your company:

Scott Swayze, Sr VP

6. Signature/date:  7-28-2025

PREVAILING WAGE RATES

General Decision Number: XXXX

Superseded General Decision Number: XXXX

State: Illinois

Construction Type: Building

City: Oak Forest in Illinois.

Vendor to state their job classifications and the prevailing wage rates that apply to each category from the Cook County Prevailing Wage Register.

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END OF GENERAL DECISION

\*If awarded project, McWilliams will adhere to this policy and pay prevailing wage rates.



# McWilliams Electric Company

CONTRACTING ELECTRICAL ENGINEERS  
1401 RODENBURG ROAD SCHAUMBURG, ILLINOIS 60193-3532  
PHONE NUMBER (847) 301-2600 FAX NUMBER (847) 301-2688



## PROPOSAL

Oak Forest PD  
15440 S. Central Ave  
Oak Forest, IL 60452  
Attn: Scott Durano, Chief of Police & City Clerk

Date: July 28, 2025  
Re: Oak Forest Police Department  
Generator Replacement  
15440 S. Central Ave  
Oak Forest, IL 60452  
5744p001-dave.doc

Page 1 of 2

Dear Scott,

The undersigned proposes to furnish all materials and perform all labor necessary to complete the following:

Per your Invitation to Bid and the provided "Replacement of Diesel Generator with Natural Gas Generator" documents and narrative (undated), we are pleased to submit this scope of work for the electrical/mechanical installation at the above referenced project.

- Provide (furnish and install) disconnection and removal of an existing generator, including crane lift to a flatbed truck provided by others.
  - Diesel fuel disposal, flatbed truck tie-downs, blocking, tarps, transport fees, permits, etc. are by others.
- Provide removal of existing concrete slab to accommodate pouring of a new slab to match the requirements of the generator. *\* MAY BE ABLE TO USE CURRENT*
- Provide (1) 100kW 120/208V 3Ø diesel generator for stand-by temporary power.
  - Allowance for 4 weeks of stand-by power. No allowance for extended duration due to weather or other unforeseen circumstances.
  - Allowance for 24 hours of fuel only.
  - The temporary generator will be connected to the 225A manual TS located on the wall behind the 1200A ATS in the upstairs mechanical room. In the absence of information, we must assume that this connection point will provide emergency power to meet all temp power needs. No allowance is included to provide additional connections, additional temp power sources, or to extend interior wiring, if required.
- Provide (1) Kohler 300kW 120/208V 3Ø natural gas-powered pad mounted generator.
  - Includes (1) Remote Annunciator Panel.
  - Includes L2 steel sound enclosure.
  - Spec sheet available upon request.
  - Includes Kohler 3-year maintenance program.
  - 22-week lead time at the time of quotation.
    - We include connections to existing ATS's only. We assume that these will work with the new generator. No allowance is included to rework or modify the existing ATS's, or to provide new ATS's' if required.
    - We include allowance to install a properly sized gas line from the current location of the facility's gas meter to the proposed location for the new generator.
      - Please note that we reached out to NICOR and submitted the required load letter to start the process of evaluating feasibility and cost for the natural gas supply to the generator. NICOR has not responded as of the date of this proposal. As such, no allowance is included for any costs associated with natural gas services for the new generator.
    - We assume that any obstructions in the areas of work will be removed prior to our arrival.
- Provide (1) exterior wall mounted 1200A 120/208V 65kaic fully rated 3Ø 4 Wire Main Lug Only Distribution Panel to distribute power and provide overcurrent protection to the (2) existing ATS's.



# McWilliams Electric Company

CONTRACTING ELECTRICAL ENGINEERS  
1401 RODENBURG ROAD SCHAUMBURG, ILLINOIS 60193-3532  
PHONE NUMBER (847) 301-2600 FAX NUMBER (847) 301-2688



## PROPOSAL

Oak Forest PD  
15440 S. Central Ave  
Oak Forest, IL 60452  
Attn: Scott Durano, Chief of Police & City Clerk

Date: July 28, 2025  
Re: Oak Forest Police Department  
Generator Replacement  
15440 S. Central Ave  
Oak Forest, IL 60452  
5744p001-dave.doc

Page 2 of 2

- Provide \$20,000.00 allowance for permit and inspection fees.
- Documentation/Miscellaneous:
  - Provide One-Line Drawing depicting the limits of our scope of work for this project.
    - No engineered or stamped drawings are included.
  - Project schedule will be developed upon award of project, pending confirmation of lead times and 3<sup>rd</sup> party/NICOR participation.
  - Allowance for Performance Bond is included.

**Replacement of Diesel Generator with Natural Gas Generator Price: \$456,470.00**

### Exclusions

- Sales tax.
- Premium time.
- Interior cutting, patching and/or painting.
- Arc-Flash, Coordination Studies, Ground Testing/Reporting.
- Existing code violations/AHJ added items.
- Any work not specifically listed above.

**Disclaimer:**  
THIS PROPOSAL IS CONTINGENT ON A LACK OF IMPACT BY THE CORONAVIRUS NATIONAL EMERGENCY. Given the existence of the coronavirus pandemic, McWilliams Electric will use its best efforts to staff and supply this project to be able to hit the scheduled completion date but reserves its right to seek an excusable extension of time if McWilliams Electric or its subcontractors and suppliers are unable to maintain planned crew sizes due to the illness, supply shortages or governmental restraints on business, travel and/or assembly. To the extent that the project is suspended pursuant to the terms of the proposed McWilliams Electric, we intend to seek additional costs associated with the suspension.

For the Sum of: **Four Hundred Fifty-Six Thousand Four Hundred Seventy Dollars & 00/100's**  
**\$456,470.00**

All of the above work to be completed in a substantial and workmanlike manner according to standard practices during a normal 40 hour work week. Payment to be made within 30 days of regular monthly invoices with a 1 1/2% late charge applied to all late payments. 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 strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. The McWILLIAMS ELECTRIC CO., INC. agrees to carry Workmen's Compensation and Public Liability Insurance, also to pay all Sales Taxes, Old Age Benefit and Unemployment Compensation Taxes upon the labor and material furnished under this contract, as required by the United States Government and the State in which this work is performed. Thank you for the opportunity to bid this work, NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Respectfully submitted,

SIGNED: Scott Swayze  
Scott Swayze, Sr Vice President

### ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal, and according to the terms thereof.

DATE \_\_\_\_\_ 20\_\_\_\_ SIGNED: \_\_\_\_\_ Title \_\_\_\_\_

*"Established nineteen-hundred twenty-two"*



**McWILLIAMS ELECTRIC CO., INC.**  
GENERAL ELECTRICAL DESIGN BUILD  
CONTRACTING ENGINEERS  
“Established Nineteen-Hundred Twenty-Two”



July 28, 2025

City of Oak Forest  
15440 S Central Avenue  
Oak Forest, IL 60452

RE: Request for Bid  
Replacement of Diesel Generator with Natural Gas Generator

**Tab I – Transmittal Letter**

McWilliams Electric Company, Inc. has reviewed the requirements of this project, and we are qualified to perform the work per this RFP.

**Tab II – Company Profile**

In 2025 McWilliams Electric Company, Inc., a corporation, will be celebrating over 100 years of Quality service. McWilliams Electric Company is a Union Electrical Contractor performing Electrical Construction, Engineering and Maintenance.

Our McWilliams team has been proud to serve our customers since 1922 with complete satisfaction before, during and after each project. We offer the latest state-of-the-art electrical innovation in building automation, renewable energy, fiber optics and communications work. We can provide everything from a light switch to a complete turn-key electrical installation. Over the years, our innovative team has evolved our installation methods to meet the needs of each project, site and client.

Utilizing our extensive safety management system, and experienced project management team, we ensure every project is delivered safely on time and within budget. Our IBEW-trained electricians regularly attend courses to refine their knowledge of building codes, safe practices, and new technology. From start to finish, McWilliams is the right choice for all your Electrical needs.

On August 10, 1950, McWilliams Electric was incorporated in Illinois, and our FEIN number is 36-1460210. We only have one headquarters located at 1401 Rodenburg Road - Schaumburg, IL 60193.

Our company is in good standing with the state of Illinois and with IBEW Local Union 134. Our Supervising Electrical License with the City of Chicago is current until March 31, 2026.



1401 Rodenburg Road, Schaumburg, IL 60193  
(847) 301-2600 Fax (847) 301-2688  
[www.mcwilliamselectric.com](http://www.mcwilliamselectric.com)



# McWILLIAMS ELECTRIC CO., INC.

Our proposed project team would consist of:

Scott Swayze - Sr. Vice President	<a href="mailto:sswayze@mcwelec.com">sswayze@mcwelec.com</a>
Matt Off – Sr Project Manager	<a href="mailto:moff@mcwelec.com">moff@mcwelec.com</a>
Matt Altman – Superintendent	<a href="mailto:maltman@mcwelec.com">maltman@mcwelec.com</a>
Jerry McGlynn – VP of Field Operations & Safety	<a href="mailto:jerry@mcwelec.com">jerry@mcwelec.com</a>
One of our qualified IBEW LU 134 Electricians (TBD)	

## **Tab III – Executive Summary**

Please see our attached proposal.

## **Tab IV – Project Approach**

Please see our attached proposal.

## **Tab V – Point by Point Response**

Please see our attached proposal

## **Tab VI – Project Team Qualifications and Experience**

### **Scott Swayze – Sr Vice President**

Scott has over 40 years of experience in the Electrical Construction Industry. In 1984, Scott joined the McWilliams team as a union member. In 1987, he moved into McWilliams main office as an Estimator/Draftsman. Three years later, in 1990 Scott was promoted to Project Manager, in 2000 he was promoted to Vice President in charge of Estimating and in 2019 he was promoted to his current position of Sr. Vice President.

Scott has various certifications in the Electrical Code and is an active member of the Chicago Electrical Estimators Association and has completed the University of Wisconsin Engineering Course. In addition to numerous Project Management and Computer Estimating courses, Scott has received his supervising Electrician’s License in the City of Chicago and is Green Advantage Certified.

### **Matt Off – Sr Project Manager**

Matt Joined the McWilliams’ Team in 2013 as a Journeyman Electrician, bringing 19 years of electrical construction experience with him. He began his career at 17 years old in the electrical construction industry as a warehouse manager, moving on to complete his apprenticeship with IBEW Local 134 and becoming a licensed Supervising Electrician in the City of Chicago. He has worked his way up from an electrical Journeyman to a General Foreman running many projects, to joining our office in 2020 as a Project Manager and in 2025 he was promoted to his current position, Sr. Project Manager. Matt utilizes his diverse experience to bring our customers unique solutions to their most complex electrical needs with a strong focus on productivity, safety and customer satisfaction. Matt’s certifications include CPR, AED, NFPA 70E and OSHA 30 certificates.

## **McWILLIAMS ELECTRIC CO., INC.**

### **Matt Altman – Superintendent**

Matt is a qualified IBEW Local 134 electrician who joined McWilliams in 2012 and has worked as a Journeyman Electrician, Field Foreman, General Foreman and in 2020 was promoted to Electrical Superintendent. Matt has also completed and received certificates in the following courses: OSHA 10 hour and OSHA 30 hour, NFPA 70E, Aerial Lifts, Scaffolding, Confined Space, Adult First Aid and CPR/AED.

### **Jerry McGlynn – VP of Field Operations and Safety**

Jerry has passed the exam required from National Fire Protection Association to hold the certification as CESCO – Certified Electrical Safety Compliance Professional. The program is based on NFPA 70E, Standards for Electrical Safety in the Workplace. With this, Jerry teaches this standard to our employees so that they are knowledgeable of the standard and the hazards of working with energized equipment. Jerry has a program in place, so all employees are retrained every 3 years. Jerry also holds certifications from the Board of Safety Professionals as a CHST-Construction Health and Safety Technician and STSC – Safety Trained Supervisor in Construction. He also has a certificate in Safety Management from the American Society of Safety Engineers.

Jerry is an OSHA Outreach Instructor in construction which allows him to teach the 10- & 30-Hour courses to both management and field employees. He is an Authorized Instructor from the National Safety Council to provide First Aid & CPR / AED training to our employees on an annual basis. Jerry says, “The certificates are good for 2 years, but we follow the guidelines from NFPA 70E that require CPR refresher training every year.”

Jerry has had extensive training in all areas of construction safety related topics including Alcohol & Drug Substance Abuse Supervisor Training, OSHA Inspection Training, Competent Person Training in Fall Protection; Trench and Excavations; Confined Space, Electrical Project Supervision, Accident Investigation & Root Cause Analysis, Forklift Safety, Hazardous Waste Site Worker (OSHAQ 40 hour) and Electrical Hazard Awareness. He also manages our background checks, drug testing, safety program policies and procedures, and assures that our job sites meet all required safety standards. Jerry is very active in the safety organizations in the Chicagoland area serving local boards and safety committees. He also serves on the National Electrical Contractors Association’s Safety Task Force that produces safety training materials, guides and videos for the electrical industry.

### **Work Experience**

McWilliams Electric has just completed (2) generator replacement projects for the Mundelein Fire Department at Station #1, February 2025 and Station #2 September 2024.

# McWILLIAMS ELECTRIC CO., INC.

## **Tab VII – References**

Please see attached Work in Progress

## **Tab VIII – Proposed Costs**

Please see our attached proposal

## **Tab IX – Identification of Anticipated and/or Potential Project Problems**

Please see our attached proposal

## **Tab X – Acceptance of Conditions**

Please see our attached proposal

## **Tab XI – Forms**

Please see attached bid forms

## **Tab XII – Litigation**

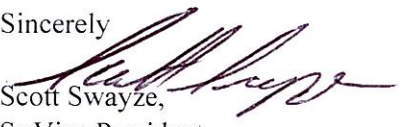
McWilliams Electric Company, Inc., has no current, pending or threatened litigations against them related to their business.

## **Tab XIII – Appendices**

Does not apply

If you should need any additional information, please do not hesitate to contact me or you can visit our webpage [www.mcwilliamselectric.com](http://www.mcwilliamselectric.com).

Sincerely

  
Scott Swayze,  
Sr Vice President

SS/mlc  
attachments

**McWilliams Electric Co., Inc.**

<b>WORK IN PROGRESS UNDER CONTRACT</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
Proviso SD 209 Security Camera Work 28D Proviso East / West / PMSA Maywood/Hillside/Forest Park, IL Electrical & Telecommunications (6206-24)	Proviso Township High School Dist 209/ Gilbane Building Company	Perkins & Will	\$5,740,545
University of Illinois @ Chicago FY124 JOC Contract Chicago, IL Electrical & Telecommunications (2000-24)	University of Illinois @ Chicago	University of Illinois @ Chicago	\$4,000,000
Skokie School Capital Improvements Winnetka, IL Electrical & Telecommunications (17158-24)	Board of Education of Winnetka Public School District 36/ Bulley & Andrews	Perkins & Will	\$2,549,602
Washburne School Capital Improvements Winnetka, IL Electrical & Telecommunications (17160-24)	Board of Education of Winnetka Public School District 36/ Bulley & Andrews	Perkins & Will	\$2,146,837
Guaranteed Rate Field Fire Panel Upgrade Chicago, IL Electrical & Telecommunications (17144-24)	Illinois Sports Facility Authority (Owner & GC)	ISFA	\$1,919,218
Proviso Access Controls Phase 2 East, West & Math Academy Hillside/Maywood/Forest Park, IL Electrical & Telecommunications (6152-24)	Proviso Township High School Dist 209/ Gilbane Building Company	Perkins & Will	\$1,611,060
Downers Grove High School Phases 2 Summer 2025 Elementary Schools - Fairmont Downers Grove, IL Electrical & Telecommunications (12016-25)	Board of Education of Downers Grove SD 58/ Bulley & Andrews	Wight & Co	\$1,523,454
UIC PSPM Consolidation Chicago, IL Electrical & Telecommunications (8930-24)	The Board of Trustees of the University of Illinois/ Joseph Construction Co.	Gensler Architecture	\$1,080,522

**McWilliams Electric Co., Inc.**

<b>WORK IN PROGRESS UNDER CONTRACT</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
400 East Randolph Elevator Modernization Chicago, IL Electrical & Telecommunications (7292-24)	Habitat Company/ Berglund Construction Co	Wiss, Janney, Elstner	\$ 938,968
Conant High School 2025 Auditorium Improvements Hoffman Estates, IL Electrical & Telecommunications (17208-25)	Board of Education Township HS Dist 211/ Nicholas & Assoc., Inc.	Arcon Associates, Inc./ AMSCO Engineering, Inc.	\$ 924,709
Naperville North Turf – Bus Naperville, IL Electrical & Telecommunications (17236-25)	Naperville CUSD 203/ Pepper Construction	Wight & Company	\$ 872,430
Mullady Theater Conversion Loyola University Chicago, IL Electrical & Telecommunications (6282-25)	Loyola Univ. of Chicago Power Construction	RDG Planning & Design/ Elara Engineering	\$ 815,012
Palatine High School 2025 Locker Room Renovation Palatine, IL Electrical & Telecommunications (6288-25)	Board of Education Township HS Dist 211/ Nicholas & Assoc., Inc.	Arcon Associates, Inc./ AMSCO Engineering, Inc.	\$ 799,144

**McWilliams Electric Co., Inc.**

<b>CONTRACTS COMPLETED/ LAST FOUR YEARS</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
New Trier SD 203 Summer 2023 Renovation Winnetka, IL Electrical & Telecommunications *2024* (17070-24/17072-24/17074-24)	New Trier SD 203/ Pepper Construction	Cushman Stahler Group	\$2,555,076
2023 Capital Improvements Abor View Elementary/Glen Ellyn Briar Glen Elementary/Wheaton Glen Crest Middle School/Glen Ellyn Park View Elementary/Glen Ellyn Westfield Elementary/Glen Ellyn Electrical & Telecommunications *2024* (6134-23/6136-23/6138-23/6140-23/6142-23)	Board of Education of Community Consolidated School District 89/ IHC Construction Co., LLC	Legat Architects	\$2,218,334
2024 Capital Improvements BR04 Glen Crest Middle School/Glen Ellyn Briar Glen Elementary/Wheaton Glen Ellyn / Wheaton, IL Electrical & Telecommunications *2024* (6214-24)	Board of Education of School District 89/ IHC Construction Co., LLC	Legat Architects Community Consolidated	\$1,522,703
Maine South Referendum Park Ridge, IL Electrical & Telecommunications Park Ridge, IL *2024* (17044-22)	Maine Township High School Dist 207/ Pepper Construction	Elara Engineering	\$1,445,855
ULRI MDRI Laboratory Skokie, IL Electrical & Telecommunications *2024* (7178-24)	Underwriters Laboratory/ Skender Construction Co.	Affiliated Engineering	\$1,309,688
New Trier 2024 Renovations Northfield Campus Site / Interior Lighting Northfield, IL Electrical & Telecommunications *2024* (17172-24)	New Trier Township HS District 203/ Blinderman Construction Co.	Cashman Stahler Group Inc.	\$1,240,448
SD 303 St Charles Facilities Master Plan Haines School St. Charles, IL Electrical & Telecommunications *2024* (17154-24)	Board of Education of St Charles Community SD 303/ Pepper Construction	Wold Architects/Engineers	\$ 981,148
Nordic Wastewater Treatment Plant Rehabilitation Itasca, IL Electrical & Telecommunications *2024* (4438-21)	County of DuPage/ JJ Henderson	Trotter & Associates	\$ 842,466

**McWilliams Electric Co., Inc**

<b>CONTRACTS COMPLETED/ LAST FOUR YEARS</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
Proviso East Capital Improvements Phase 1, Sequence 3 Maywood, IL Electrical & Telecommunications *2024* (6084-22)	Proviso Township High School Dist 209/ Gilbane Building Company	Perkins & Will	\$ 799,999
Calumet City Central Office Fire Alarm System Calumet City, IL Electrical & Telecommunications *2024* (17136-24)	AT& Services, Inc/ Gilbane Building Company	Exp U.S. Services, Inc.	\$ 588,211
Norridge Community Pool Community Pool 2023 Project Norridge, IL Electrical & Telecommunications *2024* (6162-24)	Norridge Park District/ IHC Construction Co., LLC	FGM Architects	\$ 579,211
Homewood SD 153 Churchill & Willow Schools Homewood, IL Electrical & Telecommunications *2024* (6090-22)	Homewood SD 153/ Gilbane Building Company	Wight & Company	\$ 533,900
ILF Shield Labs Renovations Chicago, IL Electrical & Telecommunications *2024* (8492-23)	University of Illinois at Chicago/ Meccor Industries, Ltd.	University of Illinois @ Chicago	\$ 533,358
The Joseph Sears School Phase III Interior Remodeling Kenilworth, IL Electrical & Telecommunications *2024* (12004-24)	Kenilworth SD 38/ Fredrick Quinn Corporation	DLA Architects, Ltd.	\$ 502,480

**McWilliams Electric Co., Inc.**

<b>CONTRACTS COMPLETED/ LAST FOUR YEARS</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
Maine South High School Referendum Project Park Ridge, IL Electrical & Telecommunications *2023* (17012-21)	Maine South HS District 207/ Pepper Construction	Wight & Company	\$6,678,999
Hinsdale South HS #86 Additions/Renovations Darien, IL Electrical & Telecommunications *2023* (4474-22)	Hinsdale Township HS District #86/ Pepper Construction	Arcon Associates	\$5,101,980
University of Illinois @ Chicago FY123 JOC Contract Chicago, IL Electrical & Telecommunications *2023* (2000-23)	University of Illinois @ Chicago	University of Illinois @ Chicago	\$4,000,000
Gower Elementary School Renovations Willowbrook, IL Electrical & Telecommunications *2023* (16264-22)	Gower School Dist #62/ Fredrick Quinn Corp.	Green Associates, Inc	\$1,673,473
Maine East Referendum Park Ridge, IL Electrical & Telecommunications Park Ridge, IL *2023* (17042-22)	Maine Township High School Dist 207/ Pepper Construction	Elara Engineering	\$1,466,497
West Plaza J2/M1 Phase 2 Northbrook, IL Electrical & Telecommunications *2023* (16288-23)	Allstate Insurance		\$1,410,298
Proviso Access Control Work East, West & Math Academy Hillside / Maywood, IL Electrical & Telecommunications *2023* (6108-23)	Proviso Township High School Dist 209/ Gilbane Building Company	Perkins & Will	\$1,350,205
2023 Central School Roof Replacement & Classroom Reno Glencoe, IL Electrical & Telecommunications *2023* (17064-23)	Glencoe SD 35/ Fredrick Quinn Corp	Green Associates	\$ 708,780
RefugeeOne Chicago, IL Electrical & Telecommunications *2023* (4462-22)	RefugeeOne / Pepper Construction	bKL Architects	\$ 707,373

**McWilliams Electric Co., Inc.**

<b>CONTRACTS COMPLETED/ LAST FOUR YEARS</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
University of Illinois @ Chicago FY122 JOC Contract Chicago, IL Electrical & Telecommunications *2022 (2000-22)	University of Illinois @ Chicago	University of Illinois @ Chicago	\$2,000,000
Guardian Equipment Renovation Chicago, IL Electrical & Telecommunications *2022* (4450-22)	Guardian Equipment Pepper Construction	Bloom Companies LLC	\$1,215,566
Maine West High School Referendum Project Des Plaines, IL Electrical & Telecommunications *2022* (17022-22)	Maine Township HS District #207/ Pepper Construction	Wight & Company	\$ 858,645
Villa Park School District 45 North Elementary Renovation Villa Park, IL Electrical & Telecommunications *2022* (6058-22)	Villa Park SD 45 / Gilbane Building Company	Wold Architects	\$ 458,969
AIC Tec Cor NB Relocation Northbrook, IL Electrical & Telecommunications *2022* (3486-22)	Allstate Insurance/ Bear Construction	SAS Architects	\$ 442,050
CourPharma 2 <sup>nd</sup> Floor Build-Out Skokie, IL Electrical & Telecommunications *2022* (7716-22)	SRE GDS, LLC/ LR Hein Construction		\$ 408,817
Northbrook Home Office Closure Decommissioning Phase 2 Northbrook, IL Electrical & Telecommunications *2022* (3516-23)	Allstate Insurance/		\$ 296,020
Orland Bowl Redevelopment Orland Park, IL Electrical & Telecommunications *2022* (6110-23)	The Daley Group LLC/ W.E. O'Neil Construction Co.		\$ 242,132
The Belvedere Electric Vehicle Charging Stations Chicago, IL Electrical *2022* (8428-22)	The Belvedere Condo Assoc/ First Service Residential	Elara Energy Services, Inc.	\$ 232,680

**McWilliams Electric Co., Inc.**

<b>CONTRACTS COMPLETED/ LAST FOUR YEARS</b>	<b>OWNER and or / GENERAL</b>	<b>ARCHITECT and or / ENGINEER</b>	<b>CONTRACT AMOUNT</b>
University of Illinois @ Chicago FY121 JOC Contract Chicago, IL Electrical & Telecommunications *2021 (2000-21)	University of Illinois @ Chicago	University of Illinois @ Chicago	\$2,000,000
Proviso East Electrical Capital Improvements Maywood, IL Electrical & Telecommunications *2021* (6040-21)	Proviso Township High School Dist 209/ Gilbane Building Company	Perkins & Will	\$3,663,473
Proviso East Electrical Site Improvements Maywood, IL Electrical & Telecommunications *2021* (6042-21)	Proviso Township High School Dist 209/ Gilbane Building Company	Perkins & Will	\$ 643,420
UOC Booth Light Controls Chicago, IL Electrical & Telecommunications *2021 (7542-22)	University of Chicago / Grand Stage	University of Chicago	\$ 337,575
180 E Pearson EM Generator Replacement Chicago, IL Electrical & Telecommunications *2021* (8122-19)	180 E Pearson Street Homeowners Assoc @ Water Tower/ 180 E Pearson HOA	Elara Energy Designs	\$ 947,022
Joliet THSD Central Transition Center Joliet, IL Electrical & Telecommunications *2021* (17006-21)	Joliet High School District 204/ Gilbane Building Company	Wight & Company	\$ 654,446



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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**DATE:** September 9, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Michael Salamowicz, Director of Public Works  
**SUBJECT:** 2025 MFT Road Program Pay Estimate No.2, in the Budgeted Amount of \$446,509.33

## Background

As the Council members know, the City approved a contract with M&J Asphalt Paving Co. on May 13, 2025, for the 2025 MFT Road Program. The contractor began work on the project in mid-June of 2025, and has completed a significant portion of the work.

The City has received Pay Estimate No.2, for work completed through August 27, 2025, from M&J Asphalt Paving Co., in the amount of \$446,509.33. The invoice, waivers of lien and affidavit have been reviewed by HR Green, who recommend payment of Pay Estimate No.2, in the amount of \$446,509.33. This amount reflects a 5% retainage of \$66,773.01.

Original Contract Amount:	\$1,422,188.00
Total Value of Completed Work:	\$1,335,460.26
Retainage (5%):	\$ 66,773.01
Previous Payments:	\$ 822,177.92
Net Amount Due:	\$ 446,509.33

The project is funded under MFT – Street Resurfacing budget line item 08-00-5412

## Recommendation

Approval of Pay Estimate No.2, to M&J Asphalt Paving Co., in the amount of \$446,509.33.

## Action Requested

Staff recommends approval of Pay Estimate No.2, to M&J Asphalt Paving Co., in the amount of \$446,509.33.

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▶ 2363 Sequoia Drive | Suite 101  
Aurora, IL 60506  
**Main** 630.553.7560 + **Fax** 713.965.0044

▶ [HRGREEN.COM](http://HRGREEN.COM)

8/27/2025

Mike Salamowicz  
Village of Oak Forest  
Director of Public Works  
15722 Lorel Ave  
Oak Forest, IL, 60452

RE: 2025 Road Program  
Pay Estimate No. # 2

Dear Mike,

Attached you will find Pay Estimate No. #2 for the 2025 Road Program. This pay estimate reflects the progress payment for work completed through 8/27/2025 with a retainage of 5%.

Original Contract Amount: \$ 1,422,188.00  
Adjusted Contract Amount: \$ 1,422,188.00  
Total Value of Completed Work: \$ 1,335,460.26  
Retainage (5%): \$ 66,773.01  
Previous Payments: \$ 822,177.92  
Net Amount Due: \$ 446,509.33

We recommend that the Village of Oak Forest approve and make payment to M&J Asphalt Paving Co. In. in the amount of \$446,509.33

If you have any questions or require any additional information, please call me at 331.274.1992

Sincerely,  
**HR GREEN, INC.**

**Tyler Wojtkiewicz**  
Construction Technician I - Construction  
**Cell** [331.274.1992](tel:331.274.1992)  
HR Green® | Building Communities. Improving Lives.





Asphalt Paving & Patching • Concrete Installation & Repair • Sealcoating • Striping • Excavating • Decorative Paving • Snow & Ice Control

City of Oak Forest  
 Various 2025 Resurfacing Project  
 15440 Central Avenue, Oak Forest, IL 60452  
 Various Locations, Oak Forest, IL 60452  
 July 25, 2025

**Estimate # 2**

ITEM	QUANTITY	UNIT PRICE	AMOUNT
1.) Bituminous Materials (Tack Coat)	31,985.00 Pounds	0.01	\$ 319.85
2.) Polymerized Hot-Mix Asphalt Binder Course, IL-4.75, N50	1,566.00 Ton	103.90	\$ 162,707.40
3.) Hot-Mix Asphalt Surface Course, Mix "D", IL-9.5, N50	4,643.00 Ton	81.30	\$ 377,475.90
4.) Hot-Mix Asphalt Surface Removal, 2-1/4"	47,328.00 S.Y.	2.30	\$ 108,854.40
5.) Hot-Mix Asphalt Surface Removal, Butt Joint	236.00 S.Y.	2.15	\$ 507.40
6.) Class D Patches, 4 Inch	488.00 S.Y.	40.15	\$ 19,593.20
7.) Class D Patches, Special	487.00 S.Y.	30.20	\$ 14,707.40
8.) Aggregate Base Course Removal and Replacement, 12"	0.00 S.Y.	46.45	\$ -
9.) Portland Cement Concrete Sidewalk Removal and Replacement	8,948.00 S.F.	10.40	\$ 93,059.20
10.) Detectable Warnings	196.00 S.F.	27.85	\$ 5,458.60
11.) Combination Concrete Curb and Gutter Removal and Replacement	7,994.00 Foot	39.10	\$ 312,565.40
12.) PCC Driveway Removal and Replacement, 6 inch	1,162.00 S.Y.	94.55	\$ 109,867.10
13.) HMA Driveway Removal and Replacement, 3 inch	48.00 S.Y.	18.90	\$ 907.20
14.) Seeding, Special	320.00 S.Y.	49.20	\$ 15,744.00
15.) Drainage and Utility Structures to be Reconstructed	2.00 Each	2,520.00	\$ 5,040.00
16.) Manholes to be Adjusted	5.00 Each	682.50	\$ 3,412.50
17.) Manholes to be Adjusted with New Type 1 Frame CL	1.00 Each	1,260.00	\$ 1,260.00
18.) Catch Basins to be Adjusted	32.00 Each	582.75	\$ 18,648.00
19.) Catch Basins to be Adjusted with New Type 1 Frame CL	0.00 Each	1,102.50	\$ -
20.) Thermoplastic Pavement Markings, 12 inch	1,682.00 Foot	3.70	\$ 6,223.40
21.) Thermoplastic Pavement Markings, 24 inch	508.00 Foot	7.35	\$ 3,733.80
22.) Traffic Control and Protection, Standard 7010501	1.00 L.S.	60,848.20	\$ 60,848.20
23.)	0.00		\$ -
24.)	0.00		\$ -
25.)	0.00		\$ -
26.)	0.00		\$ -
27.)	0.00		\$ -
28.)	0.00		\$ -
29.)	0.00		\$ -
30.)	0.00		\$ -
31.)	0.00		\$ -
32.)	0.00		\$ -
33.)	0.00		\$ -
34.)	0.00		\$ -
35.)	0.00		\$ -

36.)	0.00	\$	-
37.)	0.00	\$	-
38.)	0.00	\$	-
39.)	0.00	\$	-
40.)	0.00	\$	-



Asphalt Paving & Patching • Concrete Installation & Repair • Sealcoating • Striping • Excavating • Decorative Paving • Snow & Ice Control

City of Oak Forest  
 Various 2025 Resurfacing Project  
 15440 Central Avenue, Oak Forest, IL 60452  
 Various Locations, Oak Forest, IL 60452  
 July 25, 2025

Estimate # 2

ITEM	QUANTITY	UNIT PRICE	AMOUNT
41.)	0.00	\$	-
42.)	0.00	\$	-
43.)	0.00	\$	-
44.)	0.00	\$	-
45.)	0.00	\$	-
46.)	0.00	\$	-
47.)	0.00	\$	-
48.)	0.00	\$	-
49.)	0.00	\$	-
50.)	0.00	\$	-
51.)	0.00	\$	-
52.)	0.00	\$	-
53.)	0.00	\$	-
54.)	0.00	\$	-
55.)	0.00	\$	-
56.)	0.00	\$	-
57.)	0.00	\$	-
58.)	0.00	\$	-
59.)	0.00	\$	-
60.)	0.00	\$	-
61.)	AUP -1 Striping for Parking Lot	1.00 L.S. 1,800.00	\$ 1,800.00
62.)	AUP - 2 Signage for Parking Lot	1.00 L.S. 847.00	\$ 847.00
63.)	AUP -3 Concrete Remobilization at 5211 Laramie	1.00 L.S. 5,419.70	\$ 5,419.70
64.)	AUP - 4 Drop Structure at Path	1.00 L.S. 6,460.61	\$ 6,460.61
<b>Estimate # 2 TOTAL</b>			<b>\$ 1,335,460.26</b>
<b>Less 5% Retention</b>			<b>\$ 66,773.01</b>
<b>Subtotal</b>			<b>\$ 1,268,687.25</b>
<b>Amount Received</b>			<b>\$ 822,177.92</b>
<b>Amount Due Estimate # 2</b>			<b>\$ 446,509.33</b>



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

**DATE:** September 9, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Michael Salamowicz, Director of Public Works  
Revised Intergovernmental Agreement with the Forest Preserve District of Cook County Regarding Temporary and Permanent Easements to Construct Roadway  
**SUBJECT:** Improvements at 147<sup>th</sup> Street & Oak Park Avenue.

## Background

As the Council members know, in May of 2011, the City finalized the jurisdictional transfer of Oak Park Avenue, from 159<sup>th</sup> Street (US Route 6) up to and including the intersection at 147<sup>th</sup> Street and Justamere Road, from the Illinois Department of Transportation.

Over the years, numerous accidents have occurred at the intersection of 147<sup>th</sup> Street and Justamere Road, including one or more fatalities. To address the issues long term, Public Works will be seeking to apply for Federal Highway Safety Improvement Program (HSIP) funding, to improve the intersection. The overall objective of HSIP is to develop and implement, stand-alone safety projects designed to reduce the number and severity of crashes on all streets and highways (state and local). The federal funding ratio for HSIP funds is typically **90%**, requiring a 10% state and/or local match.

The ultimate goal of the improvement project will be the realignment of the intersection, to provide a more gradual radius for vehicles traveling east and west between Oak Park Avenue and 147<sup>th</sup> Street. In addition, the alignment of Justamere Road will be revised to provide a more perpendicular intersection with 147<sup>th</sup> Street. These improvements will require the assistance from the Cook County Forest Preserve District, to obtain additional and/or modify the existing rights-of-way for Oak Park Avenue, 147<sup>th</sup> Street and Justamere Road.

It is likely that the application and acquisition of funding (if successful), the completion of the Phase I and Phase II reports, and the ultimate construction of the project will take multiple years to complete. In an effort to address the safety concerns as quickly as possible, Public Works has been working with HR Green to prepare plans and other related engineering documents to widen the west/southwest asphalt shoulder of Oak Park Avenue, west of the 147<sup>th</sup> Street & Justamere intersection. This work includes extension of the existing storm sewer (approximately 100-feet), the installation of new drainage structures, extension of the existing embankment and extension of the asphalt

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shoulder with rumble strip. The project will also include new/additional signage along 147<sup>th</sup> Street and Oak Park Avenue.

As the existing drainage ditch and part of the shoulder work will take place on Forest Preserve District of Cook County (FPDCC) property, Public Works has been working with the FPDCC to obtain permission to complete the project. Based on conversations with the FPDCC, both a temporary and a permanent easement will be required. In addition, an Intergovernmental Agreement will be required by the FPDCC with the City of Oak Forest.

The initial IGA was approved by the City Council at the June 24th, 2025 meeting. However, upon the Forest Preserve District of Cook County taking the City executed IGA to their Board, they have requested some additional revisions to the agreement. See the attached red-lined agreement. **The revised IGA has been reviewed by the City's attorney and has been found to be acceptable for approval by the City.**

### **Recommendation**

Approval of the revised Intergovernmental Agreement with the Forest Preserve District of Cook County Regarding Temporary and Permanent Easements to Construct Roadway Improvements at 147th Street & Oak Park Avenue.

### **Action Requested**

Staff recommends approval of the revised Intergovernmental Agreement with the Forest Preserve District of Cook County Regarding Temporary and Permanent Easements to Construct Roadway Improvements at 147th Street & Oak Park Avenue.

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**INTERGOVERNMENTAL AGREEMENT REGARDING TEMPORARY AND PERMANT EASEMENTS TO  
CONSTRUCT ROADWAY IMPROVEMENTS AT 147<sup>TH</sup> St. AND OAK PARK AVE**

**This Intergovernmental Agreement** (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the City of Oak Forest, a municipal corporation of the State of Illinois (“City”), and the Forest Preserve District of Cook City, a special district of the State of Illinois (“FPDCC”). The City and FPDCC are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

**RECITALS**

**WHEREAS**, in order to ensure the safety of pedestrians, bicyclists, and the motoring public, the City is leading construction of improvements to and near the intersection of 147<sup>th</sup> Street and Oak Park Avenue in Oak Forest, IL (“Project”); and

**WHEREAS**, the scope of work for the Project, includes, but is not limited to, roadway reconstruction work located on the northwest portion of the 147<sup>th</sup> St. and Oak Park Ave. intersection, as further provided in the attached plans and specifications labeled **Exhibit 1**; and

**WHEREAS**, this Agreement sets forth the Parties’ respective responsibilities and obligations for the construction, maintenance, and funding of the Project and conveyance of necessary temporary and permanent easements to complete the Project; and

**WHEREAS**, the City, by virtue of its powers as set forth in the Illinois **Municipal Code, 65 ILCS \_\_\_\_\_**, and Illinois Highway Code, 605 ILCS 5/1-101 et seq., is authorized to enter into this Agreement; and

**WHEREAS**, the FPDCC, by virtue of its powers as set forth in the Cook City Forest Preserve District Act, 70 ILCS 810/0.01 et seq., is authorized to enter into this Agreement; and

**WHEREAS**, this Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and by the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.

**NOW, THEREFORE**, in consideration of the aforementioned recitals and the mutual covenants contained herein, the Parties agree as follows:

- **SECTION 1. CONSTRUCTION**

- A. **Plans and Specifications.** The City will prepare pre-final construction plans and specifications for the Project in accordance with the concept plans attached as Exhibit 1 and submit them to the FPDCC for review prior to the start of construction. The FPDCC may review the construction plans and specifications and provide input within 30 calendar days of receipt thereof. If the City does not receive comments from the FPDCC within this time period, or receive a request for an extension of time, which request will be reasonably considered, the lack of response will be deemed an approval of the plans and

specifications. In the event of disapproval, the FPDCC will detail in writing its objections to the proposed plans and specifications for review and consideration by the City. The Parties will work cooperatively to address and resolve any concerns raised by the FPDCC with respect to the plans and specifications for the Project.

- B. **Construction.** The City will cause the Project to be constructed in accordance with the approved plans and specifications.
- C. **Lead Agency.** The City will assume overall responsibility for the Project, including ensuring that all required permits, easements, and/or agreements are secured prior to the start of construction.
- D. **Temporary and Permanent Easements.** FPDCC shall convey and the City shall accept the permanent and temporary easements within the Project area as provided on and legally described in **Exhibit 2** for access, construction, and other Project purposes, taking the form found in **Exhibit 3**. The FPDCC acknowledges that the City has secured and provided a land survey by an Illinois licensed surveyor to the FPDCC for the easement areas described on **Exhibit 2** at the City's sole cost and expense.
- E. **Easement Appraisals and Purchase Price.** The FPDCC acknowledges that the City has secured and provided FPDCC with an independent appraisal of the easement areas for purposes of compensating the FPDCC for the use of the easement areas at full, fair market value. The Parties agree that the cost for the easements based on the appraisal shall be Six Thousand Five Hundred and Fifty Dollars (\$6,550). In consideration for the benefit to the FPDCC of completion of the Project, the FPDCC agrees to waive all costs of the easement, as well all other fees related to the Project.
- F. **Tree Mitigation and Removal.** The City represents that no trees will be removed for the Project. If trees do need to be removed at any point, the City must seek approval of any removal from the FPDCC.
- G. **FPDCC Construction Requirements.** The City will require its contractor(s), before entering upon the FPDCC's property, including within any limits of the easement(s) granted to the City by the FPDCC, for performance of the construction work and work preparatory thereto, to notify an authorized representative of the FPDCC in writing at least 2 business days prior to entry. For the City's contractor(s) to use and occupy the FPDCC's property, including the easement(s) granted to the City, the City will cause its contractor(s) to comply with all FPDCC construction requirements and safety regulations.
- H. **Pre-Construction Notices.** The City will provide not less than 14 calendar days' advance written notice to the FPDCC prior to the pre-construction meeting for the Project and not less than 7 calendar days' advance written notice to the FPDCC prior to the start of construction.

- I. **Rights of Inspection.** The FPDCC and its authorized agents will have reasonable rights of inspection (including pre-final and final inspection) during construction of the Project. The City will work cooperatively with the FPDCC to address and resolve any concerns raised by the FPDCC with respect to construction of the Project.
- J. **Final Inspection.** The City will provide not less than 7 calendar days' advance written notice to the FPDCC prior to any final inspection of the Project. The FPDCC will be provided the opportunity to attend the inspection.

- **SECTION 2. MAINTENANCE**

- A. **Definitions.** As used herein, the terms “maintain” and “maintained” mean keeping the facility being maintained in good and sufficient repair and appearance. Such maintenance includes full responsibility for the repair, removal, and/or replacement of the maintained facility when needed.
- B. **Roadway and Permanent Easements.** Upon completion of the Project, the City will continue to own, operate, and maintain 147<sup>th</sup> Street and Oak Park Avenue, including, but not limited to, the permanent easement areas granted to the City by the FPDCC, any existing or future City-owned utilities, landscaping, signage, storm sewers and/or other drainage facilities on the City right-of-way.
- C. **Restoration.** Upon completion of the Project and acceptance of the Project by the FPDCC, the City will restore, at its sole expense, the Temporary Easement Areas and all areas disturbed by construction operations. These areas shall be top-dressed after final settlement with original topsoil, cultivated, fine graded, seeded and mulched as directed by the District.

- **SECTION 3. TERM AND TERMINATION**

- A. **Term.** This Agreement will become effective as of the date that the last authorized signatory signs and dates the Agreement, which date will be inserted on the first page of this Agreement, and with the exception of those Sections that survive expiration, it will expire upon completion of all restoration as required under Section 2.C.
- B. **Termination.** This Agreement may be terminated prior to the expiration of its term by mutual agreement of the Parties in a writing signed by the City's Mayor and the FPDCC's General Superintendent.

- **SECTION 4. FINANCIAL**

- A. **City Cost Participation.** The City will be responsible for all Project-related costs, including, but not limited to, the costs of designing and constructing the Project.

- B. **FPDCC Cost Participation.** the FPDCC will not be responsible for any Project-related costs, including, but not limited to, the costs of designing and constructing the Project.

- **SECTION 5. GENERAL TERMS AND CONDITIONS**

- A. **Audit and Document Retention.** Each Party, to the extent applicable, will maintain for a minimum of three years after completion of this Agreement, adequate books, records, and supporting documents related to the Agreement and any associated expenditures; such books, records, and supporting documents will be available for review and audit by each Party and their internal or external auditors; and each Party will cooperate fully with any audit and provide full access to all relevant materials.
- B. **Binding Agreement.** This Agreement will be binding on and inure to the benefit of the Parties and their permitted successors and assigns, except that a Party will not assign its obligations under this Agreement without the other Party's express written consent, such consent not to be unreasonably withheld or delayed.
- C. **Compliance with Laws, Rules, and Regulations.** The Parties will at all times observe and comply with all applicable federal, state, and local laws and regulations, as amended from time to time, in carrying out the terms and conditions of this Agreement.
- D. **Cooperation.** The City and FPDCC agree at all times to cooperate fully with one another in the implementation of this Agreement.
- E. **Counterparts.** This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.
- F. **Dispute Resolution.** In the event of any dispute, claim, question, or disagreement arising out of the performance of this Agreement, the Parties will consult and negotiate with each other in good faith to settle the dispute, claim, question, or disagreement.
- G. **Electronic or Digital Signatures.** The Parties agree that this Agreement may be signed by an electronic or digital signature. The Parties further agree that the electronic or digital signatures appearing on and affixed to this Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility, and are acknowledged as secure, genuine electronic signatures attributable to the Parties, pursuant to the Uniform Electronic Transactions Act, 815 ILCS 333/1 et seq., or any successor law.
- H. **Entire Agreement.** This Agreement sets forth the entire understanding between the Parties with respect to the subject matter thereof and supersedes all prior agreements or understandings with respect to its subject matter.

- I. **Force Majeure.** Neither Party will be liable for failing to fulfill any obligation under this Agreement if such failure is caused by an event beyond such Party's reasonable control and which is not caused by such Party's fault or negligence. Such events will include but not be limited to acts of God, acts of war, fires, lightning, earthquakes, floods, labor strikes or walkouts, epidemics, pandemics, or riots.
- J. **Governing Law and Venue.** This Agreement will be exclusively governed by and construed in accordance with the laws of the State of Illinois, without reference to or use of any conflict of laws provisions. The Parties irrevocably submit to the exclusive jurisdiction and venue of the Circuit Court of Cook City or the United States District Court for the Northern District of Illinois for the purposes of any and all proceedings arising out of this Agreement, to the exclusion of all other courts and venues, and both Parties waive any objection to such jurisdiction and venue.
- K. **Interpretation.** Any headings of this Agreement are for convenience of reference only and do not define or limit the provisions thereof. All references to any exhibit or document will be deemed to include all supplements and/or amendments to any such exhibit or document entered into in accordance with the terms and conditions thereof. All references to any person or entity will be deemed to include any person or entity succeeding to the rights, duties, and obligations of such person or entity in accordance with the terms and conditions of this Agreement.
- L. **Indemnification.** The City hereby indemnifies and agrees to hold harmless and defend the FPDCC, its Commissioners, officers, agents, servants and employees from and against any loss, claim, damage or claim for damages, and liabilities, including reasonable attorney's fees, for injuries to all persons and damage to or theft, misappropriation or loss of property occurring in or about the Project area or FPDCC property arising out of the issuance of this intergovernmental agreement, the City's use or occupancy of FPDCC property or from any activity, work or thing done, permitted or suffered by the City in or about the Project area, including any violation of environmental or other regulations, or from any breach or default on the part of the City in the performance of any provision of this intergovernmental agreement or due to any other act or omission of the City or any of its agents, contractors, invitees or employees. This provision survives expiration of this intergovernmental agreement.
- M. **Insurance.** The City and any of its agents or contractors performing work related to the Project shall at all times maintain for the duration of this intergovernmental agreement a policy or policies of insurance with the minimum coverages, terms and limits as more fully described in Exhibit 4. The FPDCC reserves the right to request proof of coverage by the City or its contractors before construction and at all times that this agreement remains in effect. The City acknowledges that the FPDCC is self-insured for all of its obligations.

- N. **Modifications.** No change or modification of this Agreement will be of any force or effect unless made in writing and duly signed by the Department's Superintendent and an authorized representative of the FPDCC.
- O. **No Individual or Personal Liability.** The Parties agree that the actions taken, and representations made by each respective Party and by their respective corporate authorities have not been taken or made in anyone's individual capacity, and no mayor/president, board member, council member, official, officer, employee, volunteer, or representative of any Party will incur personal liability in conjunction with this Agreement.
- P. **No Third-Party Beneficiaries.** This Agreement is not intended to benefit any person, entity or municipality not a party to this Agreement, and no other person, entity or municipality will be entitled to be treated as beneficiary of this Agreement. This Agreement is not intended to and does not create any third-party beneficiary or other rights in any third person or party, including, but not limited to, any agent, contractor, subcontractor, consultant, volunteer or other representative of any Party. No agent, employee, contractor, subcontractor, consultant, volunteer or other representative of any Party will be deemed an agent, employee, contractor, subcontractor, consultant, volunteer or other representative of the other.
- Q. **Notices.** All notices and other communications related to this Agreement will be in writing and will be personally delivered or mailed via first class, certified or registered U.S. Mail or electronic mail delivery to the following persons at the following addresses:

***To the City:***

City of Oak Forest

***To the FPDCC:***

Forest Preserve District of Cook City  
Department of Planning & Development  
Attn: Mike Schechtman  
536 N. Harlem Avenue  
River Forest, IL 60305  
E-mail: [mike.schechtman@cookCityil.gov](mailto:mike.schechtman@cookCityil.gov)

With Copies to:  
Forest Preserve District of Cook City  
Attn: Legal Department  
69 W. Washington St., Suite 2010  
Chicago, IL 60602  
Email: [fpd.legal@cookCityil.gov](mailto:fpd.legal@cookCityil.gov)

- R. **Recitals.** The introductory recitals included at the beginning of this Agreement are agreed to and incorporated into and made a part of this Agreement.
- S. **Severability.** In the event any portion of this Agreement is held to be invalid or unenforceable, such portion will be construed as nearly as possible to reflect the original intent of the Parties, or if such construction cannot be made, such provision or portion thereof will be severable from this Agreement, provided that the same will not affect in any respect whatsoever the remainder of this Agreement.
- T. **Waivers of Default.** No waiver of any provision or breach of this Agreement (i) will be effective unless made in writing, or (ii) will operate as or be construed to be a continuing waiver of such provision or breach.
- U. **Warranties and Representations.** In connection with the execution of this Agreement, the City and FPDCC each warrant and represent that it is legally authorized to execute and perform, or cause to be performed, this Agreement under the terms and conditions stated herein.

*(signature page to follow)*

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the dates indicated.

EXECUTED BY CITY OF OAK FOREST:

EXECUTED BY FOREST PRESERVE DISTRICT  
OF COOK CITY:

\_\_\_\_\_  
Toni Preckwinkle  
President  
City Board of Commissioners

\_\_\_\_\_  
Toni Preckwinkle  
President, Forest Preserve District of  
Cook County Board of Commissioners

This \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

This \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

ATTEST: \_\_\_\_\_  
Secretary to the Forest Preserve District Board  
of Commissioners



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

DATE: September 9, 2025  
TO: Mayor Hortsman, City Council  
FROM: Michael Salamowicz, Director of Public Works  
SUBJECT: Purchase of Equipment to Upfit the New 2025 Western Star Vactor Truck in the Budgeted Amount of \$18,690.79

## Background

At the May 13, 2025 meeting, the City Council approved the purchase of a new 2025 Western Star Vactor Truck, to replace the Public Works Department's 2008 International Vactor 2100 Series Truck. The new Vactor truck was delivered on July 24, 2025.

As the new truck does not come equipped with any of the various hydro-excavating kits, nozzles or other equipment, Public Works is seeking to purchase this equipment to upfit the new truck.

	EPA Parts, LLC	Standard
<u>Equipment</u>		
Warthog Nozzle	XX	\$3757.00
Root Cutter Set	\$1449.75	\$1450.00
Hose Grabber Hook	\$124.75	\$184.00
Ripsaw Nozzle	\$371.00	\$371.00
Machete Nozzle	\$1025.00	\$1025.00
Hydro Excavation Kit	XXX	\$697.63
HX Nozzle #8	XXX	\$328.34
Tiger Tail Hose	\$39.74	\$73.13
RTK Spinner Nozzle	XXX	\$850.00
24" Pole Set	\$281.76	\$325.00
Debris Catcher 8"	\$339.75	\$382.00
10"	\$354.75	\$400.00
12"	\$409.75	\$461.00
15"	\$464.75	\$520.00
18"	\$539.75	\$508.20
24"	XXX	\$795.48
Aqua Drill Nozzle	XXX	\$610.00
24' Claw Pole	\$403.14	\$444.00
ComHub	XXX	\$2595.00
Apex 379 Headset Quantity 3	XXX	\$3285.00

Proposed Totals:

EPA Parts, LLC	\$3,868.14
Standard Equipment	\$14,822.65
Total	\$18,690.79

Public Works has found two suppliers for this type of Vactor truck equipment. These are Standard Equipment and EPA Parts, LLC.

The City budgeted \$775,000.00 for the new Vactor truck. The actual price paid for the new 2025 Western Star Vactor truck was \$660,530.00, Thus, \$114,470.00 remains in the budget for the new Vactor Truck. Public Works is seeking to purchase the itemized equipment above, from EPA Parts, LLC and Standard Equipment, for the total cost of \$18,690.79.

It should be noted that Public Works has attempted to obtain three quotes for this equipment. The Warthog Nozzle, the ComHub and Apex 379 Headsets are single source availability through Standard Equipment. We were unable to locate additional companies that provide this equipment in whole, as several companies are only able to provide one or a couple of parts on the list. Pricing for the items purchased through Standard Equipment are highlighted on the attached quote from Standard Equipment. The remaining equipment is anticipated to be purchased from EPA Parts, LLC (<https://epasales.com/>). With pricing obtained from their catalog. Neither company provides Sourcewell pricing for this equipment.

**Recommendation**

Approval of the purchase of Equipment from EPA Parts, LLC in the amount of \$3,868.14, and from Standard Equipment, in the amount of \$14,822.65, for a total cost of \$18,690.79, for the upfit of the new 2025 Western Star Vactor brand vacuum/hydro-excavating truck.

**Action Requested**

Staff recommends approval of the purchase of Equipment from EPA Parts, LLC in the amount of \$3,868.14, and from Standard Equipment, in the amount of \$14,822.65, for a total cost of \$18,690.79, for the upfit of the new 2025 Western Star Vactor brand vacuum/hydro-excavating truck.

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# STANDARD EQUIPMENT

Please Remit To:  
4519 Old Charlotte Hwy  
Monroe, NC 28110  
Email: ar@standardequipment.com  
Website: www.standardequipment.com

Ship To:	IN STORE PICKUP	Branch	08 - CHICAGO	
		Date	06/26/2025	Time 12:41:19 (O) Page 1
Invoice To:	OAK FOREST, CITY OF 15440 S. CENTRAL AVE OAK FOREST IL 60452 United States	Account No.	OAKFC001	Phone No. 7086874050 Est. No. 01
		Ship Via	JOHN ROBINSON	Purchase Order 003370
		Salesperson	Salesperson ID MM	

## PARTS ESTIMATE - Not An Invoice

QUOTE EXPIRY DATE: 07/01/2025

Estimate will be honored for 30 days from the date of the Estimate

The Purchase Price is subject to change at anytime without notice by SE to the extent that SE has incurred increased costs between the date hereof and the delivery date due to changes in government regulations and other reasons beyond SE's control.

Part#	Description	U	Qty	PRICE	AMOUNT
DUB 0625-0000-PKG	AQUA DRILL 1"	X	1	610.00	610.00
CNP2 106	CARBIDE NOZZLE		1	50.00	50.00
WGR-U-1-PKG	WGR MAGNUM PRO	X	1	3757.00	3757.00
DUN 2924-0000-PKG	RTX SPINNER 1"	X	1	850.00	850.00
950-0000C	ROOTCUTTER ASSY	X	1	1450.00	1450.00
3PG-1	GRABBER	X	1	184.00	184.00
GMCT-24	24' TELESCOPIC	X	1	444.00	444.00
STD-24	POLE SET 24'	X	1	325.00	325.00
52846-30	FLEXIBLE NOSE G	X	1	73.13	73.13
FLEXIBLE HOSE GUIDE					
DB-88	8" GRIT BASKET	X	1	382.00	382.00
DB-108	GRIT CATCHER10"	X	1	400.00	400.00
DB-128	GRIT CATCHER,12"	X	1	461.00	461.00
DB-158	15 DEBRIS GRIT	X	1	520.00	520.00
508481KDF-30	RIPSAW HD 10.0,	X	1	371.00	371.00
508548-30	HX NOZZLE #8	X	1	328.34	328.34
HXX ROTATING NOZZLE					
20022429	MACHETE #10.0 L	X	1	1025.00	1025.00
500619ZA-30	DIGGING LANCE K	X	1	697.63	697.63
SCH305	COMMUR 5-USER,	X	1	2595.00	2595.00
APX379-BH	APEX WIRELESS D	X	1	1095.00	1095.00
WIRELESS HEADSET, 379					
DB-188	DEBRIS GRIT BSK	X	1	508.20	508.20
DB-248	24" DEBRIS GRIT	X	1	795.48	795.48

X3

\*ALERT: If you are requested to modify any payment instructions, please do not act on the request. Contact the Standard Equipment Credit department via a known/verified phone number.

Standard Equipment is neither responsible nor liable for any loss, damage, or injury, however caused, to trucks, units, contents, cargo or persons directly or indirectly related to an installation, use or mechanical failure of a part or product. Standard Equipment expressly disclaims and is held harmless from any direct losses or consequential losses that may result from the rental or operation of customer-operated product or installation / use of a part. Standard Equipment is held harmless from any direct losses or consequential losses that may result from late delivery of a part, service, or product. Standard Equipment makes no warranty whatsoever regarding any direct or intended purpose of a part or product.

ALBANY	BILLINGS	CHICAGO	COLORADO	MINNEAPOLIS	ROCHESTER	VIRGINIA	CANADIAN LOCATIONS
518.407.3134	406.306.1497	312.870.1919	720.798.9053	764.283.8482	583.258.7700	804.700.4910	www.se.com

# STANDARD EQUIPMENT

Division of Standard Equipment

Please Remit To:  
4519 Old Charlotte Hwy  
Monroe, NC 28110  
Email: [ar@standardequipment.com](mailto:ar@standardequipment.com)  
Website: [www.standardequipment.com](http://www.standardequipment.com)

Ship To: IN STORE PICKUP

Invoice To: OAK FOREST, CITY OF  
15440 S. CENTRAL AVE  
OAK FOREST IL 60452  
United States

Branch: 08 - CHICAGO		
Date: 06/26/2025	Time: 12:41:19 (O)	Page: 2
Account No: OAKF0001	Phone No: 7086874030	Est. No: 01
Ship Via:	Purchase Order	
Salesperson: JOHN ROBINSON		
Salesperson ID:		MKW

QUOTE EXPIRY DATE: 07/01/2025

## PARTS ESTIMATE • Not An Invoice

Estimate will be honored for 30 days from the date of the Estimate

Part#	Description	U	Qty	PRICE	AMOUNT
Subtotal:					16921.78
TOTAL:					16921.78

Authorization: \_\_\_\_\_

\*\*ALERT: if you are requested to modify any payment instructions, please do not act on the request. Contact the Standard Equipment Credit department via a non-verified phone number.\*\*

Standard Equipment is neither responsible nor liable for any loss, damage, or injury, however caused, to trucks, autos, contents, cargo or persons directly or indirectly related to an installation, use or mechanical failure of a part or product. Standard Equipment expressly disclaims and is held harmless from any direct losses or consequential losses that may result from the repair or operation of customer operated product or installation / use of a part. Standard Equipment is held harmless from any direct losses or consequential losses that may result from late delivery of a part, service, or product. Standard Equipment makes no warranty or whatsoever regarding any desired or intended purpose of a part or product.

ALBANY	BILLINGS	CHICAGO	COLORADO	MONROE	ROCHESTER	VIRGINIA	CANADIAN LOCATIONS
518.857.3154	206.295.1421	312.829.1819	720.298.2095	704.283.5458	583.234.7700	804.290.2110	<a href="http://www.jei.com">www.jei.com</a>



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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**Date:** September 9, 2025

**To:** Mayor Hortsman, City Council

**From:** Moses Amidei, City Administrator

**Subject:** Approval of Ordinance 2025-09-1112O – Amending the Code of Oak Forest Regarding the Establishment of a Quality Based Selection (QBS) Policy and Procedure

## Background

The South Suburban Mayors and Managers Association (SSMMA) administers the Federal Surface Transportation Funds that are allocated to our region. (<https://www.ssmma.org/stp>)

In 2022, the City of Oak Forest submitted a funding request to the SSMMA Transportation Committee to resurface Oak Park Avenue from 147<sup>th</sup> to 159<sup>th</sup> Streets.

The City recently learned that it will be receiving STP funding in 2026 and 2027 that will pay for 80% of the project's engineering and construction costs – tentatively estimated to be \$1.685M in totality. Local funds must be used to be pay for the remaining 20% of overall costs.

Because this project will be funded (for the most part) using federal funds, the "Quality Based Selection (QBS)" method of procurement must be used to select the project's engineering consultant. This QBS procurement procedure must follow both state and federal guidelines.

In light of same, attached for the Council's consideration is a recommended amendment to the City's Code regarding the establishment of a QBS Policy and Procedure that the City will utilize to solicit proposals from potential qualified engineering consultants for the project.

This policy is similar to the one adopted by my former community in 2021 as said community was awarded federal funding to construct bicycle storage facilities (near CTA stations) and a separate similar roadway repaving project.

## Recommendation and Action Requested

Approval of Ordinance 2025-09-1112O - Amending the Code of Oak Forest Regarding the Establishment of a Quality Based Selection (QBS) Policy and Procedure

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**07-22-0011** (Ver 4) 25-00

**Title:** Oak Park Avenue Improvements - 159th Street to 147th Street

**Description:** HMA resurfacing with full depth patching as needed, removal and replacement of curb & gutter and sidewalk removal and replace for ADA access along 1.6 miles of Oak Park Avenue from 159th Street to 147th Street in the City of Oak Forest.

**Project Type:** Road Maintenance

**Work Type:** E-ADAIMP, E-PEDIMP, H-C/G, H-RS

**EXEMPT STATUS:**

**County:** Cook

**Limits:** From 159th Street to 147th Street of Distance (mile) 1.6

FED FY	Revenue Source	ENG	IMP	ENG I	ENG II	ROW	CON	CE	TOTAL
2026	Local Funds	\$0	\$0	\$0	\$16,848	\$0	\$0	\$0	\$16,848
2026	STP - Locally Prgmd	\$0	\$0	\$0	\$67,392	\$0	\$0	\$0	\$67,392
2027	Local Funds	\$0	\$0	\$0	\$0	\$0	\$280,800	\$28,080	\$308,880
2027	STP - Locally Prgmd	\$0	\$0	\$0	\$0	\$0	\$1,123,200	\$112,320	\$1,235,520
<2025	Prior	\$0	\$0	\$56,160	\$0	\$0	\$0	\$0	\$56,160
<b>2025-2029 TOTAL</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$84,240</b>	<b>\$0</b>	<b>\$1,404,000</b>	<b>\$140,400</b>	<b>\$1,628,640</b>
<b>2025-2029 + (Prior &amp; Future Ye:</b>		<b>\$0</b>	<b>\$0</b>	<b>\$56,160</b>	<b>\$84,240</b>	<b>\$0</b>	<b>\$1,404,000</b>	<b>\$140,400</b>	<b>\$1,684,800</b>

Lead Agency **South Council**

Municipality **OAK FOREST**

**CITY OF OAK FOREST, ILLINOIS  
ORDINANCE 2025-09-11120**

**AN ORDINANCE AMENDING THE CODE OF OAK FOREST  
REGARDING THE ESTABLISHMENT OF A QUALITY BASED SELECTION (QBS)  
POLICY AND PROCEDURE**

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

**WHEREAS**, the City will be receiving federal funding in the coming years to be used for engineering and construction services to allow for the resurfacing of Oak Park Avenue (between 147<sup>th</sup> Street and 159<sup>th</sup> Street); and,

**WHEREAS**, federal and state requirements related to the use of said federal funding requires the City to procure engineering services via a Quality Based Selection (QBS) process that meets Illinois Department of Transportation (state) and federal guidelines; and,

**WHEREAS**, the City desires to amend its City Code to establish a policy and procedure related to the procurement of said professional engineering services in accordance with state and federal requirements.

**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 33.105 of the Code of Oak Forest is hereby added to read as follows:

**33.105: QUALITY BASED SELECTION POLICY AND PROCEDURES:**

When the City of Oak Forest (City) receives federal funds for consultant related engineering services, the City consultant Quality Based Selection (QBS) process will comply with the following written policies and procedures, which meets the requirements of 23 CFR 172 and the Brooks Act. These policies and procedures, as adopted by the City, substantially follow Section 5-5 of the Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets (BLRS) Manual, and specifically Section 5-5.06(e) (Federal QBS Requirements), and therefore separate approval from IDOT is not required.

- A. Responsibility: The City QBS policy and procedures assigns responsibility to the following personnel within the City for the procurement of consultant engineering services, negotiations with the selected consultant engineering firm, and administration of the contract for projects utilizing federal funding, as described herein:
1. City Clerk: Posting of public notice for consultant engineering services in the form of a Request for Qualifications (RFQ) on the City website; Placement of the RFQ in a local newspaper; Recipient of consultant submittals in response to the RFQ.
  2. City Administrator: Administrative oversight.

3. Director of Public Works: Point of contact for questions from potential respondents to the RFQ; Selection Committee member; Lead Negotiator with the selected consultant; and Project Administrator (PA) after IDOT authorization to proceed. Selection Committee member. Administrative oversight.
4. Assistant Director of Public Works: Selection Committee member; Assistant Negotiator with the selected consultant.
5. Superintendent of Streets: Selection Committee member; Assistant Negotiator with the selected consultant.
6. City Council: Approval of the selection committee results; Approval of the negotiated consultant contract for submittal to IDOT.

B. Public Notice:

1. When developing the public notice for consultant engineering services, the City will include the following information, with additional items as necessary when unique circumstances exist.
  - a. Overall project description including the anticipated need, purpose, and objective of the project;
  - b. The scope of engineering services being requested and any expected unique challenges;
  - c. The desired timetable for the engineering services being requested;
  - d. Identify any specific qualification requirements;
  - e. Minimum submittal requirements from interested consultant engineering firms;
  - f. Submittal instructions and due date;
  - g. Evaluation criteria that will be used for reviewing and scoring the consultant submittals;
  - h. Whether or not interviews will be held;
  - i. Anticipated timeframe for the consultant selection;
  - j. Instructions for retrieving available background information and submitting questions.
2. The City will post the public notice on the City's website and/or will publish an ad in a newspaper with appropriate circulation. The public notice will be advertised for at least fourteen (14) days prior to the due date for consultant submittals with the website posting being continuous and the newspaper ad being at least twice.
3. The City will require each responding consultant submit one (1) electronic copy and two (2) hard copies of their response to the RFQ for review by the selection committee. For consistency and to facilitate manageable review time, the City will require that all submittals be single-sided and limited to a maximum of twenty (20) pages, not including front and back covers, table of contents, and tabs.
4. The City requires each responding consultant to submit a disclosure statement with their procedures. The City requires the use of IDOT BDE DISC 2 Template as their conflict-of-interest form.

C. Review of Consultant Submittals:

1. Selection Committee: The City will appoint a three (3) person selection committee for reviewing all consultant submittals. The selection committee members will include the Director of Public Works, the Assistant Director of Public Works and the Superintendent of Streets. The selection committee members must certify that they do not have a conflict

of interest prior to completing their review of the consultant submittals, in compliance with the IDOT BLRS Manual, Section 5-5.04. If a replacement member of the selection committee is required, the replacement will be appointed by the City Administrator.

2. Evaluation Factors:

a. The PA will establish the evaluation factors for reviewing the consultant submittals for each project. The evaluation factors will typically include the criterion listed below and will comply with the weighting range guidance in Section 5-5.06(d) of the IDOT BLRS Manual.

- (1) Project Understanding and Approach.
- (2) Demonstrated Qualifications and Capabilities of the Consultant Team.
- (3) Similar Project Experience.
- (4) Specialized Expertise.
- (5) Overall Completeness of Submittal.

b. These evaluation factors may vary from one project to another depending on unique project requirements or conditions that may be present. Any required Disadvantaged Business Enterprise (DBE) participation and local presence combined will not be more than 10% if used as an evaluation factor.

3. Scoring of Consultant Submittals:

a. Each member of the selection committee will provide an independent score for each consultant submittal received using an evaluation table similar to the example below. The project PA will schedule a Selection Committee meeting to review the results of the independent reviews.

b. For each consultant proposal, the scores will range from 0 (lowest in comparison to others) to 10 (highest in comparison to others) for each criterion, with the overall score based on the weight assigned for each criterion.

EXAMPLE SCORING TABLE

<i>Criteria</i>	<i>Weighting</i>	<i>Scores (0-10)</i>		
		<i>Consultant 1</i>	<i>Consultant 2</i>	<i>Consultant X</i>
<i>Project Understanding &amp; Technical Approach</i>	30%			
<i>Demonstrated Qualifications and Capabilities of the Consultant Team</i>	30%			
<i>Similar Project Experience</i>	20%			
<i>Specialized Expertise</i>	15%			
<i>Overall Completeness of Submittal</i>	5%			
<i>Total Weighted Score</i>	100%			

4. Final Scoring of Short-Listed Consultants:
  - a. The independent selection committee member scores will be averaged for an overall score which is used to establish a short list of three consultant firms. The overall committee score for the short-listed consultants will be adjusted based on selection committee discussion, and additional information gained from interviews (if held), to determine the final scoring of the consultant submittals and the selected consultant.
  - b. The City reserves the option to hold interviews with the shortlisted firms, depending on the project complexity and other factors. Whether or not interviews will be held will be stipulated in the public notice.
  - c. If less than three (3) consultant submittals are received, then the City will request IDOT approval that the QBS procedures followed are acceptable, before proceeding with final scoring of the consultant submittals.
  - d. The final scoring of the consultant submittals and the selected consultant will be presented to the City Council for approval.
5. Suspension and Debarment: The City will ensure the eligibility of the short-listed consultants before the final selection committee scores are prepared, by reviewing SAM Exclusions, IDOT's CPO's website and the three other state CPO's websites for suspensions and/or debarment actions.

D. Contract Negotiation:

1. The City will prepare an independent in-house estimate for the cost of the consultant engineering services being requested, prior to contract negotiation. The estimate is used in the negotiation.
2. The City will require a two (2) person team to negotiate with the selected consultant. The City negotiation team will consist of the Director of Public Works and the Assistant Director of Public Works; however, members of the negotiation team may delegate this responsibility to other City staff members, pending confirmation by the City Administrator. The negotiation team will review the contract costs and the indirect cost rates to assure they are compliant with Federal cost principles prior to submission to IDOT.

E. Project Administration:

1. The Project Administrator (PA) for the City will be the Director of Public Works. The PA will monitor work on the project in accordance with the contract and provide status reports to the Mayor and City Council as required and/or requested. The PA will prepare a written evaluation of the consultant's work at the end of each project. These reports are maintained in the City consultant information database. The City will follow IDOT's requirements, including the required submission of BLRS Form 05613 to the IDOT district at contract close-out along with the final invoice.
2. The PA will be required review and approve all invoices submitted by the consultant prior to payment and submission to IDOT for reimbursement.

**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:

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

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2025.

Approved: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

**PUBLISHED** in pamphlet form this \_\_\_\_\_ day of September 2025.



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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**Date:** September 3, 2025

**To:** Mayor Hortsman, City Council

**From:** Bridget Parfitt, Human Resource Manager

**Subject:** Approval of comprehensive health benefits renewal contract with Blue Cross Blue Shield of Illinois for health, dental, vision and life insurance.

## Background

Attached please find a one-year contract with Blue Cross Blue Shield to provide health, dental, vision and life insurance coverage to eligible city employees and retirees. The renewal premium has a significant increase of 19.9%, or \$663,641.88; a decrease from the initial renewal proposed of 39%. The city's broker, Alliant, solicited quotes from additional insurance carriers for health insurance coverage, but no other carrier could match the plan designs of our current health insurance policies.

As an option for cost savings to the City and participants, staff suggests ending its contract with Delta Dental, VSP and Principle and bundling dental, vision and life insurance all under Blue Cross Blue Shield.

## Recommendation and Action Requested

Approval of the one-year contract with Blue Cross Blue Shield to provide health, dental, vision and life insurances for qualified employees and retirees.

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# City of Oak Forest - October 1, 2025

## Medical Financial Analysis

Benefits	Current - Grandfathered Plans								Negotiated Renewal with Rebalanced Rates - Grandfathered Plans											
Carrier	Blue Cross Blue Shield of IL								Blue Cross Blue Shield of IL											
Plan Name	P72536		H56231		P56232		H56233		P72536		H56231		P56232		H56233					
Class	Non-Police Non-Telecommunications		Non-Police Non-Telecommunications		Police Telecommunications (Union Million Max Plan)		Police Telecommunications (Union Million Max Plan)		Non-Police Non-Telecommunications		Non-Police Non-Telecommunications		Police Telecommunications (Union Million Max Plan)		Police Telecommunications (Union Million Max Plan)					
Network	PPO		HMO IL		PPO		HMO IL		PPO		HMO IL		PPO		HMO IL					
<u>In-Network (Individual / Family)</u>	<u>PPO</u>		<u>HMO</u>		<u>PPO</u>		<u>HMO</u>		<u>PPO</u>		<u>HMO</u>		<u>PPO</u>		<u>HMO</u>					
Coinsurance	100%		100%		100%		100%		100%		100%		100%		100%					
Deductible	\$250 / \$750		N/A		\$100 / \$300		N/A		\$250 / \$750		N/A		\$100 / \$300		N/A					
<b>Out of Pocket Maximum (Inc. Deductible)</b>	<b>\$250 / \$750</b>		<b>\$1,500 / \$3,000</b>		<b>\$850 / \$2,550</b>		<b>\$1,500 / \$3,000</b>		<b>\$250 / \$750</b>		<b>\$1,500 / \$3,000</b>		<b>\$850 / \$2,550</b>		<b>\$1,500 / \$3,000</b>					
Office Visit - PCP / Preventive / Specialist	\$10 / \$10 / \$10		\$10 / \$10 / \$10		Ded & Coin		100%		\$10 / \$10 / \$10		\$10 / \$10 / \$10		Ded & Coin		100%					
Virtual Visit	\$10 copay		Not Available		Ded & Coin		Not Available		\$10 copay		Not Available		Ded & Coin		Not Available					
Emergency Room	\$50 copay		\$50 copay		100%		\$10 copay		\$50 copay		\$50 copay		100%		\$10 copay					
Urgent Care	Deductible & Coinsurance		\$10 copay per visit		Deductible & Coinsurance		100%		Deductible & Coinsurance		\$10 copay per visit		Deductible & Coinsurance		100%					
Inpatient Hospital	Deductible & Coinsurance		100%		Deductible & Coinsurance		100%		Deductible & Coinsurance		100%		Deductible & Coinsurance		100%					
Outpatient Surgery	Deductible & Coinsurance		100%		Deductible & Coinsurance		100%		Deductible & Coinsurance		100%		Deductible & Coinsurance		100%					
Referral Required for Specialty Care?	No		Yes		No		Yes		No		Yes		No		Yes					
<u>Out-of-Network (Individual / Family)</u>	80%		Not Covered		80%		Not Covered		80%		Not Covered		80%		Not Covered					
Deductible	\$500 / \$1,500		Not Covered		\$200 / \$600		Not Covered		\$500 / \$1,500		Not Covered		\$200 / \$600		Not Covered					
Out of Pocket Maximum (Inc. Deductible)	\$1,500 / \$4,500		\$5,200 / \$15,600		\$5,200 / \$15,600		\$1,500 / \$4,500		\$1,500 / \$4,500		\$5,200 / \$15,600		\$5,200 / \$15,600		Not Covered					
<u>In-Network Pharmacy</u>	<i>Network: Advantage Drug List: Basic</i>		<i>Network: Traditional Select Drug List: Performance</i>		<i>Network: Advantage Drug List: Basic</i>		<i>Network: Traditional Select Drug List: Performance</i>		<i>Network: Advantage Drug List: Basic</i>		<i>Network: Traditional Select Drug List: Performance</i>		<i>Network: Advantage Drug List: Basic</i>		<i>Network: Traditional Select Drug List: Performance</i>					
Retail (34 days)	\$10 / \$20 / \$35		\$10 / \$20 / \$35		\$3 / \$8 / \$8		\$3 / \$8 / \$8		\$10 / \$20 / \$35		\$10 / \$20 / \$35		\$3 / \$8 / \$8		\$3 / \$8 / \$8					
Mail Order (90 days)	2x Retail Copays		2x Retail Copays		2x Retail Copays		2x Retail Copays		2x Retail Copays		2x Retail Copays		2x Retail Copays		2x Retail Copays					
<u>Medical Billed Premium</u>	Enrollment	PPO	Enrollment	HMO	Enrollment	PPO	Enrollment	HMO	Enrollment	PPO	Difference	Enrollment	HMO	Difference	Enrollment	PPO	Difference	Enrollment	HMO	Difference
Employee Only	27	\$999.54	4	\$814.87	13	\$1,086.46	4	\$890.89	27	\$1,223.44	(+22.4%)	4	\$868.64	(+6.6%)	13	\$1,284.61	(+18.2%)	4	\$929.81	(+4.4%)
Employee + 1	19	\$1,787.44	2	\$1,456.82	10	\$1,942.85	1	\$1,593.14	19	\$2,187.83	(+22.4%)	2	\$1,553.36	(+6.6%)	10	\$2,297.22	(+18.2%)	1	\$1,662.75	(+4.4%)
Family	37	\$2,658.33	0	\$2,167.12	24	\$2,889.50	1	\$2,369.39	37	\$3,253.80	(+22.4%)	0	\$2,310.20	(+6.6%)	24	\$3,416.49	(+18.2%)	1	\$2,472.89	(+4.4%)
Medicare Primary Employee Only	0	\$999.54	0	\$814.67	0	\$1,086.46	0	\$890.89	0	\$1,223.44	(+22.4%)	0	\$868.64	(+6.6%)	0	\$1,284.61	(+18.2%)	0	\$929.81	(+4.4%)
Medicare Primary Family	1	\$1,999.10	0	\$1,629.65	0	\$2,172.90	0	\$1,781.79	1	\$2,446.90	(+22.4%)	0	\$1,737.30	(+6.6%)	0	\$2,569.25	(+18.2%)	0	\$1,859.64	(+4.4%)
<b>Total</b>	<b>143</b>	<b>84</b>	<b>6</b>	<b>\$6,173.12</b>	<b>47</b>	<b>\$102,900.48</b>	<b>6</b>	<b>\$7,526.09</b>	<b>84</b>	<b>\$197,439.15</b>		<b>6</b>	<b>\$6,581.28</b>		<b>47</b>	<b>\$121,667.89</b>		<b>6</b>	<b>\$7,854.88</b>	
<b>Total Monthly Premium by Plan</b>	<b>\$161,306.25</b>		<b>\$6,173.12</b>		<b>\$102,900.48</b>		<b>\$7,526.09</b>		<b>\$197,439.15</b>		<b>\$6,581.28</b>		<b>\$121,667.89</b>		<b>\$7,854.88</b>					
<b>Total Combined Monthly Premium</b>	<b>\$277,905.94</b>								<b>\$333,543.20</b>											
<b>Total Combined Annual Premium</b>	<b>\$3,334,871.28</b>								<b>\$4,002,518.40</b>											
<b>Est. Annual Premium Difference From Current Policy Year (\$)</b>												<b>\$667,647.12</b>								
<b>Est. Annual Premium Difference From Current Policy Year (%)</b>												<b>(+20.02%)</b>								
<b>One-Time Communication Credit <sup>1</sup></b>												<b>\$25,000</b>								
<b>Total Combined Annual Premium</b>												<b>\$3,977,518.40</b>								
<b>Est. Annual Premium Difference From Current Policy Year (\$)</b>												<b>\$642,647.12</b>								
<b>Est. Annual Premium Difference From Current Policy Year (%)</b>												<b>(+19.27%)</b>								

**Please Note:** Please refer to the plan document and contract when issued, for additional details, coverage exclusions and coverage limitations. At all times, the plan documents and contract take precedence over this summary.

**<sup>1</sup> Communication Credit:** BCBSIL will provide a one-time communication credit of \$25,000 for the twelve-month period beginning on the contract effective date, to be used to cover health plan related communication expenses. If the City of Oak Forest cancels before the expiration of the policy period, the City of Oak Forest will be responsible for refunding to BCBSIL the full amount of the communication credit. A one-time \$25,000 communication credit will apply as a line item on the billing statement. Credit will be shown within 1-2 bill cycles after renewing the policy.

Initial +39.30%

CARRIER	Current Delta Dental of IL			Option Blue Cross Blue Shield of IL
	Delta Dental PPO *	Delta Dental Premier **	Non-Network Dentist ***	BlueCare Dental PPO
<b>PPO Plan Network</b>	In-Network	In-Network	Out-of-Network	In-Network / Out-of-Network
<b>DEDUCTIBLE</b>				
Individual	\$50	\$75	\$75	\$50 / \$75
Family	\$150	\$225	\$225	\$150 / \$225
Deductible waived for Preventive Services	Yes	Yes	Yes	Yes
<b>COINSURANCE</b>				
Preventive Services	100%	80%	80%	100% / 80%
Basic Services	80%	80%	80%	80% / 80%
Major Services	50%	50%	50%	50% / 50%
Implants	50%	50%	50%	50% / 50%
<b>ORTHODONTICS</b> (Dependent Children up to age 26)	50%	50%	50%	50% / 50%
<b>MAXIMUMS</b>		<b>Includes To Go Feature</b>		<b>Does not Include To Go Feature</b>
Preventive, Basic & Major Services (Calendar Year)		\$1,000		\$1,000
Orthodontia (Lifetime)		\$1,000		\$1,000
<b>CLASSIFICATION OF SERVICES</b>				
Endodontics		Major		Major
Periodontics		Major		Major
<b>WAITING PERIODS</b> (Timely Entrants)				
Basic Services		None		None
Major Services		None		None
<b>Out-of-Network Reimbursement</b> (U&C)	Based on Fee Schedule	Lesser of submitted fee or MPA	Maximum Plan Allowance (MPA)	<b>80th Percentile</b>
<b>DHMO Plan Network</b>		<b>DeltaCare DHMO</b>		<b>BlueCare Dental HMO</b>
<b>IL Employees Only</b>		In-Network ONLY		In-Network ONLY
<b>OFFICE VISIT COPAY</b>		\$0		Scheduled Copays Apply
<b>COINSURANCE</b>				
Preventive Services		Scheduled Copays Apply		Scheduled Copays Apply
Basic Services		Scheduled Copays Apply		Scheduled Copays Apply
Major Services		Scheduled Copays Apply		Scheduled Copays Apply
Orthodontia Services (Adult & Children)		Scheduled Copays Apply		Scheduled Copays Apply
<b>Monthly Premium</b>	Enrollment	<b>Current</b>		<b>BCBSIL Option</b>
<b>PPO Plan</b>		<b>PPO</b>		<b>PPO</b>
Employee Only	39	\$38.10		\$32.19
Employee + 1 Dependent	29	\$75.68		\$63.95
Family Rate	34	\$132.16		\$111.68
<b>Estimated Monthly Premium</b>	<b>102</b>	<b>\$8,174.06</b>		<b>\$6,907.08</b>
<b>Monthly Premium</b>	Enrollment	<b>Current</b>		<b>BCBSIL Option</b>
<b>DHMO Plan</b>		<b>DHMO</b>		<b>DHMO</b>
Employee Only	0	\$16.68		\$15.84
Employee + 1 Dependent	4	\$32.54		\$29.01
Family Rate	1	\$44.56		\$49.78
<b>Estimated Monthly Premium</b>	<b>5</b>	<b>\$174.72</b>		<b>\$165.82</b>
<b>TOTAL COMBINED PREMIUM</b>	Enrollment	<b>Current</b>		<b>BCBSIL Option</b>
<b>Est. Combined Monthly Premium</b>		<b>\$8,348.78</b>		<b>\$7,072.90</b>
<b>Est. Combined Annual Premium</b>	<b>107</b>	<b>\$100,185.36</b>		<b>\$84,874.80</b>
<b>Annual Premium Difference From Current Policy Year (\$)</b>				<b>(\$15,310.56)</b>
<b>Annual Premium Difference From Current Policy Year (%)</b>				<b>(-15.28%)</b>
<b>Participation Requirements</b>		<b>At least 40 enrollees</b>		<b>At least 75% participation</b>
<b>Rate Guarantee</b>		<b>24 Months (Under Rate Guarantee until 2026)</b>		<b>12 Months</b>

**Please Note:** Above quoted rates are subject to change based on final enrollment and final underwriting review. Refer to the plan document and contract when issued, for additional details, coverage exclusions and coverage limitations. At all times, the plan documents and contract take precedence over this summary.

\* **Delta Dental PPO** dentist accept payment based on the lesser of the submitted fee or the PPO fee schedule, which is established at a level that typically delivers a 15-40% discount off of average billed charges nationally.

\*\* **Delta Dental Premier** dentists accept payment based on the lesser of the submitted fee or Delta Dental's maximum plan allowance (MPA), which is established at a level that typically delivers discounts of 25-30% off of average billed charges nationally.

\*\*\* **Non-network** (non-Delta Dental PPO/non-Dental Dental Premier) dentists are reimbursed at the 80th percentile of "reasonable and customary" charges.

To find a dentist provider visit [www.deltadentalil.com](http://www.deltadentalil.com)

A 1% ancillary discount will apply to the medical renewal premium if the dental is sold alongside the medical policy, effective October 1, 2025. Annual savings equate to approximately \$39,985.

To find a dentist provider visit [www.bcbsil.com/find-care/find-a-dentist](http://www.bcbsil.com/find-care/find-a-dentist)

# City of Oak Forest - October 1, 2025

## Life & AD&D Plan Financial Analysis

### CARRIER

### Principal Financial

### Blue Cross Blue Shield of IL

#### PLAN DESIGN SUMMARY:

Benefit Amount

Guarantee Issue Amount

Benefit Reduction Schedule

Accelerated Death Benefit

Conversion Privilege

Travel Assistance

Will & Legal Services

#### Current Benefits

Non-Firefighters - Flat \$75,000

Firefighters - Flat \$50,000

Benefit Amount

By 35% at age 65 and 50% at age 70

Included

Included

Included, services provided by AXA Assistance

Included, services provided by ARAG

#### Option

Non-Firefighters - Flat \$75,000

Firefighters - Flat \$50,000

Benefit Amount

By 35% at age 65 and 50% at age 70

Included

Included

Included, services provided by [Assist America](#).

Beneficiary resources provided by [Morneau Shepell](#).

#### TOTAL PLAN COST

Number of Lives

Life/AD&D Volume

Life Rate Per \$1,000

AD&D Rate Per \$1,000

TOTAL MONTHLY PREMIUM

TOTAL ANNUAL PREMIUM

Est. Annual Premium Change From Current Policy Year (\$)

Est. Annual Premium Change From Current Policy Year (%)

Rate Guarantee:

Participation Requirements

Current

Initial  
Renewal

Negotiated  
Renewal

125

\$8,607,500

\$0.185

\$0.031

\$1,859.22

\$22,310.64

125

\$8,607,500

**\$0.194**

\$0.031

\$1,936.69

\$23,240.25

**\$929.61**

**(+4.17%)**

125

\$8,607,500

\$0.185

\$0.031

\$1,859.22

\$22,310.64

**\$0.00**

**0.00%**

12 Months

100% of Eligible Employees

#### BCBSIL - Option

125

\$8,607,500

\$0.119

\$0.031

\$1,291.13

\$15,493.50

**(\$6,817.14)**




**(-30.56%)**

12 Months

100% of Eligible Employees

**Please Note:** Above quoted rates are subject to change based on final enrollment final underwriting review. Please refer to certificate of coverage for complete detailed description of all benefits, exclusions and limitations.

**A 0.50% ancillary discount will apply to the medical renewal premium if the life is sold alongside the medical policy, effective October 1, 2025. Annual savings equate to approximately \$19,993.**

		
Voluntary Life Benefits	CURRENT	OPTION
<b>ELIGIBILITY</b>		
Class Description		
Class 1	All Members	All Members
Eligibility Hours	30	30
Open Enrollment	--	Buy-up to the GI (existing & late entrants)
<b>SCHEDULE - EMPLOYEE</b>		
Benefit Schedule	\$10,000 increments	\$10,000 increments
Benefit Maximum	\$500,000	\$500,000
Guarantee Issue	\$130,000	\$130,000
Age Reductions	To 65% at 65, to 50% at 70	To 65% at 65, to 50% at 70
<b>SCHEDULE - SPOUSE</b>		
Spouse Benefit Schedule	\$5,000 increments	\$5,000 increments
Spouse Benefit Maximum	\$200,000	\$200,000
Spouse Guarantee Issue	\$30,000	\$30,000
Spouse Reductions	To 65% at 65, to 50% at 70	To 65% at 65, to 50% at 70
Spouse Maximum % of Employee Coverage	100%	100%
<b>SCHEDULE - CHILD</b>		
Child Benefit Schedule	\$5,000 increments	\$5,000 increments
Child Benefit Maximum	\$10,000	\$10,000
Child Benefit - Birth to 2 weeks	\$1,000	\$1,000
Child Benefit - 2 weeks to 6 months	Full benefit	\$5,000
Student Extension Age	26	26
Child Maximum % of Employee Coverage	100%	100%
<b>PROVISIONS</b>		
Earnings Definition	n/a	n/a
Accelerated Death	75%	75% to \$250,000
Conversion	Included; EOI is not required	Included; EOI is not required
Portability	Included	Included; EOI is not required
Waiver of Premium - Eligibility	Age 60	Age 60
Waiver of Premium - Elimination Period	9 mo	9 mo
Waiver of Premium - Duration	Age 65	Age 65

**Please Note:** Please refer to certificate of coverage for complete detailed description of all benefits, exclusions and limitations.

# City of Oak Forest - October 1, 2025

## Voluntary Life Plan Financial Analysis

### VOLUNTARY TERM LIFE Monthly Rate per \$1,000 FIREFIGHTERS & NON FIREFIGHTERS

Current Carrier:

Principal Financial

Age Banded Rates	Current	Renewal	Current	Renewal
	Employee		Spouse	
	29 & Under	\$0.067	\$0.067	\$0.067
30 - 34	\$0.067	\$0.067	\$0.067	\$0.067
35 - 39	\$0.090	\$0.090	\$0.090	\$0.090
40 - 44	\$0.142	\$0.142	\$0.142	\$0.142
45 - 49	\$0.232	\$0.232	\$0.232	\$0.232
50 - 54	\$0.362	\$0.362	\$0.362	\$0.362
55 - 59	\$0.608	\$0.608	\$0.608	\$0.608
60 - 64	\$0.768	\$0.768	\$0.768	\$0.768
65 - 69	\$1.189	\$1.189	\$1.189	\$1.189
70 & over	\$2.399	\$2.399	\$2.399	\$2.399
Lives	29		10	
Estimated Monthly Premium	\$767.06	\$767.06	\$144.98	\$144.98
Estimated Annual Premium	\$9,204.72	\$9,204.72	\$1,739.76	\$1,739.76

The spouse is charged based upon his/her individual age.

Child(ren) monthly rate: \$5,000 of coverage for \$1.00 per family; \$10,000 of coverage for \$2.00 per family

Amount of Coverage for dependent Child(ren)	Lives	Current	Renewal
\$5,000	1	\$1.00	\$1.00
\$10,000	8	\$2.00	\$2.00
Total Monthly Premium	9	\$17.00	\$17.00
Estimated Annual Premium		\$204.00	\$204.00

Total Cost	Current	Renewal
Total Combined Monthly Premium	\$929.04	\$929.04
Total Combined Annual Premium	\$11,148.48	\$11,148.48

Est. Annual Premium Change From Current Policy Year (\$)

\$0.00

Rate Guarantee: 12 Months

Participation Requirements: 20% minimum

Please Note: Above quoted rates are subject to change based on final enrollment and final underwriting review. Please refer to certificate of coverage for complete detailed description of all benefits, exclusions and limitations.

### VOLUNTARY TERM LIFE Monthly Rate per \$1,000 FIREFIGHTERS & NON FIREFIGHTERS

Carrier:

Blue Cross Blue Shield of IL

Age Banded Rates	Employee rates per \$1,000 monthly	Spouse rates per \$1,000 monthly
	Employee	Spouse
	29 & Under	\$0.067
30 - 34	\$0.067	\$0.067
35 - 39	\$0.090	\$0.090
40 - 44	\$0.142	\$0.142
45 - 49	\$0.232	\$0.232
50 - 54	\$0.362	\$0.362
55 - 59	\$0.608	\$0.608
60 - 64	\$0.768	\$0.768
65 - 69	\$1.189	\$1.189
70 & over	\$2.399	\$2.399
Lives	29	10
Estimated Monthly Premium	\$767.06	\$144.98
Estimated Annual Premium	\$9,204.72	\$1,739.76

The spouse is charged based upon his/her individual age.

Lives	Child(ren) rate per \$1,000 monthly
9	\$0.200
Total Monthly Premium	\$17.00
Estimated Annual Premium	204.00

Total Cost	BCBSIL
Total Combined Monthly Premium	\$929.04
Total Combined Annual Premium	\$11,148.48

\$0.00

Rate Guarantee: 24 Months

Participation Requirements: 22% minimum

**Current Benefits**

**Option**

CARRIER NETWORK	VSP Choice		
PLAN DESIGN	Member Doctor Benefit In-Network	Out-of-Network Reimbursement	Frequency
<b>VISION EXAMINATION</b>	\$10 copay	Up to \$45.00	Every 12 months
<b>VISION LENSE MATERIALS</b>			
Single Vision	\$25 copay	Up to \$30.00	Every 12 months
Lined Bifocal	\$25 copay	Up to \$50.00	
Lined Trifocal	\$25 copay	Up to \$65.00	
Lenticular	\$25 copay	Up to \$100.00	
<b>FRAMES</b>	\$150 retail allowance; 20% off amount over retail allowance. \$25 copay applies.	Up to \$70.00	<b>Every 24 months</b>
<b>CONTACT LENSES</b> (instead of lenses & frame)			
Elective	\$130 retail allowance	Up to \$105.00	Every 12 months
Necessary Contacts	Covered in full after copay	Up to \$210.00	

Blue Cross Blue Shield of IL EyeMed Select		
Member Doctor Benefit In-Network	Out-of-Network Reimbursement	Frequency
\$10 copay	<b>Up to \$30.00</b>	Every 12 months
\$25 copay	<b>Up to \$25.00</b>	Every 12 months
\$25 copay	<b>Up to \$40.00</b>	
\$25 copay	<b>Up to \$55.00</b>	
\$25 copay	<b>Up to \$55.00</b>	
<b>\$0 copay</b> / \$150 retail allowance; 20% off balance over \$150	<b>Up to \$75.00</b>	<b>Every 24 months</b>
<b>\$0 copay / \$150 allowance / 15% off balance</b>	<b>Up to \$120.00</b>	Every 12 months
<b>\$ copay, paid in full</b>	Up to \$210.00	

MONTHLY RATE	Enrollment	Current	Renewal	Difference
Employee Only	27	\$6.30	\$6.33	0.5% \$0.03
Employee + One	23	\$10.07	\$10.13	0.6% \$0.06
Employee + Children	10	\$10.28	\$10.34	0.6% \$0.06
Employee + Family	25	\$16.58	\$16.67	0.5% \$0.09
<b>TOTAL MONTHLY PREMIUM</b>		<b>\$919.01</b>	<b>\$924.05</b>	
<b>ESTIMATED ANNUAL PREMIUM</b>	<b>85</b>	<b>\$11,028.12</b>	<b>\$11,088.60</b>	

Current	BCBSIL Option	Difference
\$6.30	\$8.25	31.0% \$1.95
\$10.07	\$15.67	55.6% \$5.60
\$10.28	\$16.49	60.4% \$6.21
\$16.58	\$24.25	46.3% \$7.67
<b>\$919.01</b>	<b>\$1,354.31</b>	
<b>\$11,028.12</b>	<b>\$16,251.72</b>	

**Difference from Current (\$)** **\$60.48** **\$5,223.60**

**Difference from Current (%)** **(+0.55%)** **(+47.37%)**

**Participation Requirements** **Minimum of 10 enrolled employees** **Minimum of 10 enrolled employees**

**Rate Guarantee** **24 months** **48 months**

**Please Note:** Above quoted rates are subject to change based on final enrollment and final underwriting review. Please refer to the plan document and contract when issued, for additional details, coverage exclusions and coverage limitations. At all times, the plan documents and contract take precedence over this summary.

To search for BCBSIL vision providers visit, <https://eyedoclocator.eyemedvisioncare.com/bcbsil/en-us>

**A 0.50% ancillary discount will apply to the medical renewal premium if the vision is sold alongside the medical policy, effective October 1, 2025. Annual savings equate to approximately \$19,993.**



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

**Date:** September 9, 2025  
**To:** Mayor Hortsman, City Council  
**From:** Moses Amidei, City Administrator  
**Subject:** Approval of Legal Representation Engagement with Dwight Pancottine, Esq.

## **Background**

The Collective Bargaining Agreement between the City of Oak Forest and its Firefighters' Union, IAFF Local 3039, expired on April 30, 2025.

The City and the Union will begin negotiations for a successor agreement later this month.

The City utilized the legal services of Mr. Dwight Pancottine, Esq., during the negotiations for the agreement that had recently expired.

Staff is recommending that the City utilize Mr. Pancottine's assistance once again in conjunction with the upcoming negotiations for a new successor agreement with its Firefighters' Union.

Attached to this memo is a letter of engagement from Mr. Pancottine that outlines his assignment along with his rates.

## **Recommendation and Action Requested**

Staff is recommending the approval of Mr. Dwight Pancottine, Esq.'s letter of engagement with the City regarding the provision of legal representation for the City during its upcoming negotiations with the Firefighters' Union (IAFF Local 3039).

---

DWIGHT PANCOTTINE, ESQ.



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

Dear Mr. Amidei:

Please accept this letter as my proposal to represent the City of Oak Forest as its labor attorney for the 2025 collective bargaining negotiation between the City and the Oak Forest Firefighters Union, I.A.F.F. Local 3039.

By way of introduction, I have practiced labor and employment law representing management for 37 years, the last 20 years as in-house labor and employment counsel for the City of Naperville. I have also represented other municipalities in labor matters during that period, including Oak Forest in its most recent negotiation with Local 3039.

My services will be provided through the conclusion of the fire negotiation and resultant collective bargaining agreement. My services are billed at \$225 per hour and in 15-minute increments. In the event that a hearing is needed in this matter, time spent in the hearing will be billed at \$275 per hour. Bi-monthly invoices containing a description of services, including the date, the amount of time involved, and a description of the task accomplished, will be issued. I do not bill for travel time.

It was a privilege to represent the City in the 2020 fire negotiation, and I look forward to the opportunity to work with you to bring the current negotiation to a satisfactory resolution.

Sincerely,



Dwight Pancottine

**CITY OF OAK FOREST, ILLINOIS  
GOVERNMENTAL CONTRACT COMPLIANCE CERTIFICATIONS**

I, Dwight Pancottine (name), certify that I am employed as the owner (title) of Dwight Pancottine (self-employed) (company), a party to the Agreement to which this certificate is attached, and I hereby certify that I am authorized to make this certificate and that I have personal knowledge of the matters certified to herein, and that following certifications are true and correct:

1. Payments to Illinois Department of Revenue

The Company is not delinquent in payment of any taxes to Illinois Department of Revenue or the City of Oak Forest, Illinois. 65 ILCS 5/11-42.1

2. Non-Discrimination: EEOC

The Company is an "equal opportunity employer" as defined by Section 2002(e) of Chapter 21, Title 42, U.S. Code Annotated and Executive Orders #11246 and #11375 (42 U.S.C., Section 2002(e)); Executive Order No. 11246, 30 F.R. 12319 (1965); Executive Order No. 11375, 32 F.R. 14303 (1967) which are incorporated herein by reference. The Equal Opportunity Clause, Section 6.1 of the Rules and Regulations of the Department of Human Rights of the State of Illinois is a material part of any contract awarded on the basis of this proposal. The Company shall not discriminate on the basis of race, color, sex, national origin, religion, ancestry, age, marital status, physical or mental handicap or unfavorable discharge for military service.

3. Human Rights Act

The Company shall perform the Contract in compliance with all requirements of the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq., and that the Company shall not engage in any prohibited form of discrimination in employment as defined in the Act. The Company shall maintain policies of equal employment opportunity which shall prohibit discrimination against any employee or applicant for employment on the basis of race, religion, color, sex, national origin, ancestry, citizenship status, age, marital status, physical or mental disability unrelated to the individual's ability to perform the essential functions of the job, association with a person with a disability, or unfavorable discharge from military service.

4. Sexual Harassment Policy

Pursuant to Section 2-105 (A)(4) of the Illinois Human Rights Act, the Company and each subcontractor has adopted and maintains written sexual harassment policies that shall include, at a minimum, the following information:

- (1) the illegality of sexual harassment;
- (2) the definition of sexual harassment under State law;
- (3) a description of sexual harassment, utilizing examples;
- (4) the Company's/subcontractor's internal complaint process, including penalties;
- (5) the legal recourse, investigative and complaint process available through the Department and Commission;
- (6) directions on how to contact the Department and the Commission; and
- (7) protection against retaliation as provided by Section 6-101 of the Illinois Human Rights Act.

A copy of these policies shall be provided to the City on request.

5. Compliance with Freedom of Information Act (FOIA)

The Company acknowledges the requirements of FOIA and agrees to comply with all requests made by the City for public records (as that term is defined by Section 2(c) of FOIA) in the undersigned's possession and to provide the requested public records to the City within two (2) business days of the request being made by the City. The undersigned agrees to indemnify and hold harmless the City from all claims, costs, penalty, losses and injuries (including but not limited to, attorneys' fees, other professional fees, court costs and/or arbitration or other dispute resolution costs) arising out of or relating to its failure to provide the public records to the City under this Contract.

6. Indemnification


Contractor hereby agrees to and shall indemnify, defend and hold harmless the City of Oak Forest, an Illinois municipal corporation, its officers, officials, managers, agents, employees, attorneys and representatives, and their respective successors and assigns (hereinafter collectively referred to as the "Indemnitees"), from and against any and all actions, liens, claims, demands, damages, debts, losses, liabilities and indebtedness, including non-payment, either at law or in equity, including, but not limited to reasonable attorney's fees and court costs (individually "Claim", or collectively "Claims"), for all Claims asserted by any person arising out of the work performed or to be performed under this Agreement (or as subcontractor of or on behalf of Contractor) including the negligence of Contractor, except to the extent caused by the City's own negligence.

7. Insurance

Contractor shall maintain in full force and effect at its sole expense, evidence of an acceptable policy or policies of liability insurance, including comprehensive general liability insurance, personal injury liability, owners and contractor's protective liability, broad form property damage, contractual liability, automobile liability (owned, non-owned, and hired automobiles), worker's compensation and employer liability. The policy or policies shall specifically recognize and cover the indemnification provisions of this Contract and shall name as additional insured the City, and in their capacity as such, its officers, agents, and employees. Said insurance shall provide that the insurance provided by the Contractor shall be primary and that any provision of any contract of insurance or other risk protection benefit or self-insurance policy purchased or in effect or enacted by the City and any other insurance or benefit shall be in excess thereof. The form, substance and amounts of the policy or policies of insurance shall be subject to approval of the City. Each policy of insurance shall contain a statement on its face that the insurer will not cancel the policy or fail to renew the policy, whether for non-payment of premium, or otherwise, and whether at the request of the grantee or for other reasons, except after 60 days' advance written notice to the city; said notice to be sent registered mail. Contractor shall file copies of the certificates of insurance policies with the City Clerk.

Dwight Pancottine  
Firm Name

By: Dwight Pancottine  
Name/Title

  
Signature

SUBSCRIBED AND SWORN to before  
me this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public



ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

**DATE:** September 2, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Moses Amidei, City Administrator  
**SUBJECT:** Approval of Special Event – Oak Forest High School Cross Town Mad Dash

## Background

Pursuant to City Code 114.090 Parades and Public Assemblies, “Following the receipt of the application and applicant’s submittal of all required information the Clerk shall refer the application to the City Council for its consideration at the next scheduled City Council meeting.”

Therefore, please consider Oak Forest High School’s special events permit application for the Cross-Town Mad Dash, which will take place October 11 from 8 to 10:30 a.m. on the streets around the high school. The annual event is a multi-level high school cross country meet, which will bring teams from all over the southside to compete in Oak Forest.

Oak Forest High School has requested EMA assistance to block intersections as well as parking signage from Public Works.

## Recommendation and Action Requested

Staff recommends approval of Oak Forest High School’s special events permit application.

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Chrissy Maher](#)  
**Subject:** Online Form Submittal: Special Events Permit Application  
**Date:** Tuesday, August 26, 2025 8:09:18 AM

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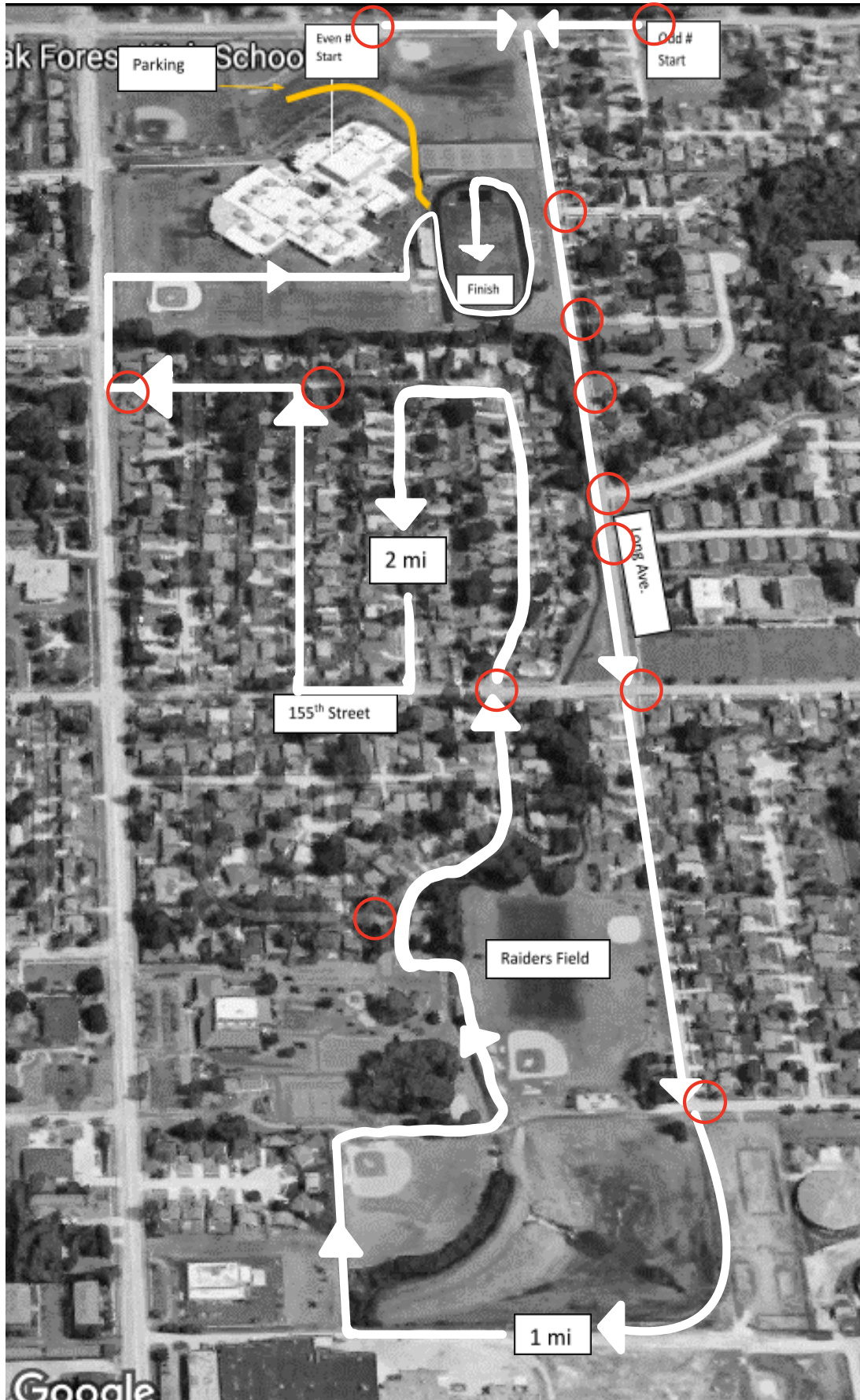
## Special Events Permit Application

### Special Events

Please complete the application as thoroughly as possible. Applications must be received at least **60 days in advance**. Major events must receive approval from the City Council. If you have any questions, please call 708-444-4823.

Today's Date	8/26/2025
Event Name:	Oak Forest Cross Town Mad Dash
Sponsor Organization:	Oak Forest High School Athletic Department
Event Location:	Oak Forest High School and Surrounding Neighborhoods South of OFHS
Approximate Number of Attendees:	300
Event Date(s):	October 11, 2025
Event Hours:	8:00-10:30am
Event Description:	This is a multi-level High School Cross Country Meet. It will bring teams from all over the Southside to compete on the beautiful streets of Oak Forest and finish at Oak Forest High School.
Is your event a car wash?	No
Contact Name:	Scott Priestman
Contact Phone:	708-860-8568
Contact Email:	spriestman@bhsd228.com
Entertainment:	<i>Field not completed.</i>
Outdoor Entertainment:	<i>Field not completed.</i>
Entertainment Setup/Tear Down:	<i>Field not completed.</i>

Carnival:	<i>Field not completed.</i>
Liquor will be provided by:	<i>Field not completed.</i>
Liquor License Vendor:	<i>Field not completed.</i>
Food Vendors:	<i>Field not completed.</i>
Merchandise Vendors:	<i>Field not completed.</i>
Tents:	<i>Field not completed.</i>
Garbage Removal Plan:	<i>Field not completed.</i>
Portable Restrooms:	<i>Field not completed.</i>
<p>Water</p> <p>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.</p>	
Street & Parking Lot Closures:	Map Enclosed; Portion of 151st near OFHS Campus, Long Ae (151st-157th), 155th (Long-Betty Ann), Natalie Dr (Park District-Central Ave)
Traffic Control	Traffic Signal Assistance, Parking Signage
Resident Notification:	Letters will be distributed to all affected neighborhoods the week of the race.
Event Promotion:	<i>Field not completed.</i>
Safety, Security and City Assistance:	Emergency Management (traffic control), Public Works
Safety, Security and City Assistance:	<i>Field not completed.</i>
Upload	<a href="#">Oak Forest Mad Dash Course Map- Street Closures-Volunteers Copy.pdf</a>
Upload	<i>Field not completed.</i>
Upload	<i>Field not completed.</i>
Upload	<i>Field not completed.</i>
Upload	<i>Field not completed.</i>





ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

---

**DATE:** September 2, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Moses Amidei, City Administrator  
**SUBJECT:** Approval of Special Event – Oak Forest High School Homecoming Parade

## Background

Pursuant to City Code 114.090 Parades and Public Assemblies, "Following the receipt of the application and applicant's submittal of all required information the Clerk shall refer the application to the City Council for its consideration at the next scheduled City Council meeting."

Therefore, please consider Oak Forest High School's special events permit application for a homecoming parade, which will take place September 19 from 12:45 to 1:45 p.m. on the streets around the high school. The parade is an annual event to celebrate school spirit and bring together current students and the community.

Oak Forest High School has requested police, fire and EMA assistance to lead the parade and block intersections.

## Recommendation and Action Requested

Staff recommends approval of Oak Forest High School's special events permit application.

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Chrissy Maher](#)  
**Subject:** Online Form Submittal: Special Events Permit Application  
**Date:** Monday, August 25, 2025 11:10:35 AM

---

## Special Events Permit Application

### Special Events

Please complete the application as thoroughly as possible. Applications must be received at least 60 days in advance. Major events must receive approval from the City Council. If you have any questions, please call 708-444-4823.

Today's Date	9/19/2025
Event Name:	Oak Forest High School Homecoming Parade
Sponsor Organization:	OFHS Student Council
Event Location:	Streets around Oak Forest high school and the neighborhood
Approximate Number of Attendees:	~1000
Event Date(s):	9/19/25
Event Hours:	12:45 pm-1:45pm
Event Description:	The annual Oak Forest Homecoming Parade starting and ending at Oak Forest High School
Is your event a car wash?	No
Contact Name:	Amy Bertrand
Contact Phone:	708-687-0500
Contact Email:	abertrand@bhsd228.com
Entertainment:	<i>Field not completed.</i>
Outdoor Entertainment:	<i>Field not completed.</i>
Entertainment Setup/Tear Down:	<i>Field not completed.</i>
Carnival:	<i>Field not completed.</i>

Liquor will be provided by: *Field not completed.*

---

Liquor License Vendor: *Field not completed.*

---

Food Vendors: *Field not completed.*

---

Merchandise Vendors: *Field not completed.*

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Tents: *Field not completed.*

---

Garbage Removal Plan: *Field not completed.*

---

Portable Restrooms: *Field not completed.*

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#### 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.

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Street & Parking Lot Closures: Please see attached map. A map will also be sent in an email to each department requested

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Traffic Control Traffic Signal Assistance, Barricades

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Resident Notification: On the high school website, social media page, high school sign, etc

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Event Promotion: *Field not completed.*

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

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Safety, Security and City Assistance: We need certain intersections blocked and the police and fire to lead the parade

---

Upload [Updated ofhs homecoming parade map.png](#)

---

Upload *Field not completed.*

---

Upload *Field not completed.*

---

Upload *Field not completed.*

---

Upload *Field not completed.*

---

Upload *Field not completed.*

---

Stage in OFHS parking lot.

- Go north on Mission Ave.
- Turn right on 149th St.
- Turn right on to Laramie Ave
- Turn right on 155th St.
- Turn right on Long Ave.

Turn left on to road  
between tennis  
courts and football field

st High School

ice  
ent

St. Damien  
Catholic Church

St. Damien  
Elementary Scho





ALL GOOD THINGS CLOSE TO HOME

# CITY COUNCIL AGENDA MEMO

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**DATE:** September 9, 2025  
**TO:** Mayor Hortsman, City Council  
**FROM:** Paul Ruane, Assistant Director of Community and Economic Development  
**SUBJECT:** Approval of Agreement 2025-09-0312A, approving an Intergovernmental Agreement with Illinois Department of Transportation for an Invest in Cook application for Natalie Creek Trail along the east side of Central Avenue from 159<sup>th</sup> Street to 151<sup>st</sup> Street

## Background

The City of Oak Forest is part of the multi-agency Natalie Creek Trail project. To date, the only segment that has been funded with federal dollars for construction is the segment along Central Avenue between 159th Street and 151st Street in Oak Forest. Of the total cost for the construction and construction engineering of that segment, 80% will be paid for with federal TAP dollars.

An additional Invest in Cook grant was awarded in Summer of 2025 for this segment. This proposed project covers another 80% of the remaining cost. The outstanding balance to the City is \$104,000. Community Development Department has allocated funding via the Capital Improvement Plan for 2026 to cover the proposed segment. Construction could begin in spring of 2026.

The remaining segments within Oak Forest as well as the other agencies are unfunded for now and therefore, don't have an anticipated letting schedule.

The Intergovernmental Agreement between Cook County and the City of Oak Forest provides up to \$416,000 in County funding through the 2025 Invest in Cook program to support construction and engineering for the Central Avenue segment of the Natalie Creek Trail Project. The City will serve as lead agency, responsible for preparing bid documents, managing construction engineering, securing permits, and maintaining the trail after completion, while IDOT will advertise and award the construction contract. The project will connect neighborhoods to schools, City facilities, parks, commercial areas, and the regional Tinley Creek Trail, furthering local and regional mobility goals. The agreement outlines cost-sharing, reimbursement procedures, reporting requirements, and long-term maintenance obligations, with provisions for compliance, audit, dispute resolution, and termination if funding or performance conditions are not met.

## Action Requested

Approval of Agreement 2025-09-0312A.

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## INTERGOVERNMENTAL AGREEMENT

**This Intergovernmental Agreement** (“Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the County of Cook, a body politic and corporate of the State of Illinois (“County”), acting by and through its Department of Transportation and Highways (“Department”), and the City of Oak Forest, a municipal corporation of the State of Illinois (“City” or “Grantee”). The County and the City may be referred to individually as a “Party” or collectively as the “Parties.”

### RECITALS

**WHEREAS**, Cook County Board President Toni Preckwinkle and the Cook County Board of Commissioners are committed to enhancing the economic vitality of Cook County communities by fostering strategic partnerships and investing in transportation infrastructure;

**WHEREAS**, on August 6, 2016, the Board of Commissioners unanimously adopted *Connecting Cook County*, the County’s first long-range transportation plan in 75 years;

**WHEREAS**, *Connecting Cook County* identifies five strategic priorities to guide transportation policy and capital investment:

1. Prioritize transit and alternative modes of transportation to reduce roadway congestion and serve residents without access to private vehicles;
2. Strengthen the region’s position as North America’s freight capital to promote economic growth and job creation;
3. Advance equitable access to opportunities that support more inclusive and widespread economic development;
4. Modernize and maintain existing transportation facilities to minimize operating costs, mitigate safety risks, reduce delays, and support future innovation; and
5. Increase investments in transportation to maintain the region’s economic competitiveness;

**WHEREAS**, *Invest in Cook* is an annual \$8.5 million initiative that funds planning studies, engineering, right-of-way acquisition, and construction for transportation improvements sponsored by local governments, regional agencies, and private-sector partners that align with *Connecting Cook County* priorities;

**WHEREAS**, since its inception, the *Invest in Cook* program has leveraged more than \$200 million in supplemental federal, state, and local funding;

**WHEREAS**, on July 25, 2025, the County notified the City of its selection for participation in the 2025 *Invest in Cook* program;

**WHEREAS**, the County has agreed to award the City up to \$416,000 to cover construction and construction engineering costs for the Central Avenue segment of the Natalie Creek Trail Project (“Project”);

**WHEREAS**, this segment will create a direct and accessible connection from nearby residential neighborhoods to key destinations including Oak Forest High School, City Hall, the Public Library, Central Park, local commercial districts, and the regional Tinley Creek Trail;

**WHEREAS**, the Project aligns with the City’s goals for promoting active transportation, improving public safety, and enhancing recreational opportunities for residents;

**WHEREAS**, the Central Avenue segment represents a critical link in the broader trail network, supporting regional mobility and community connectivity;

**WHEREAS**, the State of Illinois, acting by and through its Department of Transportation, will advertise, let, and award the construction contract for the Project;

**WHEREAS**, this Agreement sets forth the respective responsibilities and obligations of the Parties with respect to construction and construction engineering, maintenance, funding, and reporting for the Project;

**WHEREAS**, the County, pursuant to its authority under the Counties Code (55 ILCS 5/1-1 et seq.) and the Illinois Highway Code (605 ILCS 5/1-101 et seq.), is empowered to enter into this Agreement;

**WHEREAS**, the City, pursuant to its home rule authority and authority under the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.) and applicable law, is likewise empowered to enter into this Agreement; and

**WHEREAS**, this Agreement is further authorized under Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.).

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- **SECTION 1. CONSTRUCTION**

- A. **Notice to Proceed.** The County’s execution of this Agreement shall serve as a “Notice to Proceed,” authorizing the Grantee to commence work on the Project.
- B. **Bid Documents.** The Grantee shall prepare bid documents for the Project, including, but not limited to, minimum contractor qualifications, plans and specifications, special provisions, and cost estimates. These documents shall be subject to review and approval by IDOT.
- C. **Construction Contract.** The Grantee shall forward a copy of the executed construction contract for the Project to the County no later than 14 calendar days after receiving it from IDOT.
- D. **Insurance.** The Grantee shall request that IDOT require the construction contractor to designate both the County and Grantee as additional insureds under the contractor’s general liability insurance policy.
- E. **Construction Engineering Services.** The Grantee shall be responsible for providing construction engineering services for the Project, either by entering into an agreement with a professional engineering firm or consultant, or—upon prior written concurrence from the County—by utilizing its own staff and resources. Any agreement with an external firm must comply with all applicable federal, state, and local laws and regulations, and a copy of the executed agreement shall be submitted to the County within 14 calendar days of execution. Notwithstanding the foregoing, and in accordance with Section 3.C.v.c., the County shall not reimburse the Grantee for administrative expenses, including staff salaries or wages incurred in connection with construction engineering services performed by the Grantee’s own personnel.
- F. **Lead Agency.** The Grantee shall assume overall responsibility for the Project, including securing all required permits, easements, and agreements prior to construction.
- G. **Project Location.** A map depicting the Project limits is incorporated into this Agreement and attached as **Exhibit A**.
- H. **Project Schedule.** The Project schedule is incorporated into this Agreement and attached as **Exhibit B**.

- I. **Pre-Construction Notices.** The Grantee shall provide the County with at least 14 calendar days' written notice prior to the pre-construction meeting and at least 7 calendar days' notice before construction begins.
- J. **Public Outreach.** The Grantee shall manage all public notification efforts regarding the scope, timing, and duration of the Project.
- K. **Right of Inspection.** The County and its authorized agents shall have reasonable access for inspection during Project construction, including pre-final and final inspections. The Grantee shall cooperate with the County to address any construction or engineering concerns. Disputes will be resolved pursuant to Section 6.H. of this Agreement.
- L. **Final Inspection Notice.** The Grantee shall provide the County with no less than 14 calendar days' written notice before the final Project inspection.
- M. **County Permits.** The Grantee or IDOT shall apply for all necessary access and temporary use permits from the County. The County shall not unreasonably withhold such permits, and shall issue them without charge to the Grantee or IDOT.
- N. **County Signage.** At the County's request, the Grantee or IDOT shall display signage near the construction site(s) acknowledging the County's participation on the Project. The County will supply all necessary signage.
- O. **Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways  
Associate Director of Construction  
Attn: Aaron Lebowitz, P.E.  
69 W. Washington Street, 24th Floor  
Chicago, IL 60602  
E-mail: [InvestinCook.CC@cookcountyil.gov](mailto:InvestinCook.CC@cookcountyil.gov)

- **SECTION 2. MAINTENANCE**

- A. **Definitions.** As used in this Agreement, the terms "maintain" and "maintained" refer to the responsibility for keeping the relevant facility in good repair and satisfactory condition and appearance. This includes full responsibility for the construction, removal, and/or replacement of the maintained facility when necessary.

- B. **General Duty to Maintain.** Before, during, and after completion of the Project, the Grantee shall be responsible for maintaining—or causing to be maintained—those portions of the Project under its jurisdictional authority.
- C. **Sidewalks and Multi-Use Paths.** The Grantee shall own, operate, and maintain any sidewalks and/or multi-use paths constructed or improved as part of the Project, in full compliance with the Americans with Disabilities Act (ADA), the Public Right-of-Way Accessibility Guidelines (PROWAG), and all other applicable federal, state, and local laws and regulations.
- D. **Indemnification.** The Grantee shall indemnify and hold harmless the County and its officials, employees, and agents from any claims, liabilities, or expenses—including attorneys’ fees—arising from or related to the construction, use, repair, and/or maintenance of any sidewalks and/or multi-use paths constructed or improved as part of the Project.
- E. **Survival of Obligations.** The Grantee’s maintenance responsibilities set forth in this section shall survive the expiration or termination of this Agreement.

- **SECTION 3. FINANCIAL**

- A. **Cost Estimate.** The estimated total cost for construction and construction engineering services for the Project is \$2,600,000.
- B. **Cost Participation**
  - i. **Grantee Contribution.** The Grantee shall be responsible for paying all actual construction and construction engineering costs for the Project, subject to reimbursement by the County as outlined in this section.
  - ii. **County Contribution.** The County shall reimburse the Grantee up to—but not to exceed—\$416,000 for actual construction and construction engineering costs. The County reserves the right to revise its maximum financial contribution if, in its sole discretion, there are material changes to the Project’s scope of work.

### C. Reimbursement Procedures

- i. **Advance Payment.** Upon full execution of the construction contract for the Project and receipt of an invoice from the Grantee, the County shall issue an advance payment of \$208,000, representing 50% of the County's maximum financial commitment under this Agreement.
- ii. **Milestone Payment.** Following completion of 70% of the construction contract and receipt of an invoice from the Grantee, the County shall issue a second payment of \$104,000. Combined, the advance and milestone payments constitute 75% of the County's maximum financial contribution.
- iii. **Final Payment.** Upon completion of the Project and receipt of a final invoice from the Grantee, the County shall issue a final payment for the remaining balance, if any, of its financial obligation under this Agreement. This amount shall be based on verified actual costs and shall account for prior payments made the County.  
If the actual verified costs are less than the cumulative amount of prior payments issued by the County, the Grantee shall return the overpayment amount to the County within 30 calendar days of receiving written notice from the County. The County may request additional documentation to substantiate actual costs and verify the final amount owed or refundable.
- iv. **Required Documentation.** To receive final reimbursement, the Grantee must submit the following along with the final invoice:
  - a. A cover letter addressed to the Department's Associate Director of Construction, identifying the Project and its corresponding section number;
  - b. Copies of cancelled checks or corresponding bank ledger entries showing payment to IDOT, consultants, or contractors;
  - c. Copies of all invoices from IDOT, consultants, or contractors for services rendered; and
  - d. The final performance report required under Section 5.D.

If the County reasonably determines that documentation is insufficient to substantiate the invoiced work, it may request additional records and support materials to verify the amounts, recipients, and use of funds.

- v. **Ineligible Costs.** The County shall not reimburse the Grantee for any costs that:
- a. Conflict with the terms of this Agreement;
  - b. Are not directly related to construction or construction engineering for the Project;
  - c. Are administrative in nature (e.g., staff salaries, overhead, rent, utilities, maintenance);
  - d. Were incurred without the consent of the County after the County issued notice of suspension or termination of the Agreement; and/or
  - e. Exceed the County's maximum financial commitment under this Agreement.
- vi. **Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways  
Associate Director of Construction  
Attn: Aaron Lebowitz, P.E.  
69 W. Washington Street, 24th Floor  
Chicago, IL 60602  
E-mail: [InvestinCook.CC@cookcountyil.gov](mailto:InvestinCook.CC@cookcountyil.gov)

- D. **Substitutions / Substitute Work.** Either Party may submit a written request for substitution of work or materials. Provided such substitutions do not unreasonably delay the Project schedule, the Grantee shall incorporate, or request that IDOT incorporate, the approved substitutions into the Project. Each Party shall bear the costs of substitutions related to their respective work items.
- E. **Additional Work.** Either Party may submit a written request for additional work to be added to the Project scope. Provided the additional work does not unreasonably delay the Project schedule, the Grantee shall incorporate, or request that IDOT incorporate, the approved additional work into the Project. Costs for additional work shall be paid by force account or agreed unit price. Each Party shall bear the costs associated with its respective work items.
- F. **Funding Breakdown.** A detailed funding breakdown is incorporated into this Agreement and attached as **Exhibit C.**

- **SECTION 4. TERM AND TERMINATION**

- A. **Duration.** Subject to Section 2.E. herein, and unless extended by the Department's Superintendent in writing, this Agreement shall expire upon completion of the Project and final reimbursement to the Grantee by the County, or on November 30, 2029, whichever date is earlier.
- B. **Loss of Funding.** As of the Effective Date, funds are available for the Project; however, all obligations assumed by the County under this Agreement shall immediately cease—without penalty or further payment—if the State of Illinois or the Cook County Board of Commissioners fails to appropriate or otherwise make funding available for the Project.
- C. **Mutual Termination.** This Agreement may be terminated prior to expiration by mutual written consent of the Parties, signed by the Department's Superintendent and an authorized representative of the Grantee.
- D. **Inactivity.** The County may terminate this Agreement if the construction contract for the Project is not executed by IDOT within 18 months after the Effective Date of this Agreement.
- E. **Suspension; Early Termination.** Subject to Section 6.L., if the County determines that the Grantee has not complied with or is not complying with, has failed to perform or is failing to perform, has not met or is not meeting significant Project milestones or objectives, or is in default under any of the provisions of this Agreement, whether due to failure or inability to perform or any other cause whatsoever, the County, after written notice to the Grantee of said non-compliance or default and failure by the Grantee to correct said violations within 60 calendar days, may:
  - i. Suspend or terminate this Agreement in whole or in part by written notice, and
  - ii. Demand refund of any funds disbursed to the Grantee;
  - iii. Temporarily withhold payments pending correction of deficiencies by the Grantee;
  - iv. Disallow all or part of the cost of the activity or action not in compliance; and/or

- v. Take other remedies legally available.

- **SECTION 5. REPORTING**

A. **Quarterly Performance Reports.** The Grantee must submit quarterly performance reports to the County within 30 calendar days after the close of each reporting period, as determined by the County. The reports must include:

- i. A cover letter addressed to the Transportation Planning & Policy Director, identifying the Project and its corresponding section number;
- ii. The estimated percentage of construction work completed;
- iii. A statement on whether the construction is on schedule, behind schedule, or ahead of schedule;
- iv. A record of construction activities and expenditures to date and for the current reporting period;
- v. A forecast of quarterly construction activities and expenditures for the remainder of the Project; and
- vi. A summary of any significant changes to the Project schedule.

B. **Extensions.** The Grantee may request an extension for any performance report due date. The County will reasonably consider such requests.

C. **Use of Reports.** The County will use the reports to compare actual expenditures against the planned amounts specified in the funding breakdown (**Exhibit C**) and to track construction progress relative to milestones in the Project schedule (**Exhibit B**).

D. **Final Performance Report.** The Grantee must submit a final performance report when requesting final reimbursement. The report must detail cumulative construction activities and provide a complete summary of achievements in relation to the Project's objectives and milestones. Final reimbursement will not be issued until this report is submitted.

- E. **Report Format.** The Grantee must use forms and documentation as prescribed by the County when submitting quarterly and final reports.
- F. **Failure to Report.** Failure to submit timely and complete reports may result in delayed disbursement of funds and/or denial of future funding.
- G. **Submittals.** All required submittals under this section must be directed to:

Cook County Department of Transportation and Highways  
Transportation Planning & Policy Director  
Attn: Jesse Elam  
69 W. Washington Street, 23rd Floor  
Chicago, IL 60602  
E-mail: [InvestinCook.CC@cookcountyil.gov](mailto:InvestinCook.CC@cookcountyil.gov)

- **SECTION 6. GENERAL TERMS AND CONDITIONS**

- A. **Audit and Document Retention.** Each Party, to the extent applicable, shall maintain adequate books, records, and supporting documentation related to this Agreement and any associated expenditures for at least 3 years after its completion. Such records shall be available for review and audit by the other Party and their respective internal or external auditors. The Parties shall cooperate fully with any audit and provide access to all relevant materials.
- B. **Binding Agreement.** This Agreement shall bind and benefit the Parties and their permitted successors and assigns. No Party may assign its obligations under this Agreement without the prior express written consent of the other Party, which shall not be unreasonably withheld or delayed.
- C. **Compliance with Laws, Rules, and Regulations.** Each Party shall comply with all applicable federal, state, and local laws, rules, and regulations, as amended from time to time, in performing its obligations under this Agreement.
- D. **Conflict with Exhibits.** In the event of a conflict between the text of this Agreement and any attached exhibit, the text of the Agreement shall prevail.
- E. **Cooperation.** The County and Grantee agree to cooperate fully with one another at all times in the implementation of this Agreement.

- F. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original. All such counterparts together shall constitute one and the same instrument.
- G. **County Section Number.** The Project is designated as County section number 25-IICBP-06-BT. All Project-related submittals and correspondence shall reference this County section number.
- H. **Dispute Resolution.** If a dispute, claim, or disagreement arises from the performance of this Agreement, the Parties shall consult in good faith to resolve it. If resolution cannot be reached, the decision of the Department's Superintendent shall be final and binding, unless otherwise provided by law.
- I. **Effective Date.** The Effective Date of this Agreement shall be the date it is fully executed by authorized signatories of both Parties and approved by their respective corporate authorities.
- J. **Electronic or Digital Signatures.** This Agreement may be executed by electronic or digital signatures, which shall have the same legal effect as handwritten signatures, pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.) or any successor law.
- K. **Entire Agreement.** This Agreement represents the complete understanding between the Parties regarding its subject matter and supersedes all prior agreements or understandings.
- L. **Force Majeure.** Neither Party shall be liable for failing to fulfill any obligation under this Agreement due to events beyond their reasonable control and not caused by such their fault or negligence, including, but not limited to, acts of God, war, natural disasters, labor actions, epidemics, delays due to IDOT, or civil unrest.
- M. **Governing Law and Venue.** This Agreement shall be governed exclusively by the laws of the State of Illinois. The Parties irrevocably submit to the exclusive jurisdiction of the Circuit Court of Cook County or the U.S. District Court for the Northern District of Illinois for any proceedings arising from this Agreement.
- N. **Indemnification.** The Grantee shall indemnify and hold harmless the County and its officials, employees, and agents from any claims, liabilities, or expenses—including attorneys' fees—arising from the negligent acts,

omissions, or misconduct of the Grantee or its representatives in connection with this Agreement.

- O. **Interpretation.** Headings are for reference only and do not affect the meaning of the provisions. References to exhibits or documents include any lawful amendments or supplements. References to persons or entities include successors in accordance with this Agreement.
- P. **Modifications.** No change or modification to this Agreement shall be valid unless made in writing and signed by the Department's Superintendent and an authorized representative of the Grantee.
- Q. **No Individual or Personal Liability.** Actions and representations under this Agreement are taken in official capacities only, and no individual affiliated with either Party shall incur personal liability in connection with the Agreement.
- R. **No Third-Party Beneficiaries.** This Agreement is solely between the Parties and does not create any rights or obligations for third parties, including agents, contractors, or consultants of either Party.
- S. **Notices.** All notices under this Agreement shall be in writing and delivered personally, by U.S. Mail (certified, registered, or first-class) or via electronic mail to the following:

***To the County:***

Cook County Department of Transportation and Highways  
Superintendent  
Attn: Jennifer "Sis" Killen, P.E., PTOE  
69 W. Washington Street, 24th Floor  
Chicago, IL 60602  
E-mail: [jennifer.killen@cookcountyil.gov](mailto:jennifer.killen@cookcountyil.gov)

***To the Grantee:***

City of Oak Forest  
Assistant Director of Community and Economic Development  
Attn: Paul Ruane  
15440 S. Central Avenue  
Oak Forest, IL 60452  
E-mail: [pruane@oak-forest.org](mailto:pruane@oak-forest.org)

- T. **Recitals.** The recitals at the beginning of this Agreement are incorporated herein and form an integral part of the Agreement.
- U. **Severability.** If any provision of this Agreement is deemed invalid or unenforceable, the remainder shall remain in full force and effect, and the invalid portion shall be interpreted to best reflect the original intent of the Parties.
- V. **Waivers of Default.** No waiver of a breach or provision shall be effective unless in writing, nor shall it be construed as a waiver of any future breach or provision.
- W. **Warranties and Representations.** Each Party represents and warrants that it is duly authorized to execute and perform this Agreement in accordance with its terms.

*(signature page to follow)*

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the dates indicated.

EXECUTED BY COUNTY OF COOK:

EXECUTED BY CITY OF OAK FOREST

\_\_\_\_\_  
Toni Preckwinkle  
President  
Cook County Board of Commissioners

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

This \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

This \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ATTEST: \_\_\_\_\_  
County Clerk

ATTEST: \_\_\_\_\_  
City Clerk

RECOMMENDED BY:  
Eileen O’Neill Burke, State’s Attorney

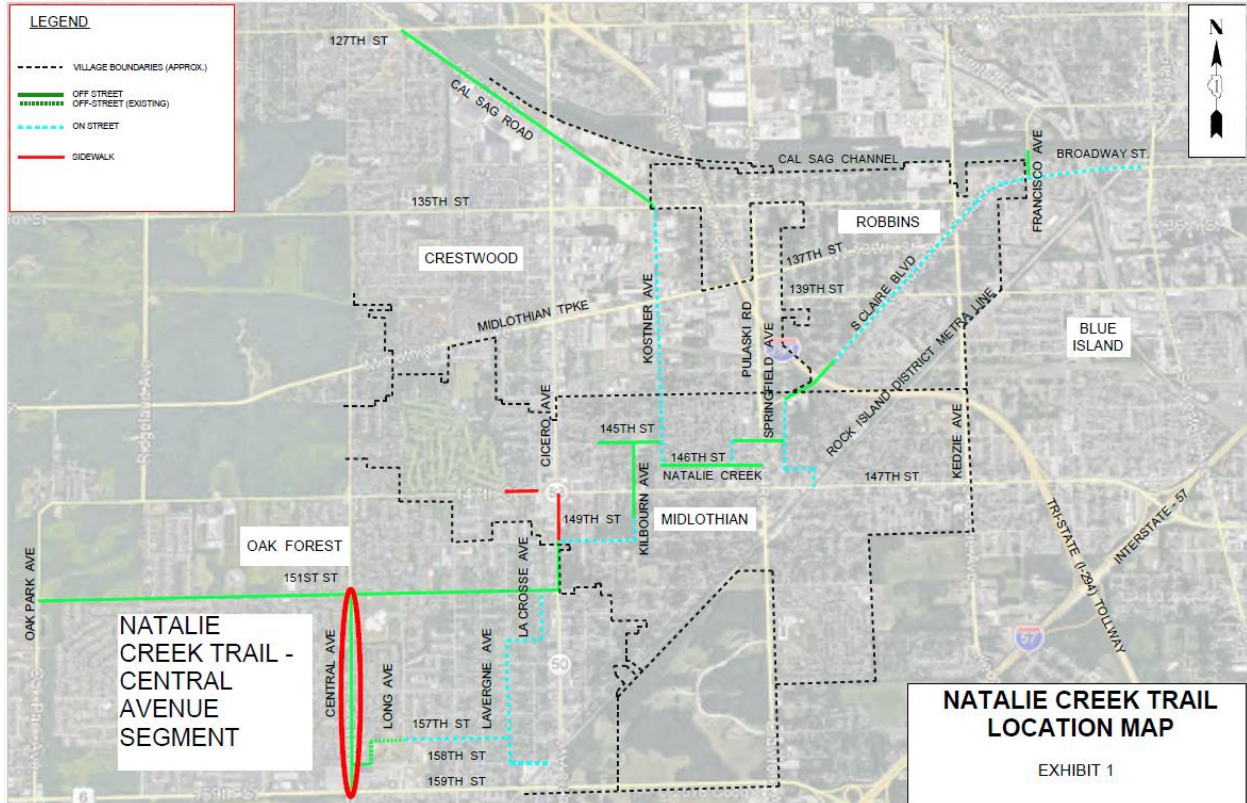
APPROVED AS TO FORM:

\_\_\_\_\_  
Jennifer “Sis” Killen, P.E., PTOE  
Superintendent  
County of Cook  
Department of Transportation and Highways

By: \_\_\_\_\_  
Assistant State’s Attorney

# Exhibit A

## Location Map



## Exhibit B

### Project Schedule

	Description	Date
Milestone 1	Received Phase II Notice to Proceed	03/07/2025
Milestone 2	Invest in Cook Award Notice	08/01/2025
Milestone 3	Submit Prefinal PS&E to IDOT	09/05/2025
Milestone 4	Execute IGA Between city and DOTH	10/15/2025
Milestone 5	Submit Final PS&E	11/17/2025
Milestone 6	Letting	02/27/2026

**Exhibit C**

**Funding Breakdown**

<b>PHASE</b>	<b>GRANTEE SHARE</b>	<b>COUNTY SHARE</b>
Construction and Construction Engineering Services	Balance	Up to, but not to exceed, \$416,000



ALL GOOD THINGS CLOSE TO HOME

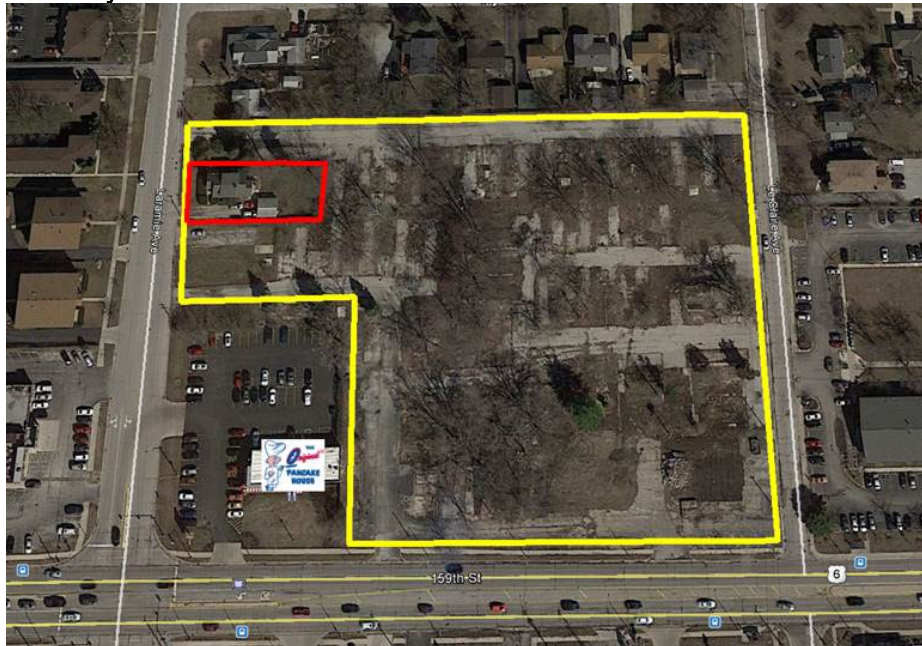
# CITY COUNCIL AGENDA MEMO

DATE: August 12, 2025  
TO: Mayor Hortsman, City Council  
FROM: Paul Ruane, Assistant Director of Community and Economic Development  
SUBJECT: A Letter of Intent from EM8 Properties, LLC to purchase city-owned property at 5100 W. 159<sup>th</sup> Street

## Background

In September 2016, the City acquired the under-utilized five acre mobile home site on 159th Street with plans to secure a long-term redevelopment of the property. In January 2018, the City also acquired the adjacent 0.22 acre property (5100 159th St) at the SE corner of LeClaire Ave and 159th Street. These efforts have established a 227,279 SF +/- combined site (5.2 acres) for redevelopment. Below is an aerial image depicting the City's site in yellow. Within the site footprint, there is one 150'x60' privately owned parcel on Laramie Ave (outlined in red) and the developer has already worked with the owners to make this available for this development.

## Gateway West Site Aerial



## Contract Details

EM8 Properties, LLC proposes to acquire the entire 5.2 acre site and requests a 45 day due diligence period and a 90 day financing contingency period to finalize financing. Upon reaching the end of this period, if both parties mutually agree to proceed then a final development

agreement will be drafted and executed to complete the transaction. If not, then the City will retain ownership of the property.

### **Project Proposal**

The buyer has plans preliminary plans to construct two commercial 3,234 square foot retail spaces with drive-thrus. Two additional residential multi-family buildings will be located in the rear of the property offering 60 units each for a total of 120 units. The unit count is proposed at 72 two bedroom units and 48 one bedroom units. The project is estimated to cost \$38 million. Upon acceptance of their offer, the due diligence period will begin during which they will seek zoning and design approval with the ultimate goal to break ground in early of 2026 and complete the project in early 2027. There are currently no financial commitments for the land on behalf of City in this deal beyond selling the land. The acquisition cost for the mobile home park were \$2,275,000 and the Brownings Automotive was \$107,000 the combined total was \$2,382,000.

### **Recommendation**

The City paid a high price to acquire this property as it was valued as an income property versus the vacant land it is now. As such, the expectation has been that future property tax increment would repay the write down on the value of the land acquisition cost. The City has explored other commercial and residential types of development for this property and they have not yet demonstrated the financial wherewithal that this project has.

Staff recommends that the City approve this contract and enter into the 90 day due diligence period to allow the buyers to commit resources to finalizing their plans. Upon conclusion of this period, the City Council will have the opportunity to approve the final development agreement to be finalized by both parties, which is anticipated to contain a provision for the City to reacquire the land if the buyers never develop it.

---

**ZONING SUMMARY**

CURRENT ZONING: C1 LOCAL COMMERCIAL DISTRICT  
 OLD: OVERLAY REDEVELOPMENT DISTRICT  
 MULTIFAMILY REQUIRES SPECIAL USE PERMIT IN ALL COMMERCIAL DISTRICTS

OVERALL SITE: 6.47 ACRES  
 RESIDENTIAL: 3.96 ACRES  
 RETAIL: 1.12 ACRES  
 DETENTION: 0.4 ACRES

**HEIGHTS, AREAS, & SETBACKS**

MAX HEIGHT: 47, 3 STORIES  
 FRONT: 25'  
 MIN LOT AREA: 6,250 SF  
 INTERIOR SIDE: 25'  
 REAR: 20' YARD, 25' SETBACK  
 ABUTTING RESIDENTIAL USE: 40' FROM RES LOT LINE

**DEVELOPMENT SUMMARY - RESIDENTIAL**

BUILDING AREAS (TOTAL)		HEIGHT UNITS	
GROSS	RESIDENTIAL	LOBBY/AMENITY	BOHIC/R
LEVEL 01	33,352 SF	1,081.0 SF	7,602 SF
LEVEL 02	33,462 SF	294,885 SF	4,044 SF
LEVEL 03	33,462 SF	294,885 SF	4,044 SF
LEVEL 04	33,462 SF	294,885 SF	4,044 SF
TOTAL	133,828 SF	992,741 SF	19,734 SF

**PARKING**

CODE	REQUIREMENT	AMOUNT REQ PER CODE	AMOUNT PROVIDED	RATIO
CARS	2.5 SPACES PER UNIT	300 SPACES	185 (INC 24 PRIVATE GARAGES)	1.542
BIKES	1 SPACE PER BUILDING >	120 SPACES	BIKE STORAGE IN EACH BLDG	
LOADING	1 PER BUILDING	2	1 LOADING AREA AT EACH BLDG	
		20,000 SF		

**DEVELOPMENT SUMMARY - RETAIL**

SITE AREA: 3.96 ACRES  
 GROSS SF PER BUILDING: 6,694 SF  
 GROSS SF (TOTAL): 133,828 SF  
 FAR: 0.78

**ZONING SUMMARY**

CURRENT ZONING: C1 LOCAL COMMERCIAL DISTRICT  
 OLD: OVERLAY REDEVELOPMENT DISTRICT  
 MULTIFAMILY REQUIRES SPECIAL USE PERMIT IN ALL COMMERCIAL DISTRICTS

OVERALL SITE: 6.47 ACRES  
 RESIDENTIAL: 3.96 ACRES  
 RETAIL: 1.12 ACRES  
 DETENTION: 0.4 ACRES

**HEIGHTS, AREAS, & SETBACKS**

MAX HEIGHT: 47, 3 STORIES  
 FRONT: 25'  
 MIN LOT AREA: 6,250 SF  
 INTERIOR SIDE: 25'  
 REAR: 20' YARD, 25' SETBACK  
 ABUTTING RESIDENTIAL USE: 40' FROM RES LOT LINE

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TOTAL	133,828 SF	992,741 SF	19,734 SF

**PARKING**

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BIKES	1 SPACE PER BUILDING >	120 SPACES	BIKE STORAGE IN EACH BLDG	
LOADING	1 PER BUILDING	2	1 LOADING AREA AT EACH BLDG	
		20,000 SF		

SITE AREA: 3.96 ACRES  
 GROSS SF PER BUILDING: 6,694 SF  
 GROSS SF (TOTAL): 133,828 SF  
 FAR: 0.78

**DEVELOPMENT SUMMARY - RETAIL**

USE	CODE	REQUIREMENT	AMOUNT REQ PER CODE	AMOUNT PROVIDED
RETAIL	1	1 SPACE PER 250 NET SF	26 SPACES	26 SPACES
SERVICES	1	1 SPACE PER 250 NET SF	26 SPACES	26 SPACES
EATING & DRINKING	1	PER 2 EMPLOYEES + 1 PER 3 PERSON CAPACITY	~50 SPACES	54 SPACES

1 SITE PLAN  
 SCALE: 1" = 60'-0"

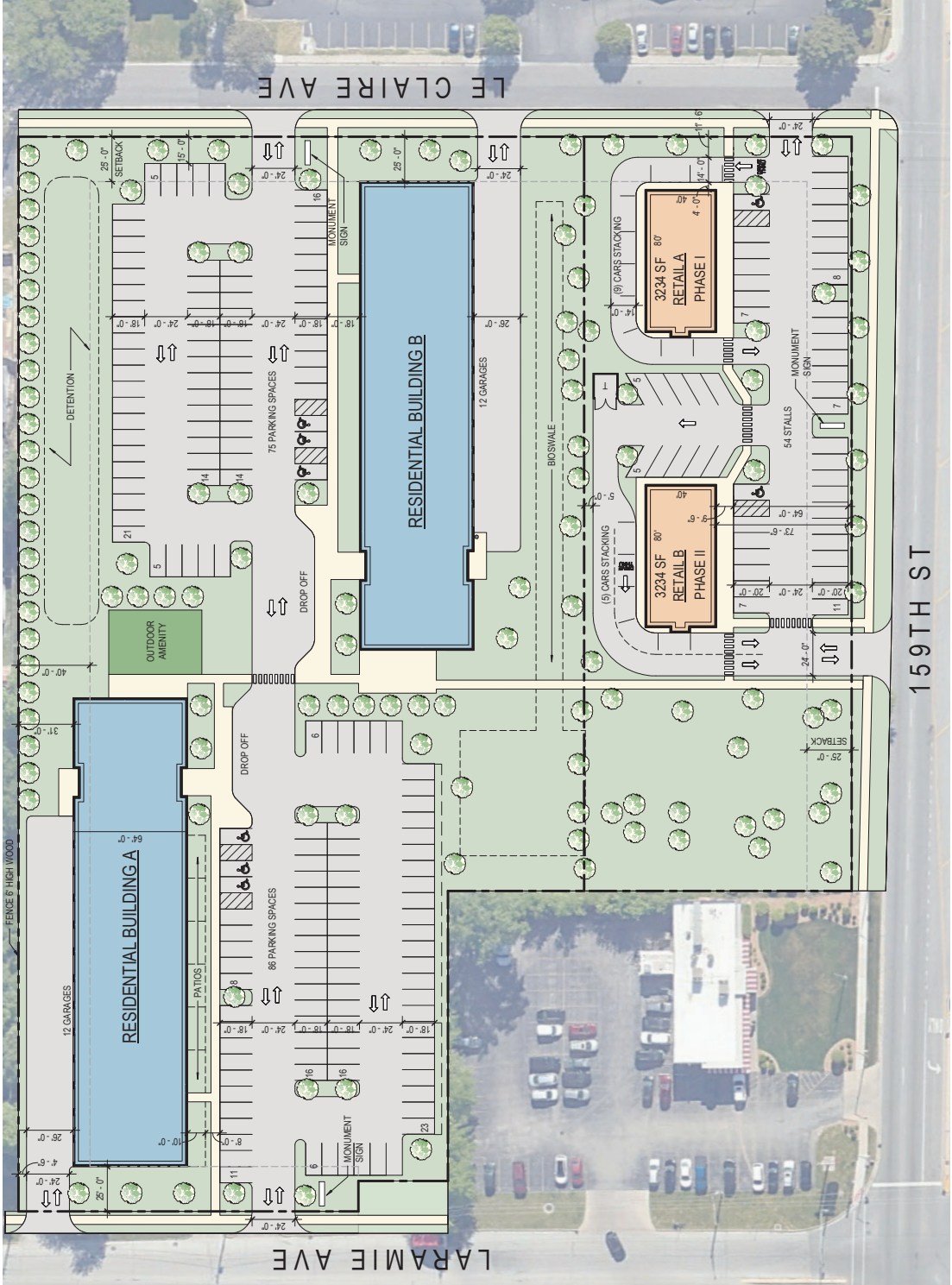
**OKW** Architects

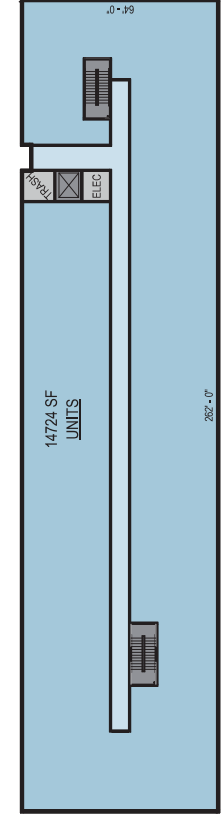
OKW ARCHITECTS  
 600 W. Jackson, Suite 250  
 Chicago, IL 60661



**EM8 PROPERTIES**

159TH & LARAMIE MIXED-USE  
 5100 159TH ST  
 Oak Forest, IL 60452  
 July 8, 2025 Project #: 25014



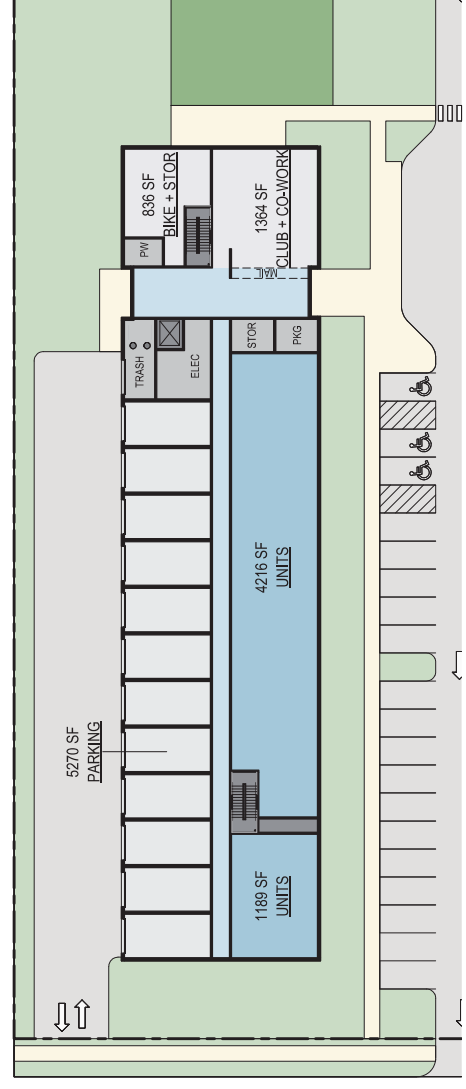


**BUILDING A SUMMARY**

	BUILDING AREAS				HEIGHT	UNITS
	GROSS	RESIDENTIAL	PARKING	LOBBY/ BOH/GRG		
LEVEL 01	18,876 SF	5,405 SF	5,270 SF	2,200 SF	12 FT	6
LEVEL 02	18,746 SF	14,724 SF		2,022 SF	11 FT	18
LEVEL 03	18,746 SF	14,724 SF		2,022 SF	11 FT	18
LEVEL 04	18,746 SF	14,724 SF		2,022 SF	11 FT	18
<b>TOTAL</b>	<b>66,814 SF</b>	<b>49,577 SF</b>	<b>5,270 SF</b>	<b>2,200 SF</b>	<b>45 FT</b>	<b>60</b>

RESIDENTIAL: 49,577 SF  
GROSS BUILDING AREA: 66,814 SF  
EFFICIENCY: 74.1%

2 BUILDING A - TYPICAL UPPER LEVEL  
SCALE: 1" = 40'-0"



1 BUILDING A - GROUND LEVEL  
SCALE: 1" = 40'-0"

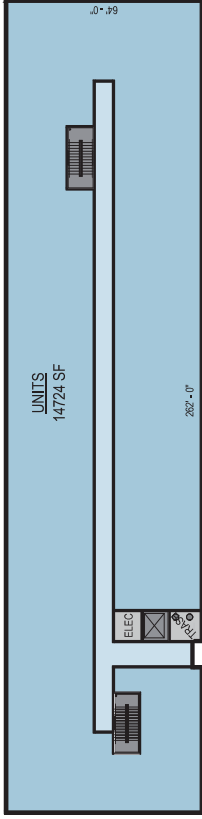


**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**EM8 PROPERTIES**

159TH & LARAMIE MIXED-USE  
5100 159TH ST  
Oak Forest, IL 60452  
July 8, 2025 Project #: 25014



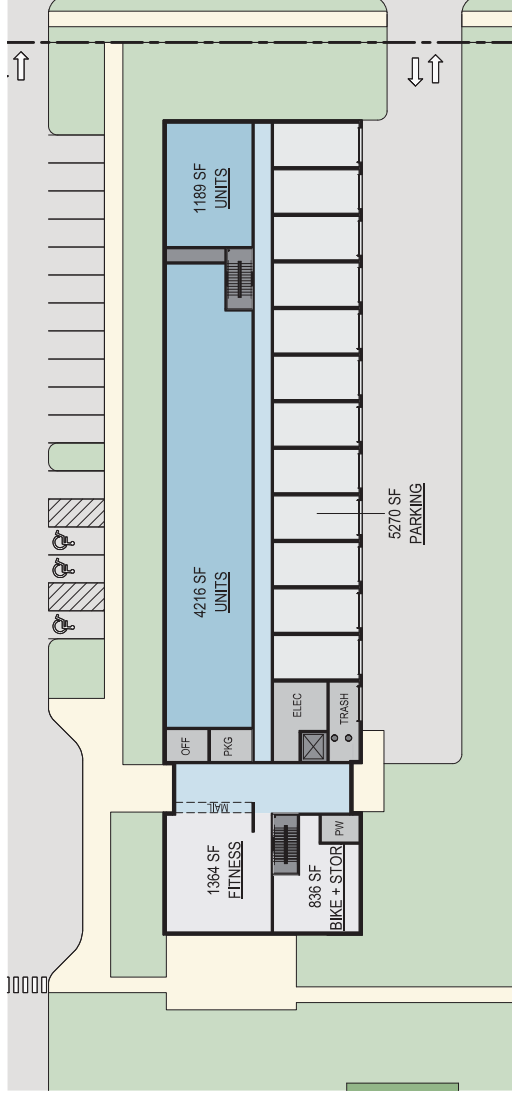
**BUILDING B SUMMARY**

	BUILDING AREAS				HEIGHT	UNITS
	GROSS	RESIDENTIAL	PARKING	LOBBY/BOHGRS		
LEVEL 01	18,876 SF	5,405 SF	5,270 SF	2,200 SF	3,800 SF	6
LEVEL 02	18,746 SF	14,724 SF		2,022 SF	11 FT	18
LEVEL 03	18,746 SF	14,724 SF		2,022 SF	11 FT	18
LEVEL 04	18,746 SF	14,724 SF		2,022 SF	11 FT	18
<b>TOTAL</b>	<b>66,814 SF</b>	<b>49,577 SF</b>	<b>5,270 SF</b>	<b>2,200 SF</b>	<b>9,876 SF</b>	<b>60</b>

RESIDENTIAL: 49,577 SF  
GROSS BUILDING AREA: 66,814 SF  
EFFICIENCY: 74.1%

2 BUILDING B - TYPICAL UPPER LEVEL

SCALE: 1" = 40'-0"



1 BUILDING B - GROUND LEVEL

SCALE: 1" = 40'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**EM8 PROPERTIES**

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VIEW FROM SOUTH



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

## EM8 PROPERTIES

159TH & LARAMIE MIXED-USE  
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July 8, 2025 Project #: 25014

VIEW FROM SOUTHEAST



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

## EM8 PROPERTIES

159TH & LARAMIE MIXED-USE  
5100 159TH ST  
Oak Forest, IL 60452  
July 8, 2025 Project #: 25014

**EM8 Properties, LLC**  
8430 Gross Point Road, Suite 100  
Skokie, Illinois 60077

July 15, 2025

Attn: Mr. Moses Amidei  
City Administrator  
City of Oak Forest

Attn: Mr. Paul Ruane  
Assistant Director of Community and Economic Development  
City of Oak Forest

**Re: Letter of intent to potentially acquire and redevelop Gateway West located at 5100 159<sup>th</sup> Street Oak Forest, Illinois (collectively, the "Property").**

Mr. Amidei and Mr. Ruane,

This letter is submitted as an offer from EM8 Properties, LLC and/or its assignees ("Buyer") to purchase the above captioned Property from the City of Oak Forest ("Seller"), upon the terms and conditions outlined as follows. The offer to purchase is subject to the execution of a legally binding and definitive agreement of sale ("Agreement of Sale"). Nothing contained in this letter will be construed as a binding agreement or any other obligation on the part of either the Buyer or the Seller.

**CITY INVOLVEMENT:** In order for Buyer to work to consummate this sale and proceed with the intended development project, they are respectfully requesting the City of Oak Forest involvement in some capacity (grants, local municipal programs, TIF, etc). Buyer will be submitting a detailed request for specific involvement at a future date.

**DUE DILIGENCE REVIEW:** Upon the execution of the Agreement of Sale, Buyer shall commence due diligence for a period not to exceed 90 days ("Due Diligence Period"). During this time, Seller is to provide Buyer with all professional reports and other documents related to the Property in its possession, including, but not limited to, environmental, survey, termite, engineering, radon, appraisal, and any reports from the Seller's insurance company, the current mortgagee, the State or locality that required corrective action within the last three years. In the event Buyer, in its sole and absolute discretion, is not satisfied with the results of its due diligence investigations, Buyer will have the right to terminate the Agreement of Sale by providing written notice to Seller on or before the expiration of the Due Diligence Period, in which event the Deposit will be immediately returned to Buyer.

**PROPOSED CONSTRUCTION TIMELINE/PHASES:** Buyer proposes construction to take approximately 24-26 months from commencement until completion. Buyer intends to break ground in Q4 of 2025.

**EM8 Properties, LLC**  
8430 Gross Point Road, Suite 100  
Skokie, Illinois 60077

**FINANCING CONTINGENCY PERIOD:** The Earnest Money (defined below) will be fully refundable until Buyer secures a lender agreeing to provide a construction loan in an amount equal to or greater than seventy percent (70%) of the total cost to complete the project, subject to approval of the applicable interest rate. Buyer will have 90 days after signing an Agreement of Sale to secure a loan containing the above referenced terms.

**CLOSING DATE:** Within 120 days after the execution of both a definitive Agreement of Sale and City approved plans for project redevelopment.

**ESCROW:** Upon execution of a definitive Agreement of Sale, Buyer will initially place in escrow with a mutually agreeable title insurance company, the sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) (the “Initial Deposit”), which will be credited with any interest earned thereon against the Purchase Price at Closing. During the Due Diligence Period and until the date Buyer has waived of each of the Financing Contingency, this amount will be fully refundable at Buyer's sole and absolute discretion.

Upon conclusion of the Financing Contingency Period, provided Buyer has elected to proceed with the transaction, Buyer will deliver the additional sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) (the “Additional Deposit” and together with the Initial Deposit the “Earnest Money”). Upon conclusion of the Financing Contingency Period, the Earnest Money will be non-refundable to Buyer but credited with any interest earned thereon against the Purchase Price at Closing.

**TRANSFER TAXES AND STAMPS:** The conveyance of the Property shall be free and clear of all state, county or municipal transfer taxes.

**EXECUTION OF PURCHASE AGREEMENT:** If the terms and conditions illustrated in this letter of intent are acceptable, please sign this document and forward back by: 5:00 PM on July 30, 2025, at which time the Seller's attorney will prepare and deliver to Buyer, within fourteen (14) business days, an Agreement of Sale per the terms and conditions agreed hereto.

**CONFIDENTIALITY:** Both Buyer and Seller agree to maintain the confidentiality of all terms, conditions, and discussions related to this letter of intent and any subsequent Agreement of Sale. Neither party shall disclose any such information to any third party without the prior written consent of the other party, except as required by law or to their respective professional advisors, agents, or representatives on a need-to-know basis, provided that such parties are bound by similar confidentiality obligations. This clause shall survive the execution of any definitive agreements between the parties.

**EM8 Properties, LLC**  
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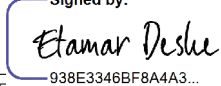
**SELLER:**

**CITY OF OAK FOREST,**  
an Illinois municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_, 2025

**BUYER:**

EM8 PROPERTIES, LLC, an Illinois limited  
liability company

Signed by:  
By:  \_\_\_\_\_  
Name: Etamar Deshe  
Its: Manager  
Date: July 15, 2025